

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3753/P	christine entwisle	flat 18 New Court Lutton Terrace Hampstead	20/08/2015 10:59:16	OBJ	<p>I object very strongly to the proposal for a basement for number 36. I live just off Flask Walk and find the traffic survey completely unbelievable. On a normal day there is constant traffic and I regularly have to cue on Back Lane (which is what Flask Walk turns into ) and sometimes this queue backs up all the way down Flask Walk. The bulk of traffic comes at school times, but also we have a lot of visitors at the weekends. It is much much heavier than that shown in your travel survey.</p> <p>Also, taking out a parking space opposite the building works will not be practical let alone possible. This is a very narrow street which lorries are no longer allowed to drive up anyway. The thought of driving around anything on this street is a joke particularly at the point where the double yellows are often used by disabled visitors to access the shops.</p> <p>On top of the traffic congestion I am very concerned about the huge disruption to our neighbourhood and the impact on our businesses There will also be considerable impact to pedestrians, many of whom are bringing children to and from school.</p> <p>The proposal for a skip on Flask Walk comes as a surprise as previously the Council have not allowed it as the road is too narrow at this point and could cause damage to the retaining wall on flask walk not to mention temporary closure of the entire road when the skips are removed and replaced. It would also block the sight lines of those leaving Lakis Close</p> <p>Lorries: we have width restrictions on Flask Walk of 1.85 meters. All lorry widths in the application not only exceed this but exceed the 2.08 ,ether width legally required to pass a parked car on Flask Walk. I would also like to point out that Lakis Close - according to the plans - will have to be driven over. This is an entrance to 8 residences and should not be blocked at any time.</p> <p>I also feel, given that this site has already received permission to build an extra story, to give permission for a basement would be allowing complete over development of a modest terraced house .</p> <p>It is out of keeping with the character and tone is this small and famous street to overdevelop property in this way. It represents a very unwelcome trend to buy anything in this sought after location and then adjust it to your needs. Due consideration MUST be given to the community and to the character of our village.</p> <p>Finally I request that this application go to Committee and not be decided by a planning officer.</p>
2015/3753/P	Dr D J Wilbraham	20 Flask Walk NW3 1HE	20/08/2015 11:37:57	OBJ	<p>Flask Walk is a narrow congested street of small terrace houses. It has quite heavy traffic during rush hours. There is only space for a single vehicle to pass, and this can become impossible if it is a truck, or if there is a badly parked vehicle. It becomes jammed when deliveries are made. The disruption that would be caused during the proposed construction is quite unacceptable, with vans, deliveries, skips, and lorries giving constant disruption. Even more concerning is the precedent that would allow similar disruption that would then go on for years. I strongly oppose this application.</p>

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2015/3753/P	Jessica Wade	11 Gardnor Road	20/08/2015 19:30:45	OBJ	Thank you for asking us to comment on this Planning Application to build a basement at 36 Flask Walk (Application # 2015/3753/P).

As you are aware there has already been extensive development of this site (Application # 2015/0890/P). This accepted roof extension will lead to a substantial loss of privacy and amenity for residents of both Gardnor Road and neighbours on Flask Walk. Additionally, the accepted air conditioning unit is an example of exceptionally distasteful design with no respect for local character and is not consistent with policies DPs 24-26 of the London Borough of Camden Local Development Framework Development Policies.

There are numerous problems that will occur on excavation of a new basement:

The massive excavation of 200 m3 of soil and clay will not only cause huge traffic upset but considerable dust and emissions for residents and visitors. Due to the fraction of the front garden to be consumed by the light-well (see below), the quoted 5 % of soil and clay retained 'for landscaping' will have nowhere to go. The building will cause considerable harm to both the surrounding built and natural environment. The proposals violate London Borough of Camden Local Development Framework Development Policies DP27 (a), (b), (c), (d), (g), (i) and (j). Perhaps most alarming is the catastrophic effect the building will have on the structural stability of neighbouring properties. The fast flowing subterranean River Fleet should be well known to members of Camden Council as the the Pothole Repairs department seem to be called to the various sinkholes along Flask Walk and Willow Road on a regular basis. The incredibly delicate geological architecture is currently suffering two huge 'voids' (at the end of Gardnor Road and intersection with Willow Road). In the past 5 years there have been two disastrous collapses, resulting in substantial repair and loss of power and water to surrounding properties. Not only will the noise of both these repairs and further building violate DP28 for all residents and visitors, but the structural damage to numbers 34 and 38 will be extreme. The terraced property (above a subterranean river) is proposed to be supported by propping, beams and piling. Underneath the party walls will be propped up by reinforced concrete. This will likely cause differential settlement when the fragile soil beneath the structure moves and contracts. The planning application includes no information about how the spoil would be excavated. The chutes described on page 9 rely on gravity and would be inappropriate for raising waste from the ground- an unprocessed mechanical conveyer will have to be used. Further there is no recommendation for where waste will be stored/ how it will be transported once it reaches the top of a chute.

The proposed basement will offer very little additional space to the property- a width of 3.9 m is just over the length of a full-size bed. The space itself will be further limited by the addition of a staircase. The introduction of a light-well on Flask Walk is not only not in keeping with the local aesthetic, violating DP27 (a)-(j), but also results in substantial loss of the front garden (DP27 (k)).

There have been numerous proposals for skips in the middle of Flask Walk which have rightly been rejected by the Council. The road is narrow, delivery and collection would close Flask Walk and it is likely to cause significant damage to the road. The residents of Lakis Close will not be able to enter or exit their properties by car due to the hidden lines of sight on the road.

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					<p>The proposed basement will have huge traffic implications. Camden council has recently erected a new width restriction on Flask Walk (1.85 m). This is because at the narrowest point a maximum of 2.08 m is available for vehicles to pass legally parked cars and vans. The proposed grab lorries in the application are all too wide (3.15, 2.7 m &gt; the maximum 2.08 m, let-alone the 1.85 m allowed width). Flask Walk is a busy thoroughfare and provides access to the High Street from the popular Heath and surrounding schools. The profound disruption to both vehicular and pedestrian traffic will considerably impact the amenity. The closure of the road outside 36 Flask Walk will require the young children, old age pensioners and other residents to cross the road near to a busy construction site. The suspicious results of the proposed traffic survey (page 19) has obvious flaws: it avoids the 09:00 school drop off, early-afternoon and late evening. One clear point from the survey is '0 HGV' due to the width restrictions at the Willow Rd intersection. The proposed closure of one parking bay outside number 35 with kerbside concrete lorries outside 36 will block entry and exit to the 8 properties and garages on Lakis Close. This entrance has a double yellow line and should therefore not be blocked at anytime. The suggestion of New End as an entry point to the Heath Street is completely impractical given the permission granted for 29 New End. This development will require substantial two-way lorry movements and cause additional traffic disruption along this route. The developments will all require a drastically revised Traffic Management Plan.</p> <p>The basement would not have been acceptable under Camden's previous Unitary Development Plan (2006) or the current Local Development Framework established in 2010. The purpose of these policies is to protect the quality of life of occupiers and neighbours by declining permission for those developments that cause harm to amenity.</p> <p>Under these circumstances, we request that Camden Planning refuses this planning application.</p>
2015/3753/P	John and Pascal Gardiner	Admirals House Admirals Walk London NW36RS	20/08/2015 23:24:12	OBJ	<p>I am writing to object to the application to excavate a basement at 36 Flask Walk. This is a quaint part of Hampstead and a very narrow road. The upheaval to the local residents and neighbours is disproportionate to the supposed achievement. The street is too narrow for the numerous lorry movements and would be a danger for pedestrians. The whole village will come to standstill with the number of lorries travelling back and forth to excavate basements.</p> <p>Partial underpinning of party walls of any property is an extremely dangerous operation likely to lead to differential settlement of adjoining buildings and it is unfair to impose such risks on neighbouring properties except in the most necessary of necessary circumstances and this is not one.</p> <p>What is the point of an extra dining room in a basement where the kitchen and dining area is on the ground floor?</p> <p>For like reasons given in the objection lodged by the Heath and Hampstead Society this project is unbuildable in this location.</p>

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2015/3753/P	Dr D J Wilbraham	20 Flask Walk NW3 1HE	20/08/2015 11:38:17	OBJ	Flask Walk is a narrow congested street of small terrace houses. It has quite heavy traffic during rush hours. There is only space for a single vehicle to pass, and this can become impossible if it is a truck, or if there is a badly parked vehicle. It becomes jammed when deliveries are made. The disruption that would be caused during the proposed construction is quite unacceptable, with vans, deliveries, skips, and lorries giving constant disruption. Even more concerning is the precedent that would allow similar disruption that would then go on for years. I strongly oppose this application.

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