

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3136/P	Bernard Khoo	3 Ardwick Road London NW2 2BX.	26/07/2015 11:44:42	OBJLETTE R	<p>We wish to strongly object to this application for planning permission for the following specific reasons.</p> <ol style="list-style-type: none"> 1. LOSS OF PRIVACY. The proposed plan wil install a dormer which overlooks our main bedroom and bathroom. This feature should be removed. 2. IMPACT ON PARKING AND ROAD SAFETY. The proposal will convert a single family home into 8 flats. This will entail a massive influx of dwellers and vehicles into the area. No provision is made in the proposal for on-site parking. Currently, street parking supply in the area is in short supply and this development will simply make the situation worse for all residents in the area. 3. ADVERSE IMPACT FROM BASEMENT CONSTRUCTION. The proposed excavation and installation of concrete L-shaped retaining walls will impact the structural integrity of our property. We have been advised that the installation of e.g. Cellcore under the basement slab to prevent heave loading will in effect reduce the bearing capacity of the clay soil. Without an overburden pressure over the clay soil under the Cellcore the clay could soften and the capacity will drop. We would propose that an independent geotechnical survey be carried out by contractors of our choosing so that a proper impact assessment can be made. 4. ADVERSE IMPACT FROM NOISE (LONG TERM). The conversion of a single family home to 8 flats will inevitably bring a large adverse impact in terms of noise from residents to all other residents in the area, particularly 3 Ardwick Road, and 79 Fortune Green Road. 5. ADVERSE IMPACT FROM CONSTRUCTION NOISE. This proposal will require extensive excavation which will entail a great deal of construction noise. 6. ADVERSE IMPACT FROM SURFACE WATER DISPERSAL. The proposal will increase the impermeable area with the potential for runoff of water and adverse impact on 79 Fortune Green Road. We note the SuDS drainage report advises some methods for mitigation. We believe that the developers should clarify which of these mitigation methods is to be employed. <p>It should be borne in mind that the local area mainly consists of single family homes. We believe that the development of 1 Ardwick Road into an 8 flat development is out of keeping with the nature of the area and would adversely impact all residents in the area. Because of the factors listed above we would be strongly against the current proposal for development.</p>