

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4407/P	EUNICE ROBERTS	8 BECKLEY EAGLE ST WC1R 4AP	05/10/2015 09:48:03	OBJ	<p>Having now been able to see the plans I would like to make some changes to my comments made on September 23rd.</p> <p>Living as I do directly opposite Templar House in Beckley on Eagle St I would like to raise some concerns.</p> <p>The building proposed is 5 floors higher than at present and will therefore hinder our right to light, it is also out of keeping with the rest of the street and area.</p> <p>The company has indeed listened to earlier concerns and on pavement level it has stayed within the footprint - however by the design it protrudes out of the line/footprint of the present building towards Beckley considerably, again effecting right to light and also an invasion of privacy, the proposed balconies are directly opposite those already in Beckley. In Eagle St all of the buildings opposite any of the residential areas are offices of some kind, thus giving at least some privacy at points in the week. On the ground level alongside the main entrance is a metal gate/screen this is access not only for the residencies but for cyclists, deliveries and rubbish collection for the offices on High Holborn as well - will this be permanently open or opened and closed throughout the day and night? Metal screens are excessively noisy.</p> <p>It is said that it is "car free." Should residents have a car where will these be parked? There is very little parking space on the road. The design only has 3 parking spaces and I believe those are down as disabled.</p> <p>It is said that that the site entrance is High Holborn - Does this mean that all work vehicles will enter the site from there? Eagle St is very narrow and should lorries require access from here it would bring serious congestion and noise for all local residents and businesses.</p> <p>I appreciate that things change and it is not the demolition of Templar House itself but what it is replaced with that gives concern and how it is going to be managed for the local area. What is proposed in such a narrow street will bring about excessive density with so many residential units in what is at the moment office space, only used during the day Monday to Friday.</p> <p>I am the representative for Beckley on the Red Lion Square Residents Association (the committee will be sending their own letter) I do hope these concerns are taken into account.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4436/P	Brian and Clare Tapply	20 Estelle Road NW3 2JY	11/10/2015 19:23:12	OBJ	<p>We are very concerned about these proposed development plans. As residents of the Mansfield Conservation Area we are surprised that the Council would countenance changes to the current building that would significantly alter the line of houses at the back (second and ground floor rear extensions). The extent of the proposed works would certainly involve extreme disturbance to neighbours, in terms of noise and dirt, and the extensive excavation of the basement would put adjacent houses at risk of damage, subsidence (which is a problem locally as it is), and possible flooding.</p> <p>We are concerned too that if these plans are allowed there will be a precedent set for similar developments in the area which, in our view, would make a nonsense of the idea of 'conservation.'</p>
2015/4436/P	K McMahon	12 Estelle Road NW3 2JY NW3 2JY NW3 2JY	06/10/2015 20:09:51	COMMNT	<p>I strongly object to the idea of a basement being dug into this house. We moved into 12 Estelle Road two years ago and the other freeholders in our house were still distressed by the impact of the work that had gone on in number 8. Likewise our neighbours at number 10 who had put up with a year's disruption while the basement was dug, and considerable shifting of their walls and foundations. The result is unsightly from the pavement as there bits of cloth draped over the skylight into the basement - presumably for privacy or to cut out the light. I note that the proposed basement wouldn't admit much natural light. I think to grant the planning application would set a terrible precedent in an area where there are so many terraced properties at risk of being undermined by basement developments. Furthermore, front and back gardens are being constantly eroded in a conservation area.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4436/P	Michael Richter	12 Estelle Road	06/10/2015 22:22:34	OBJ	Objection to the proposed redevelopment of 19 Rona Road

I welcome the refurbishment of the long derelict building and have no in principle objection to the proposed above ground extensions or the conversion into two units except where stated. I do however strongly object to the proposed basement accommodation as set out below: Rona Road falls into the Mansfield Conservation Area. The Mansfield Conservation Area Appraisal and Management Strategy states under the heading of Basement Development on page 30 that The creation of a light well fronting the highway would harm the relationship between the building and the street, could harm the appearance of the building and the streetscape, and is likely to consume much or all of the garden area found with the conservation area. Railings around lightwells would cause a cluttered appearance to the front of the dwelling and would compete with the appearance of the front boundary wall due to the small size of the gardens found in the conservation area. The inclusion of rooflights designed within the landscaping of a front garden can result in illumination and light spill from the subterranean rooms and harm the appearance of a garden setting.

The application includes a number of proposals which will harm the setting of the Conservation Area:

1. The application drawings indicate a glazed roof light in the front garden to provide light to the basement bed room. The glazing will reduce the extent of the front garden and thus harm the traditional setting of the terraced house. It can furthermore be expected that light spillage will alter the traditional appearance of the front garden at night. The proposal is therefore contrary to the Character of the Conservation Area and should be objected.
2. The proposed bin storage and cycle storage in combination with the glass roof do not permit any planting in the front garden. The front gardens of the CA are characterized by planting to soften the streetscape and provide a privacy zone to the ground floor accommodation. The proposed layout is alien to the character of the CA and should be objected.
3. The proposed basement extends more than 5m beyond the common building line into the rear garden with an access stair further reducing the garden area. This leads to a significant loss of amenity space for the residents and more importantly leads to a significant change of the character of the rear garden. The proposed glass roof over the basement accommodation and the proposed light well are contrary to the traditional setting of the gardens and detrimental to the character of the Conservation Area and should therefore be objected.
4. The ground floor rear glass extension protrudes approximately 1m beyond the traditional building line and is higher than the neighbouring extension. The glass extension should be objected.
5. The first and second floor rear extensions are proposed to be clad in timber. Although not objectionable in principle it should be noted that timber cladding and folding screens are alien to the Conservation Area. Insufficient detail is provided to ascertain the intended quality, materiality and detail. Additional detail should be provided
6. The proposed basement will alter the ground and drainage conditions significantly and will most likely lead to significant structural problems on the neighbouring properties and should not be supported.

I therefore strongly object to the proposed redevelopment.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					Michael Richter
2015/4436/P	amara	31 rona road london nw3 2hy	11/10/2015 16:39:27	OBJ	As a neighbour I strongly object to the current proposals for converting 19 Rona Road into 2 three bedroom flats as planned. Quite apart from the noise and disturbance to our daily lives by the noisy digging out of this basement the area has a risk of flooding and there will be structural disturbances to the neighbouring houses. The design itself has a large footprint it is wide and sticks well out of the back which is not appropriate to the Mansfield Conservation area where all houses are almost identical. We are against the basement, the lightwell and the projection outward to the back and think that this application should be redesigned.
2015/4436/P	Chris Fagg	1 Rona Road NW3 2 HY	12/10/2015 15:20:32	COMMNT	<p>I wish to object to the proposals on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Elements clearly contravene Conservation Area heritage guidelines and objections have been lodged to that effect by the representative Mansfield Conservation Area Advisory Committee. A recent judicial review criticised Camden planners for inattention to heritage issues and struck down a Camden planning permission for that reason.</li> <li>2. The proposed basement is on a downward sloping clay foundation, disruption of which threatens the structures of properties to the right and left of 19 Rona Road. Camden planners' assessments of basement impacts are currently being challenged elsewhere. Rona Road is a short, relatively steep, street on a direct line from major run-off from the Heath resulting from local cloudbursts as was shown in August, 1974, and there are serious concerns about drainage issues.</li> <li>3. The proposed rooflight, bin and cycle storage area in the front garden do not permit any soft planting to harmonise with the area.</li> <li>4. The proposed rear extensions protrude beyond the building line and the groundfloor extension is higher than the neighbouring extension, thus together disrupting the character of the rear of the terrace.</li> <li>5. Since the recent loss of an affordable residence in Rona Road due to fire, there is no defence against developing yet more luxury residences in the street.</li> <li>6. The plans give no assurance as to the quality of the timber cladding proposed and which is anyway out of keeping with the area.</li> <li>7. This structure is in its original built condition and offers an unparalleled opportunity for a sensitive transformation into an exemplary family home fully in keeping with the area and its unique history. In fact as a virtually untouched surviving example of the terrace as originally built, it may have an important heritage value to Camden in and of itself. The proposals offer a clumsy, selfish and destructive betrayal of this original building at the hands of a second-rate architectural practice without the slightest commitment to the integrity of the area.</li> </ol>

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2015/4436/P	Dr Glenys Tennent	14 Rona Rd	12/10/2015 12:34:04	OBJCOMP AP	I have only just heard of this application & wish to lend support to any objections made by other near neighbours who will be directly affected. Specifically, I object to the excavation of the basement and its rear extension due to: excessive noise, risk of flooding & subsidence and lack of keeping in period character with the other properties in road/area.
2015/4436/P	Tino Isnardi	16 Estelle Road	12/10/2015 12:05:44	OBJ	I would like to strongly object with regard to this planning application. The basement conversion will involve a tremendous amount of digging and noise spread over several months. This is a huge inconvenience to local residents who will not themselves see any benefit. The proposed extensions to the first floor and second floor will block neighbours views and light, also part of the extension will jut out at the back further than other houses, breaking up the line. This development is not in character with the area.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4436/P	William Fitzgerald & Kathy O'Shaughnessy	21 Rona Road NW3 2HY NW3 2HY NW3 2HY	09/10/2015 09:48:23	OBJ	<p>Objection to Proposals at 19 Rona Road</p> <p>Please consider these comments to be an objection to the proposals to convert and extend the existing single family dwelling into a pair of maisonettes.</p> <p>We are very concerned regarding the detrimental impact of the substantially enlarged rear extension on the residential amenity we currently enjoy at 21 Rona Road and upon the character and appearance of this part of the Mansfield Road Conservation Area.</p> <p>The rear extension as proposed would:</p> <ul style="list-style-type: none"> <li>· extend significantly beyond the (currently unbroken) rear building line formed by two storey original rear projections which is an important and intact characteristic of the conservation area</li> <li>· extend the width of built footprint as well as extend the height of the rear wing by one and a third storeys to create a building form of bulk, scale and materiality uncharacteristic of, and alien to, this part of the conservation area</li> </ul> <p>The effect of the significantly bulkier rear extension, and the disposition of windows within it, would be to:</p> <ul style="list-style-type: none"> <li>· lead to the loss of light and sunlight currently enjoyed by windows at 1st and 2nd floor on our rear main elevation and to kitchen windows</li> <li>· result in the significantly and uncomfortably increased sense of enclosure as perceived from these rear windows as well as those in the glazed roof of our kitchen</li> <li>· lead to direct and immediate overlooking of our existing bedroom and kitchen windows from new windows in the flank of the proposed extension (where no such overlooking currently exists).</li> </ul> <p>The detailed design of the roof dormers are odd with poorly proportioned fenestration. It is not clear how the front basement bedroom will be ventilated and we are concerned that this underground room may require mechanical ventilation to be placed in the front garden which would be unsightly and potentially noisy.</p> <p>In summary the proposals are not at all neighbourly and would lead to a substantial and unreasonable loss of residential amenity as currently enjoyed. Further they do not properly take into account the qualities of historic context which are worthy of preserving and enhancing.</p> <p>As such the proposals should be seen to be contrary to CS5 which requires the Council to protect the amenity of Camden's residents and to ensure that the impact of developments on neighbours is fully considered; and to CS14 which requires development to be of the highest standard of design that respects local context and character. The proposals are also contrary to Camden Development Policies DP24 by not properly considering the character, setting, context, and form and scale of neighbouring buildings; DP25 as the proposals fail to preserve and enhance the historic character and appearance of the area; DP26 as the proposals would fail to protect the quality of life of neighbours because of the harm arising to a) visual privacy and overlooking, b) overshadowing and outlook, c) sunlight and daylight levels.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>Finally it is not clear from the proposals how the front glazed lightwell will work. In the absence of sufficient detail we wish to reserve our position on how policy DP27 (basements and lightwells) might be applied to add a further objection to the scheme as such a design device is alien to the character of the conservation area and may compromise the architectural character of the building and of this part of the conservation area.</p> <p>We would be most grateful if you could take the time to visit our house in order to assess these matters and concerns for yourself.</p> <p>Please confirm that you have received this objection.</p> <p>Thankyou.</p>
2015/4436/P	Richard Hall	7 Rona Road Gospel Oak NW3 2HY	10/10/2015 15:30:56	OBJ	<p>I am opposed to the consent of this selfish planning application being granted. The neighbours in our whole area will be harassed by the noise, air pollution and an extensive period of unacceptable disruption to all our lives in order to accommodate the greed of one applicant in their quest to obliterate the historic beauty of the uniformity of our beautiful houses, built in the Victorian Era and now recognised as being situated in a Conservation Area.</p> <p>We recently endured over 18 months of building work in a house to the rear of this property, apart from the often deafening levels of noise and awful air quality the builders were often working from very early morning to late in the evening and on weekends. The trucks and machinery required for extensive excavation must disrupt the ground underneath all of our homes and may lead to extensive damage to utilities or the structure of the surrounding houses. I hope you will be able to recognise the sheer hellish nature of living next to a building site for a prolonged period, especially when it is to destroy rather than conserve.</p>
2015/4436/P	Clara Grattidge	Ground floor flat 12 Rona Road	11/10/2015 19:02:27	OBJ	<p>I am not in favour of this proposal. It is too large in every way. The line of the ground floor rear extension should not protrude beyond where the other houses are situated. This is a conservation area. The wooden cladding seems out of character too. The two roof terraces are also out of character. The lightwell is completely out of character and sets an unfortunate precedent for the area.</p> <p>I also object to basements on grounds of disturbance to neighbours' houses structurally quite apart from the great noise and upset of the work itself. This basement is also too large.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4436/P	Terry McGinnity	29 Rona road	10/10/2015 18:07:12	COMMNT	<p>I object in the strongest of terms to the planning application at 19 Rona Rd. I am an architect, owner of 29 Rona rd, and I can attest to the enormous impact a development of this scale can have on the immediate neighbours and the street.</p> <p>There is an active water body running down Rona road. I can physically place my hand in over 8 inches of water in an open section of my basement. A basement extension of the scale proposed will not only will have a huge damming and diverting impact upon the water course but will also have a significant impact upon the structure of the adjoining properties. I will personally assess any alterations and damage ( if this development was to go ahead) and advise my neighbours to do the same, and take action for recourse and recompense.</p> <p>The scale of the development is completely out of character with the street. It will damage the amenity of the rear gardens and open the way for further out of scale developments hindering the daylight ingress to neighbours properties.</p> <p>In conclusion, I would again like to stress that I object to this development in the strongest of terms.</p>
2015/4436/P	Marlies Kisch	2 Rona Road NW3 2 JA	11/10/2015 20:00:05	OBJLETTE R	<p>I am deeply concerned about this planning application as there will be a lot of disruption to our daily life with so much building work going on. Months of noise disruption in our daily lives. I do object to them building a basement which interferes with the original structure of the house. This is a conservation area and the neighbours have not been consulted about this. It is out of character with this area.</p> <p>We do not want to have this precedent. Digging underground can cause flooding and is very noisy too. The extensions in the rear are also out of character with adjoining houses.</p> <p>We do not want this to be a recurring trend as it will affect the back gardens of neighbouring gardens taking away light and impinge on their view.</p> <p>The basement project will mean a lot of shaking and disturbance of peace as well as the danger of subsidence and flooding.</p>
2015/4436/P	Marlies Kisch	2 Rona Road NW3 2 JA	11/10/2015 20:00:27	OBJLETTE R	
2015/4436/P	Marlies Kisch	2 Rona Road NW3 2 JA	11/10/2015 20:00:28	OBJLETTE R	
2015/4436/P	Jill Nelmes	8 Rona Rd	11/10/2015 19:11:19	OBJ	<p>I would like to express serious concern at the large basement proposed.</p> <p>If the plans go through it will be a real blow to the conservation area and also possibly lead to subsidence. Planning applications with such significant changes should not be allowed. I only found out about the proposals by chance. The amount of work and nuisance that basement digging means is considerable. These changes are being applied for so that a builder can milk the house for as much money as possible with no concern for neighbours and how this affects them - or indeed the changing appearance of the area.</p> <p>Surely 1st floor extensions are out of keeping with the area as well.</p> <p>I strongly object to the proposed plans.</p>
2015/4436/P	Jill Nelmes	8 Rona Rd	11/10/2015 19:11:41	OBJ	



Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4436/P	Jill Nelmes	8 Rona Rd	11/10/2015 19:11:41	OBJ	<p>I would like to express serious concern at the large basement proposed. If the plans go through it will be a real blow to the conservation area and also possibly lead to subsidence. Planning applications with such significant changes should not be allowed. I only found out about the proposals by chance. The amount of work and nuisance that basement digging means is considerable. These changes are being applied for so that a builder can milk the house for as much money as possible with no concern for neighbours and how this affects them - or indeed the changing appearance of the area.</p> <p>Surely 1st floor extensions are out of keeping with the area as well.</p> <p>I strongly object to the proposed plans.</p>
2015/4436/P	Alex Panayides	3 Rona Road London NW3 2HY	12/10/2015 09:49:12	COMMEMP ER	<p>This is an over-ambitious application that is inconsistent with the character of this area in a number of respects.</p> <p>Basement excavations are unnecessary and will set an unfortunate precedent. In addition, Rona Road is very narrow and the associated disruption will be very severe.</p> <p>The proposals to the rear of the house are also excessive and inconsistent with all other properties in this conservation area. The effect will be to move the height/length "line" across the entire terrace and encourage other similar extensions by way of a "race for light". This is both unwelcome and unnecessary.</p> <p>The application reveals no social purpose, rather only financial gain: the production of 2x3 bedroom flats rather than conventional 2x2 bedroom flats, alternatively a single dwelling. The application, if granted, should be curtailed to comply with the norms of this area.</p> <p>There should also be considerable concern around the structural effect on other properties of substantial sub-surface activity associated with the basement proposal.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4436/P	Katrin Wedepohl	13 Rona Road London NW3 2HY	11/10/2015 20:33:21	COMMEM AIL	<p>I wish to object to the planning application for the following reasons:</p> <p>The proposed plans are not in character with the street or wider area which is a conservation area. The footprint of the application is larger than other houses in the street. The visible rear extension will stick out further than any of the neighbouring houses and is therefore not in keeping with the look of the area. Neither is the planned lightwell in keeping with the character of the area. I am extremely worried that this might encourage other developers to produce similar additions to buildings in the neighbourhood.</p> <p>I am also very concerned about the risk of flooding if the large basement is realised under the garden. The large amounts of soil being removed might furthermore cause instability to neighbouring properties.</p> <p>If the council approves these plans, the disturbance from this building site (like huge skips to hold the removed soil, massive extra traffic and months of noise) are going to be unacceptable for the neighbours in Rona Road.</p> <p>I would also like to draw the Council's attention to the fact that turning this building from a single household into two flats will most likely cause more cars being driven and parked in Rona Road. I feel it is Camden Council's duty to hold in check developers' excessive plans.</p>
2015/4436/P	Zoe and Gareth Jones	11 Rona Road NW3 2HY NW3 2HY NW3 2HY	11/10/2015 17:05:31	OBJ	<p>The scale of the development planned at 19 Rona Road is not in character with the area. The extensions are wider and go further back than those at other houses on Rona Road.</p> <p>The excavation works for the proposed basement would cause severe disruption to life on this small, quiet street. There has been trouble with flooded cellars on this road recently which it is reasonable to believe would be exacerbated by digging down at number 19.</p>
2015/4436/P	Nelly Dimitranovas	Top flat 33 Savernake Road corner Rona Road	11/10/2015 17:01:23	OBJ	<p>The plans for no. 19 Rona Road are completely out of keeping with this area which is supposed to be conserved in its current character. A large light well in front; a rear extension which goes out way beyond the line of houses as they are; the extra-large design for the first and second floor extension with timber cladding. All this needs to be re-thought if there is any regard for conserving the character of the area.</p> <p>Secondly there is the extraordinary stress involved in having a basement dug out and built. We are close to the Fleet River here and we have all heard of examples where other houses suffer from flooding when a basement is dug out. And this basement is exceptionally large. This developer is attempting to squeeze two three- bedroom flats into a house, and is prepared to dig out a massive basement regardless of the consequences for this street. Not only do we face huge disturbance in our daily because of this project, with unbearable noise, this will set a bad precedent for this area.</p>
2015/4436/P	s.smedley	15 rona road nw3 2hy	11/10/2015 18:03:53	COMMNT	<p>rona road is made up of of mainly 1 house residency's I think this property should be restored to what exists a single dwelling in keeping with adjacent properties and is want of a conservation area.We already have a lack of car parking spaces as is and the fact of the application plans of going wider and bigger and lower is intolerable.The houses are not here for speculation they are here to continue serving there built purpose of housing families.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4436/P	Daniel Pick	31 Savernake Road London NW3 2JT	10/10/2015 18:14:55	COMMNT	Whilst not immediately affected (we live on the corner of Rona Road and Savernake Road) I am concerned about this plan which is causing much unease in the street. It sounds really quite excessive and creates a larger footprint than other houses; I have been informed that the plan here is build a basement extension here that encroaches into the garden. Note: this is not in character for this area. I understand the first floor extension is also wider than customary, which may well impact deleteriously upon various neighbours' views and light. I also understand the ground floor plan is likely to extend further than other houses adjacent, thereby, breaking up the line.
2015/4436/P	Arthur Jenkins	Ground Floor Flat 5 Rona Road	12/10/2015 17:04:48	COMNOT	<p>Thank you very much for giving us the opportunity to comment on this application.</p> <p>While I am in favour of increasing the density of occupation, particularly in this area, I am very concerned about the nature of this development and in particular about the large basement which I believe has been proposed.</p> <p>This road is already affected by subsidence issues I believe. The road also lies between the Hampstead and Highgate branches of the Fleet River. What assessment of flood risk has been made for this development, for example, has a Land Registry Flood Risk search been done on this property?</p> <p>Costs of Buildings Insurance on my property in this road are rising at 15% a year. This equates to a doubling every five years. At this rate, within ten years I will not be able to afford to live here. Basement developments on this scale, which are completely outwith the character of the area, will almost certainly exacerbate the problems of flood risk, disruption-leading-to-cracks and subsidence. These problems then affect the costs of insuring properties in this road.</p> <p>The extent of the rear elevations proposed are out of character with similar properties in our road I believe.</p> <p>The noise and disruption associated with the scale of this basement will seriously adversely affect our quiet, small road. Many residents have lived here for decades and I myself I have lived here for sixteen years. This development risks setting a precedent for other basement developments and for this reason I ask you to take this application to planning committee please.</p> <p>Thank you again.</p>
2015/4436/P	Jill Nelmes	8 Rona Rd	11/10/2015 19:11:41	OBJ	<p>I would like to express serious concern at the large basement proposed.</p> <p>If the plans go through it will be a real blow to the conservation area and also possibly lead to subsidence. Planning applications with such significant changes should not be allowed. I only found out about the proposals by chance. The amount of work and nuisance that basement digging means is considerable. These changes are being applied for so that a builder can milk the house for as much money as possible with no concern for neighbours and how this affects them - or indeed the changing appearance of the area.</p> <p>Surely 1st floor extensions are out of keeping with the area as well.</p> <p>I strongly object to the proposed plans.</p>