

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2015/4094/P | Vlad Mirea | 46 Burghley Road London | 21/08/2015 15:31:04 | SUPPRT | <p>Really think this is a breath of fresh air for the area. The current shed on the roof is an eyesore, and the new building will add some much needed housing to the area whilst improving the street scape.</p> <p>Some of the comments refer to false statements about the future management of the building, which I hope the planners will take note of.</p> <p>I feel the B&B will help to preserve the use as a pub not lead to future development of the site as some commentators have suggested and should therefore be supported. The site was historically a Coach House on the route to and from London, so restoring the buildings use is actually of historical importance and should therefore be supported.</p> <p>Taking the kitchen facilities down to the basement also seems like a logical idea given that many pubs in the area have cellars for deliveries and this is typical of pubs in London.</p> |

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| 2015/4094/P | Susan Michie and Robert West | 2a Woodsome Road NW5 1RY | 24/08/2015 23:02:26 | OBJ | <p>We object very strongly to the plan submitted by the owners of the Bull and Last pub to build two flats in the small space between the main part of the pub and our house at 2a Woodsome Road and to considerably extend their basement. There is so much wrong with this application it is hard to know where to start.</p> <p>Building up to almost three storeys at a distance of less than six feet from our house will drastically cut access to light in our conservatory, which is our main room for eating, and our small back garden. It will also mean that we are overlooked from a very close distance. The neighbours on the other side will be similarly affected. The plans presented to Camden look to us to be misleading in the way they represent our properties and the impact on them. The applicants have not taken the trouble to consult us or gain an experience of the huge impact that what they are planning will have.</p> <p>Leaving aside the issue of the basement (see below), the change in ground loading from building the flat runs a serious risk of causing ground instability in an area that is well known for problems of this kind.</p> <p>The extension of the basement will present a grave risk of ground instability that will threaten the structural integrity of our house and that of other neighbours. The Basement Impact Assessment is inaccurate in a number of crucial respects. It grossly understates the extent of ground instability in the area. If the applicants had visited or consulted with neighbours in the immediate vicinity they would be aware of the extent of the instability. In their plan, they propose to excavate right next to the side wall of our house to a depth well below the foundations. They acknowledge that they will have to undertake major underpinning work to our wall to prevent our house falling down. This will be a huge undertaking and fraught with risks, with no guarantee that it will prevent structural problems either during the work, immediately after or indeed in the subsequent years. This is, of course, completely unacceptable – no-one can be expected to have such a risk imposed on their residence.</p> <p>The Basement Impact Assessment also make incorrect assumptions about the placement and nature of our cellar and that of the neighbours on the other side. This could have been avoided had the applicants consulted with us.</p> <p>In addition, the Basement Impact Assessment has not adequately assessed the issue of drainage and runoff given that it makes no mention of the fact that at least one of the properties has had to have its cellar tanked as a result of water ingress. Again, no consultation with those neighbours was undertaken.</p> <p>Because the space is not big enough for this density of housing as well as the pub there will be problems with the refuse storage and collection from the pub and flats. The plan to put in a lift in the pavement to deal with the pub will cause a number of other likely structural, noise and refuse problems.</p> <p>For the neighbours opposite on Woodsome Rd, the flats will block out their sightline with in-fill flats that are completely out of keeping with the area.</p> <p>Apart from cramming two ugly modern flats into the conservation area, this looks like ‘planning by</p> |

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stealth' – from pub to restaurant to rental property. This happened to the pub at the end of Swain's Lane, the future of the Dartmouth Arms is in doubt and we are faced with another community facility heading into property development.

The disruption and problems caused by the process of construction are also a matter of concern. Given the ground instability, our house shakes when even relatively small commercial vehicles come past and over the speed hump just outside. Having large construction vehicles regularly passing the house runs a serious risk of causing structural damage.

The applicants may point to the shortage of housing in Camden as a reason for granting the application despite the serious damage to the neighbours and neighbourhood, but this would, of course, be a specious argument. The only people who would gain from a development of this kind would be the developers.

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| 2015/4094/P | Susan Michie and Robert West | 2a Woodsome Road NW5 1RY | 24/08/2015 23:03:04 | OBJ |
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| 2015/4094/P | Susan Michie and Robert West | 2a Woodsome Road NW5 1RY | 24/08/2015 23:02:49 | OBJ |
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| 2015/4094/P | Louise Mason | 3a Woodsome Road | 21/08/2015 19:44:27 | OBJEMPER | <p>I have the following objections to the proposed conversion to a hotel:</p> <p>Noise pollution: The pub already generates a significant amount of noise during and outside normal working hours. Deliveries to the pub begin at 5 am and continue throughout the day. The pub normally closes at 11 pm and customers regularly generate a lot of noise when leaving. Extended hours and additional services would likely increase the amount of noise. I would also be concerned about additional noise caused by guests returning late at night.</p> <p>Light pollution: the pub ordinarily turns it's external lighting off at 11 pm. On the occasions when it fails to do so this impacts on my family's sleep as the lights are sufficiently bright and in sufficiently close proximity to our property to cause significant amounts of light in our bedrooms.</p> <p>Rehousing of facilities: all other pubs/restaurants in the area have external space in which to house rubbish etc. I do not understand why the Bull and Last is the only exception, particularly with the additional services they are proposing to offer. I am particularly concerned about how they propose to store rubbish and assume that this will not be stored on the street, given that this would be both unsightly and lead to sanitary concerns.</p> <p>I have the following objections to the building works:</p> <p>Risk of subsidence and interference with drainage of the area: the area is well know for having problems with subsidence and for local buildings having problems with rising damp. Both these issues affect our property.</p> <p>Flats: the new building will significantly impact the light to our ground floor and also our first floor. It will overlook our property including bedrooms. I consider the proposed facade to be unattractive. I have particular concerns regarding the proposed glass roof which will generate light pollution (see above).</p> <p>Regards</p> <p>Louise Mason</p> |
