

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7556/P	Ross Cattell	4 Parkhill Road	19/12/2014 16:51:10	OBJ	<p>While we have no objections in principle to development of 4B Parkhill Road, we are concerned with the scale of the demolition and proposed reconstruction and therefore would like to object to the extent of development being proposed at 4B Parkhill Road. The Parkhill Conservation Area Townscape map indicates the contribution that the buildings on Parkhill Road make to the Conservation Area. (CA) It is strange that although the map is dated 2011 No. 4B Parkhill Road does not exist on this map. The other infill buildings on this stretch of the road are shown as having a positive contribution to the CA and it is questionable why this particular building is not being treated in the same way. DP 25 resists the total or substantial demolition of an unlisted building that makes a positive contribution.</p> <p>It is of concern that constructing such a large basement in the narrow gap between two buildings that provide a positive contribution to the CA would be detrimental to these buildings and the character of the CA.</p> <p>Camden Policy CPG4 on basements and light wells states that the Council may support basements developments that are " modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full story below ground level (approximately 3 metres in depth) CPG4 policy 2.56 and DP27.3, DP27.9</p> <p>It is considered that the proposed size of the basement is disproportionate to the size of the existing building as it extends beyond the existing footprint and under the whole of the small garden. It is also 1.5 storeys below ground level (considerably more than three metres). Proposed section A-A on drawing 1.016.300 and section C-C and D-D on drawing 1.016.320 shown the extent of the proposed subterranean development. The construction of a basement of this size will adversely affect the residential amenity of No.4 Parkhill Road.</p> <p>The proposed building is also higher than existing at the rear and will have a large impact on the large arched window on the side wall of No.4 Parkhill Road. We enjoy lovely light through this window and the proposed roof extension which partly encases this window will cause a loss of daylight and residential amenity. (see proposed section A-A on drawing 1.016.300)</p> <p>From a Building Regulations perspective, means of escape appears to be an issue as there is no means of escape from the large rear light well.</p> <p>Finally we are concerned that if the proposed development goes ahead, the considerable depth of excavation might well jeopardise the stability of our house. Only recently a house in nearby Ellesworthy Road collapsed when the next door house was being excavated. We see a real risk that the same could happen to our house.</p>