

From: **Gordon Cooke** [REDACTED]
Subject: **36 flask walk basement excavation**
Date: **18 August 2015 14:48**
To: **Mr Mutasa camden planning dept** Mr Mutasa camden planning dept



Dear Mr Mutasa

Planning application No 15/3753/P 36 Flask Walk - proposed basement excavation and gumming up of the traffic system

My wife and I live at 9 Lakis Close and have done so for the last 30 odd years. We are writing to strongly object to the proposed excavation of a new basement (the first ever in narrow historic Flask Walk as far as I am aware) at No 36 Flask Walk. We have read masses of documents (500 pages) about this proposal and nowhere can be found a satisfactory consideration of the inconvenience the construction work will cause to local residents, car and foot traffic in this narrow road which at rush hour is jammed with traffic.

The idea that tips or lorries or heavily laden vans will somehow remove the spoil from the site fronting Flask Walk without bringing the traffic to a standstill is ludicrous. I am a chartered civil engineer and fully aware of the unknowns and the mess that can arise in this kind of work. Flask Walk could be out of action for more than 12 months bearing in mind the underpinning and subsequent excavation.

The work will affect all of the residents of Lakis Close (a development of 8 houses in a private close immediately opposite No 36). How are we to go about our business with cars, how will pedestrians negotiate all the ensuing mess, how will this impact on the fact that many visitors head for Flask Walk to see the English character of the variety of buildings here?

If the applicant wants or needs a big house why doesn't he take his family to an established property large enough for his needs. Why should he or she inflict horrendous conditions on his neighbours. Why should we believe that he will use it as a family house rather than means to create a few bucks while living in silent splendour elsewhere. I could go on, but I trust you get the point. Oh! and not only does he want to build down but also wishes to add a storey on top.

How this concept ever got to this stage I do not know. It is senseless and I shall write to the press about the ridiculous state of affairs we have in Camden.

Some of the residents of Lakis Close are considering ways in which illegal use of the private part of our road can be prevented. We see mess and destruction of our part of the access road. If heavy vehicles use our space for reversing/turning this may well damage the water main which has recently been renovated.

If the proposed work on No 35 and No 36 goes ahead and overlaps you will have a lot of angry people on your hands

Where in the written Camden planning guidance do you seriously consider the impact of basement work on neighbours. Is it simply that you turn a deaf ear if you can get a bit more money coming into the coffers.

I urge you and you colleagues to be sensible and refuse the application. It will otherwise create a precedent and there will be lots of other self-serving basement applicants and you may well have a mutiny on your hands.

Below is a photo, taken last week, of the road, Flask Walk, outside Lakis Close and shows one car parked and another cautiously trying to get past. Note the cast iron bollards on the left hand side outside No 36 Flask Walk. This is where lorries often get stuck, jamming the traffic flow. Entrance to Lakis Close is at extreme right of photo.

Gordon and Ann Cooke

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