

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5589/P	Tony Page & Michael Harper	100A Camden Mews Camden NW1 9AG	17/11/2014 10:35:55	OBJ	<p>We live at 100A Camden Mews immediately next to the proposed residential redevelopment and wish to object to the current application.</p> <p>We do not object to the principle of a new house on the site of 102 Camden Mews, but we object to the present proposal for the following reasons:</p> <ol style="list-style-type: none">1) The proposed cellar/basement excavations constitute a high level of risk in an area where little is known of the impact of such work. We have read the PBA Screening and Scoping Assessment of 24th October which, in para 5.2, is highly qualified and refers to the need for further Stage 3 & 4 assessments 'to determine the local stability and temporary works impacts from the proposed basement and any mitigation measures proposed.' It is a fact that a more than adequate family house could be built on the current plot of 102 Camden Mews without the need for a cellar, thereby reducing substantial risks and a lot of expense.2) There is no provision for an on-site garage to replace the existing garage facility, which means further pressure on on-street parking in the area.3) There appears from the plans to be no proper provision for ground floor bin storage which, for a family-sized property, is critical.4) We are unclear about the extent of overlooking of our top floor balcony areas from the proposed top floor areas at 102, as the plans are unclear. Furthermore there are no CGI images showing a view of the proposed new development from the Cliff Road side in the way that images 141b and 142b show views from Camden Mews. <p>We would request that no decision is made on this application until the further Stage 3 & 4 assessments have been completed and evaluated, not least by an independent surveyor whom we will be engaging under the Party Wall Act provisions.</p>
