

### Comments Form

Name..... James Beveridge.....  
Address..... Flat 2 Gabrielle Court 1-3 Lancaster Grove NW3 4EU.....  
Email address..... [REDACTED].....  
Telephone number..... [REDACTED].....  
Planning application number..... 2015/2366/P.....  
Planning application address..... 5 Clifford Pugh House, 5-7 Lancaster Grove  
NW3 4HE.....  
I support the application (please state reasons below)   
I object to the application (please state reasons below)

Your comments

I object to this application - please see objections on the attached sheet.

Please continue on extra sheets if you wish

Planning Application Ref: 2015/2366/P

Planning Officer: David Peres De Costa

Redevelopment of Clifford Pugh House: 5-7 Lancaster Grove, NW3 4HE

I object to the above development for the following reasons:

1. The footprint of the building to the rear (1F and 2F) projects well beyond the existing footprint and the rear of the adjacent Edwardian building at 9-11 Lancaster Grove. This contravenes the original guidelines submitted to this developer by Camden Planning Office last year. These guidelines required the rear elevation to align with the above existing building with the exception of the ground floor.
2. The frontage of the building at 1/F and 2F projects well beyond the alignment of the existing houses in this street. I believe that the existing alignment should be maintained in order to protect the continuity and integrity of Lancaster Grove frontages.
3. The construction of a further basement below the existing lower ground floor is of concern particularly with regard to the structural stability of our own block, part of which is constructed on the mutual boundary.

I also wish to comment on the following aspects of the proposals:

4. The plans propose construction of works, deep excavations and foundations very close to our building. Consequently conditions should require the developer to carry out a detailed structural survey of our building including the installation of movement monitors. We should also be protected from the effects of vibrations, noise and dust particularly during the demolition and foundation stages.
5. We should be consulted on the details of mutual boundary/garden walls and a gazebo which is proposed to be constructed on our boundary.



22<sup>nd</sup> May 2015