

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7654/P	Jacqueline Dyche	32 Ravenshaw Street West Hampstead NW6 1NW	04/02/2015 23:56:38	OBJ	<p>I have lived at number 32 Ravenshaw Street for the last 4 years and would like to object to the proposal on the following grounds.</p> <p>1) Change of use</p> <p>The existing garage is a very well regarded local business and greatly valued by the immediate neighbourhood. The 2 mechanics who run Motorworks are regarded as our friends and neighbours and are very much a part of the local community. Camden Council has a duty to look to their interests as long-term business residents. The loss of their premises will be devastating, especially in the current precarious financial climate. It will also be a loss of a great service to local residents.</p> <p>2) Scale and Height of the proposed building</p> <p>The proposed building of such a high structure with 5 floors, will dominate and tower over the small gardens and houses behind. It will greatly damage the charm, light access and original character feel of these gardens which are currently sun-traps.</p> <p>3) Preservation of the party wall at the rear of the current property</p> <p>I was unable to see from the submitted plans if the current shared rear party wall would be retained. This is an integral part of the gardens behind, covered in mature plants and climbers and is in the traditional honey coloured London brick. If this were destroyed in the build, it would be of great detriment to those properties behind.</p> <p>Overall I would like to object to the plans proposed for 1a Glastonbury Street on the grounds of damage to and loss of an excellent local business. Also on the grounds of it being of an inappropriately ambitious scale of building, on a site which is tightly bound to so many adjacent domestic dwellings thus impacting them greatly.</p> <p>Jacqueline A Dyche</p>

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2014/7654/P	Jennie Norwood	45 Ravenshaw Street London NW6 1NP	06/02/2015 11:24:03	OBJ	<p>I write to OBJECT to the proposed change of use and development of the site at 1A GLASTONBURY STREET by Cape Property Holdings Ltd (Application reference 2014/7654/P).</p> <p>The reasons for my objection are on the following grounds:</p> <ol style="list-style-type: none"> 1. Change of use I object to the change of use to residential. The applicant's change of use report is flawed and is clearly biased towards the applicant. There has been a steady erosion of the existing use in the neighbourhood over recent years and this looks likely to continue if the Council's plans to redevelop the Liddell Road scheme are approved. The Council should be encouraging small businesses such as the existing use (which does not detract from the character of the area and which has been on the site for many years without complaint) as this provides a valuable service for local occupants and contributes towards a diverse economy and occupancy in the area. 2. Scale, Bulk, Height. The proposed building is for five storeys arranged over basement, ground, first, second and roof. The drawing of the north elevation shows the height of the building being slightly higher than No 1 Glastonbury Street. However, No 1 Glastonbury Street is significantly lower than No 2 Glastonbury Street and, following this trend, No 1A should be significantly lower than No 1. If this was adopted it would minimise the impact of the development on the neighbouring properties in Ravenshaw Street as the flank wall would be considerably lower. The height of No 1A is incongruous when compared to the height of other properties in Glastonbury Street and this, allied with the bulk of the proposed building (in comparison with all the other buildings in the street) would make it stick out like a sore thumb. 3. Impact on neighbours. The applicant has provided an elevation drawing of the proposed north façade only. There are no drawings showing the impact on the neighbouring houses of the height of the flank wall of the proposed development when viewed from the Glastonbury Street/Ravenshaw Street junction and from the houses on Ravenshaw Street. Ravenshaw Street slopes away from Glastonbury Street and the height and bulk of the proposed development is magnified by this. Simply providing a north facing elevation drawing is a specious attempt by the applicant to hide the impact of the development on the neighbouring properties and to shoehorn a two bedroom house into a site that is simply too small. 4. Basement. I object strongly to the proposed basement. Glastonbury Street and Ravenshaw Street are built on London Clay which, as stated in the Basement Assessment Report, is highly plastic. This, allied with the sloping nature of the area, the fact that the buildings surrounding the site are of Victorian construction and therefore do not have extensive foundations, plus the ground tremors experienced by local residents occasioned by passing heavy goods trains makes it inconceivable that a basement could be constructed on the site that would not significantly adversely affect neighbouring buildings. The Basement Assessment Report states that the ground is not suitable for soakaways and that a sump pump may be necessary during and after heavy rainfall; this in addition to the fact that there is an underground river in the nearby vicinity is further evidence of the instability of the ground in the area. Several houses in Glastonbury Street have suffered damage from subsidence and permitting the

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construction of a basement in an area which is prone to ground movement is wrong.

5. Interior and exterior design. The interior design and layout of the proposed development is mean and ill-thought through. The aim has been to extract as much from the site without thought to the comfort and amenity of the potential occupants or, indeed, to their neighbours (see above). It is not a development of the highest quality internally or externally and does not take into account the context of the buildings in the surrounding area as required by the London Plan.

To recapitulate, I object in the strongest terms to the change of use and to this development.

Please confirm receipt of this objection and I wish to be notified of the date this application goes before the planning committee.

Thank you
Jennie Norwood
