

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2015/2786/P | John Cottrell | Flat 3 56 Regents Park Road London NW1 7SX | 23/06/2015 11:01:50 | OBJ | <p>Number 54 is half of a large, 1850s, semi-detached house. We are the other half, and all residents are concerned about the damage that will result from excavating the foundations. The pre-planning advice required a BIA that would include assessment of "any predicted damage to neighbouring properties". CPG4 2.30 requires "calculations of predicted ground movements and structural impact to be provided."</p> <p>The supplied BIA refers to 10mm of heave and settlement of up to 25mm, but provides no calculations or evidence to support this. There is no estimate of horizontal movement and no attempt to predict the damage that these movements will cause in terms of Burland categories. Since the heave and settlement occurs in only half of the building, it will translate into shear and rotation forces that could cause serious damage.</p> <p>Why are the two mature lime trees in the back garden adjacent to the boundary wall with number 56 still not shown on any drawing, despite references to them in earlier objections and responses?</p> |
| 2015/2786/P | Charles D A Miller | 52 Regent's Park Road London NW1 7SX | 21/06/2015 14:20:43 | OBJ | <p>Every time objections are sent in, it appears incremental plans are submitted asking for approval! What is going on here?</p> <p>I have lived here for nigh on 35 years and have heard of cases of disaster for digging out basements. The surveying of underground is a highly specialised sphere and calls for many probes to find out what the situation is apropos water level or springs.</p> <p>Let it rest with you to see that all efforts have been made to ensure that water is not anywhere to be struck that will cause eternal problems to neighbouring properties; i.e. must do probes not just in one accessible point but across surface going to be dug out.</p> <p>All other objections such as intrusion of privacy by balconies, etc. I object to, plus disruption of a reasonable tranquil life remain for us too.</p> |
| 2015/2786/P | Elizabeth Middleton | Basement Flat 52 Regents Park Road | 18/06/2015 16:05:59 | COMMEMP ER | <p>My objection is twofold</p> <ol style="list-style-type: none"> 1. I am concerned that the proposal to lower the basement and extend the exterior stairwell impact on the character of the house and its importance in this key row of Italianate villas. Whilst the Council seems to have disregarded its own policies in allowing a back extension larger in scale than anything that has previously been allowed (as can clearly be seen from the aerial photos attached to this application), the problem is exacerbated if further changes are allowed at the more visible parts of the building. 2. Secondly, the water table is very high here - when my extension was built in 2013 the new foundations filled up with water which did not drain over time. Also, no 50 has a lowered basement (I can't find mention of this on the planning permission for no 50 - but presumably permission was obtained) and an electric pump is used there to drain out water. I am concerned that any such pump at 54 would be alongside my flat and potentially be a nuisance - especially at night. It may be that a silent pump can be operated but my concern derives from the fact that can hear the pump at no 50. If permission is given, i would request that it is subject to conditions as to the siting and noise insulation of any pump. |

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| 2015/2786/P | Mrs Rachel Cottrell | 56 Regent's Park Road (Ground Floor Flat) London NW1 7SX | 20/06/2015 19:32:34 | COMMNT | <p>I was distressed to receive this proposal from the new owner of 54 Regent's Park Road, which adjoins number 56 where I have lived quietly for five years in the ground-floor flat.</p> <p>The lowering of the whole lower ground floor level, to gain half a metre in height for the new open plan extended kitchen/diner would involve the "lowering of the existing lower ground floor slab" on which these 5 storey houses have rested for 165 years "along with existing load bearing walls" and the insertion of "new steel frames", as described in the 66 page Basement Impact Assessment. The implications in terms of environmental costs, noise, disturbance and possible damage are frightening. I am also struggling to accept the building of a large extension at the back of the house, with its roof terrace which will be alongside and on the same level as my bedroom window with its tiny balcony which is my only outdoor space. This will cause loss of my privacy.</p> <p>I am 84 years old and have been fortunate to live in this flat owned by my son and daughter-in-law, who live in Flat 3 above. With limited mobility I will have little escape from the noise and disturbance which would be involved in these "minor alterations" which are being proposed next door.</p> |
