

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3362/P	Mr B Griffin	547 Finchley Road NW3 7BJ	30/07/2015 17:18:31	OBJ	<p>I object to the planning permission for the proposed 4 storey building at 545 Finchley Road NW3 7BJ (Appl. Ref. 2015/3362/P) for the following reasons:</p> <p>(1) The height of the building. This will enable people in 545 to look straight into my kitchen and bedroom which are at the back of my property removing my privacy.</p> <p>(2) I will lose much of the natural light and outlook (visual amenity) at the back of my flat due to the height of the proposed building.</p> <p>(3) I feel that the trees at the back of the property after being cut down will affect the garden as the root system has been established for many years.</p> <p>(4) Parking on Weech Rd which is already heavily occupied due to demand will become near-impossible with the extra cars that will need parking for the residents at 545 Finchley Road</p> <p>(5) I have real concerns about the noise; the machinery that will be in use over the many months that this project will take, especially as I'm unable to leave my home. This will impact my quality of life.</p> <p>(6) Subsidence is a real concern with the introduction of a sub-basement. This is an area that already suffers from natural subsidence.</p> <p>(7) The proposed design does not keep in-line with the appearance of the neighbouring properties.</p> <p>(8) It is also unclear what materials will be used to build the property? Will we be able to hear people next door? And how close the new property will be to our wall? As well as how much larger the development will be to the existing building on 545.</p>

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2015/3362/P	Lee Van Der Veer	547 Finchley Road NW3 7BJ	30/07/2015 17:39:20	OBJNOT	<p>I object to the planning permission request for the proposed 4-story building at 545 Finchley Road, London NW3 7BJ (Appl. Ref. 2015/3362/P). I am very concerned that there is nothing in the application that sets out the exact dimensions of the property footprint on the full block of land and in particular how close will the building be to the boundary. The Basement Impact Assessment states the proposal is for a 5 story building with 9 flats and a 2-storey detached dwelling house to the rear of the site. Two car parks this is not consistent with the other documents. What is being proposed?</p> <p>I object for the following reasons:</p> <p>Overdevelopment, design and height</p> <p>The size and height of the building and the loss of privacy due to the footprint of the building being increased by both height and being extended beyond the existing building, more windows being added, the introduction of a roof terrace and the removal of trees to allow the subbasement to be built. This will result in 545 being able to look into 547 Finchley Road private space. Furthermore, properties 17 Weech Road, 18 Weech Road, 19 Weech Road and 20 Weech will also suffer from a loss of privacy as a result of the proposal. The proposal is out of scale with neighbouring properties.</p> <p>The proposed architectural design of the building does not match or blend with the neighbouring properties which all have a historical look and feel, which in turn, compromises the character of the neighbourhood. It will also be substantially taller than the existing adjoining properties of 543 and 547 Finchley Road which will be ill-fitting. This does not comply with the Neighbourhood Plan Policy 2: Design & Character which states: "All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.</p> <p>The proposed basement and the land instability that this construction may cause. Many surrounding properties have already had to take measures to stop natural subsidence occurring. Therefore it is extremely concerning considering the potential negative ramifications of the sub-basement to an area which is already unstable. A basement should not be built given the instability issues the area faces. The removal of large trees with long-established roots is also a cause for concern.</p> <p>The Basement Impact Assessment 7.0 Structural Damage states there is anticipated/possible structural damage expected including movement of 5mm and may include:</p> <ul style="list-style-type: none"> o Slight cracks o Several slight fractures o Cracks visible externally o Doors and windows may stick <p>The Camden Planning Guidance Basements and Lightwells states the council will only permit basement and underground development that does not: cause harm to the built and natural environment and local amenity; lead to ground instability. The Neighbourhood Plan A15. Basement developments... concerns include the effect on the structural stability of adjacent properties; damage or loss to the character and biodiversity of gardens; the impact on sustainable drainage; and the impact on carbon</p>

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emissions. Camden Planning Guidance (CPG4) states that the council will only permit basement and underground developments that do not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability. I believe the currently proposal cannot be accepted due to the impact on some of the areas listed above.

Loss of light and privacy

Reduction of daylight and sunlight due to the height and length of the new building. This will not only cause me to lose light but will also increase the existing overshadowing of both 547 Finchley Road and the residents of Weech Road. The new building will also create a sense of enclosure.

Loss of amenity

The removal of trees that will be required due to the proposed basement area and planned building works. The introduction of the basement will destroy several old and mature trees because of the damage to their root systems. It will not only destroy trees in the garden of 545 Finchley Road itself, but also those trees in the gardens of adjoining properties at 547 Finchley Road (a very well established garden), 19 Weech Road and 20 Weech Road. There was no record of the tree survey in the reading material. There will also be an impact of the variety of birds, squirrels and protected foxes in the neighbouring property and on the building site.

Does the removal of all these trees and the impact of neighbouring properties garden comply with the Neighbourhood Plan Policy 18 Protects existing trees and provides for their maintenance?

Noise from new uses

The additional noise that will be generated from the loss of existing trees which currently absorb the traffic and neighbourhood noise. Not to mention the noise caused by the additional persons living on the same land, depending on how close the proposed building will be to boundary lines, and also the material used to build the new property, which has not been stated.

The loss on the visual amenity currently viewed from my property. I will have my view obstructed by a building whereas at present I have trees, birds and squirrels and sunlight.

Impact on parking congestion

There is no parking available on Finchley Road itself and the cars of the various new occupants of the new building will likely be parked in Weech Road which will place an even greater strain in accommodating the parking needs of existing tenants.

The potential health risks due to the exposure of Nitrogen Dioxide and prolonged exposure to elevated pollution levels as documented in the Air Quality Assessment page 15,17

The noise pollution from the excavation of ground materials and the vibrations caused by the work due to the use of heavy machinery. This disruption will cause a degradation of quality of life for those of us living in close proximity to the property, whilst the current property is being knocked down and rebuilt to the height of four stories. We are all currently being affected by the large-scale ongoing rebuild of the Barrat's project directly across from us on the other side of Finchley Road. This rebuild is causing a

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constant noise nuisance at the front of our properties from 8am -6pm every week day, plus Saturday mornings. To then also have a major demolition and rebuild taking place next door will only contribute detrimentally, in terms of noise pollution, to what is already a significant impact on quality of life for local neighbours, some of whom work from home and others that are house bound.

Where will delivery vehicles for current residents be able to park? Will they still deliver to us? This is already difficult due to the Red Route.

Any infringement to the pavement area directly outside of 545 Finchley Road while it is being knocked down and rebuilt will severely restrict access along the pavement for neighbours. This will include several elderly and disabled residents, some of whom use motorised buggies to be able to leave their homes and get out and about.

I am also concerned that vital elements have been omitted from the application or are contradictory. In particular the application for planning permission:

Section 13. Biodiversity and Geological Conservation does not reference the variety of birds, squirrels and protected foxes in the neighbouring property and on the building site.

Section 15. Trees and Hedges does not reference the existing trees and hedges on the building site. The front of the property is surrounding by established hedges and the garden area of the property has several trees that have been there for numerous years.

Section 10. Vehicle Parking does not include the proposal for new car and cycle spaces as indicated in other documentation.

Some documentation indicated there is no impacts of trees yet the Basement Impact Assessment states trees are to be felled. Does this include tree on my land that root system will be impacted by the introduction of the basement?

I would also like to ask the following questions as I don't believe they have been addressed or clearly addressed in the information provided.

The Plans

(a) Where is the property footprint in comparison to the block and the neighbouring property is unclear from the plans. Can this please be clarified?

(b) How far is the new proposed property from the boundary of 547 Finchley Road? The plans have not been drawn on the land so this is difficult to determine.

(c) Does this comply with the recently voted Neighbourhood Plan, which has recently been formally approved and is being brought into force by Camden Council?

Trees and Garden

(d) What is the schedule regarding the loss of trees and any mitigation, protection or replacement measures? (as per the Basement Impact Assessment 6.2 Slope Stability point 6.)

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(e) What happens to the other trees and plants in my garden that may be affected?

Subbasement

(f) What is involved in the building condition surveys that will be carried out prior to commencing any pilling works? (as per the Basement Impact Assessment 8.0 Construction Method Statement point 8.1.5.)

(g) Due to the introduction of the subbasement where is the additional surface water going to drain too? My property won't be able to absorb it due to the over shadowing and reduction of light the development is going to introduce.

(h) The Basement Impact Assessment mentions there is a potential spring line immediately to the northeast of the site at the base of the claygate member. Where preciously is this? What happens if it's opened?

(i) How will subsidence be managed and monitored?

(j) How will the anticipated structural damage be fixed to neighbouring properties? At whose cost? The Basement Impact Assessment 7.0 Structural Damage states there is anticipated/possible structural damage expected including movement of 5mm and may include:

- o Slight cracks
- o Several slight fractures
- o Cracks visible externally
- o Doors and windows may stick

(k) It appears the basement will be the shape of all the land allocated to 545 Finchley Road given this where will the how will the screening fit if the sub-basement is using all of the land? Will the existing screening stay in place if not what is being proposed? I expect it to keep the current look and feel.

(l) Will access to my land be required? It looks like the basement takes up the whole block and photos in the Basement Impact Assessment 8.2.3 indicate more space is required?

(m) Is there a surface water flood risk?

Other

(n) How will it be grantee that living noise from 545 cannot be heard when inside any of the properties at 547 Finchley Road? What materials will be used on the building to prevent this?

(o) How do I know the foul sewage will be managed accordingly?

(p) Neighbourhood Plan E5 states The scale of development in the Area is already putting pressure on water supplies. Victorian water mains pipes burst regularly and are in need of upgrading. Additional sewerage and drainage pipes are also likely to be required. New developments will need to consider their effect on this important part of the local infrastructure. Developers and Camden Council will need to work with Thames Water, and other relevant bodies, to ensure the Area has sufficient and robust

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					<p>water supplies. Does anything needs to be done to address this issue?</p> <p>(q) Will any building materials or cranes be on or over 547 Finchley Road?</p> <p>(r) What happens if the report states there will be no change and there is a change after the building has been built? i.e. the report was incorrect and this has an impact on others properties?</p>

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2015/3362/P	Steven Beth	Flat 1 19 Weech Road London NW6 1DL	29/07/2015 19:50:13	OBJ	<p>I am the owner of Flat 1, 19 Weech Road and I strongly object to this planning proposal on the grounds listed below. I would also like to note that I did not receive this planning letter when it was originally sent on the 9th July. I only received it when a neighbour passed me a copy on a few days ago so I have not had time to fully review all the additional material on the planning website. I do not believe any of the flats in this property received the letter directly from the council which is concerning as 19 Weech Road is heavily impacted.</p> <ol style="list-style-type: none"> 1. The size of the building. The proposed design increased the depth of the property such that it will back directly onto my wall. Currently there is an open garden with trees behind my property. This design will replace the garden and trees and there will be a new building backing directly behind my wall. 2. The height of the building. The plans are adding a storey to the current house which alters the aesthetic and will block a lot of light from the garden. 3. The design of the building. The design is not in keeping with the current house or other houses in the area. All other properties in the immediate vicinity have been built as houses and share a similar style and garden arrangement. This design replaces a house and garden with a block of flats stretching all the way down the garden. The impact of this on the adjoining properties is immense and the submission of these plans is indicative of a total disregard for the neighbourhood on behalf of the planners. 4. The impact of the works on trees. There are many trees in the immediate vicinity that are part of the aesthetic of our adjoining properties. The trees at 545 will be removed changing that aesthetic. The basement works will almost certainly destroy the tree my garden at 19 Weech Road and the tree in the garden at 18 Weech Road. I do not believe the planners have a right to destroy my tree and I am surprised there is no mention of this consideration in the "Basement Impact" report. 5. Noise during the building works. For the duration of the building works our quiet and tranquil garden will be transformed as a large block of flats is erected directly over it. This will have a negative effect on our quality of life for the duration. 6. Noise after the works. The noise of traffic from the Finchley road is largely suppressed by the trees in our garden and the surrounding gardens. The loss of the trees and the presence of a large new building will cause noise levels to be permanently increased. 7. Parking. 545 Finchley is on a red route with no parking. Weech Road is the closest road for parking. We are already severely limited in the area for parking, especially as a result of the Tesco on Fortune Green Road, and the new residences will put further strain on our street. We simply do not have the parking space to accommodate these new flats on Weech Road. 8. Privacy. 545 Finchley Road does not currently look directly over my garden and is also shielded by the tree at the back. This plan will cause my garden to be directly overlooked by the new four storey

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