

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5409/P	Joe & Lucy Smouha	Garden Flat 5 30 Thurlow Road London NW3 5PH	04/11/2015 20:58:03	OBJ	<p>We are the owners of the Garden Flat 5, 30 Thurlow Road, directly adjacent to the proposed excavation site. We object to the proposed development on the following grounds:</p> <ol style="list-style-type: none"> 1. Unacceptable social and environmental impact: The proposed development at 30a Thurlow Road would have an unacceptable visual impact on the immediate area. The style is not in-keeping with the surrounding properties. Compared to the existing approved development, the new building would occupy a far greater area and volume. Of most concern is the intention is to build living quarters in an area of garden and significantly outside the footprint of the existing property. The new construction would also require the removal of a mature tree (which is the subject of a TPO). 2. Structural integrity: <ol style="list-style-type: none"> a. We have grave concerns about the misleading wording in the application document entitled "Basement Impact Assessment". It states at para 4.3 that "while the main building 29/30 is situated over 3 metres back from the proposed excavation and its foundations will be arguably outside the zone of possible influence from the excavation the foundations of the post-war extension will be at some risk of movement due to the excavation". The building number 30 is the whole building intrinsically including any extensions that have been there for over 80 years and it is misleading to suggest that the excavations are 3 meters from the main building as rooms in the garden flat & first floor flat of number 30 Thurlow Road are built up to the boundary wall, less than 0.5 metres from the proposed excavation site. There is a clear acknowledgement that our flats are at risk of damage. The assertion that the risk is only very slight is based on a disregard of the extension. It is not appropriate to grant permission in the light of this risk. b. The new development introduces major changes to the ground structure of the plot. The basement would occupy approximately twice the volume of the existing proposal and excavation would involve the removal of at least 1000 tonnes of soil from the site. The resulting rapid change in slope at the south west end is concerning. The engineering drawings show approximately a 4.5m vertical drop to the floor of the basement from the existing ground level at the wall to 30 Thurlow, occurring across less than 1m of horizontal distance. This extreme effective slope is most dramatically shown in the proposed section AA. It is difficult to see how this would not create ground stability problems for the adjacent properties at 41 Rosslyn Hill and 30 Thurlow Road. Indeed both the BIA and Ground Stability reports consider the likelihood of ground movement and that a material risk is posed to parts of the building at 30 Thurlow Road. In view of this, it would be irresponsible to grant permission for the proposal as presented. 3. Detrimental impact on daylight: The proposed new bulk and mass would cause an irreversible and detrimental impact on the natural daylight and sunlight to the lower ground flat at 30 Thurlow Road. Our flat relies heavily on maintaining the existing levels. We consider the new scheme will breach the BRE guidelines and strongly object to the new design with the increased bulk and mass. Please ensure the applicant provides an accurate and comprehensive study on the light impact and how they propose to amend their design to respect the BRE guidelines which forms an important part of RBKC policies. The scheme should not be approved based on the breaches of these policies 4. Building methods incomplete: The BIA and Ground Stability reports refer to the use of piling

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techniques to stabilise the neighbouring ground during construction and longer term. Section 4.3 of the BIA appears to show the position of the piles which extend to at least 12m depth. The rationale for this depth is not discussed. The Ground Stability report shows forecasts of (vertical) ground heave and subsidence arising from excavation and building work, but does not discuss threats to horizontal stability (lateral movements) nor provide any estimates. Any such movements would be a considerable threat to 41 Rosslyn Hill, and 30 Thurlow Road in particular. The Ground Stability report section 6.3.1.1 gives an estimate of ground settlement due to piling but on the basis of far shallower (and insufficient?) piling depths. Section 5.2 refers to the need to consult with piling engineers and that the choice of pile diameters, potentially as wide as 450mm, has not yet been determined. It is also not clear from the reports regarding actual pile spacing, for example, whether or not a continuous wall is proposed to part or all of the excavated area. The report (sect 5.2) also comments on the potential for intrusion into the root protection zones of the neighbouring mature trees. With this uncertainty, the actual impact of these building methods cannot be properly assessed.

5. Hydrostatic effects and impact on hydrogeology: Although the site investigation did not identify significant ground water within the plot of 30a Thurlow Road (section 5.7.3), prior recent investigations and bore holes in the area immediately to the south west (higher ground) did reveal presence of water. The lower land to the north and east presumably plays an important role in maintaining adequate drainage. Note – the gardens in these properties already suffer from ground water saturation during the autumn and winter months. The proposed construction would effectively present an impermeable dam up to 13m wide and 4-5m deep running along the boundary with 30 Thurlow. Depending on the actual chosen design of the piled wall, this depth could be much greater. The reports do not appear to consider the influence of the long term additional hydrostatic loading on this retaining wall which is vital to the stability of the ground and prevention of lateral movement. No measures are presented for safe dispersal of water that might accumulate in the higher ground to the south west of this wall.

6. Compounding effect of adjacent developments: a similar and equally substantial subterranean development is being proposed in the garden of 39 Rosslyn Hill (planning application 2014/5285/P). Note - The aerial photograph in the Design and Access Statement for 30A Thurlow road is out of date and does not show the existing excavated patio area at number 39 Rosslyn Hill. If both applications are approved and constructed, these two substantial excavations – within a few metres of each other - together may well have a major impact on both ground stability and hydrogeology. The resulting effect on the neighbouring properties has not been evaluated or reported upon in the BIA and Ground Stability reports for the 30a Thurlow Road development.

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2015/5409/P	Bhupen Parmar	41A Rosslyn Hill London NW3 5UJ	02/11/2015 15:55:27	OBJ	<p>I object on the following grounds;</p> <ol style="list-style-type: none"> 1. Loss of daylight and privacy. 2. Noise nuisance. 3. Risk of movement, flooding and vibration damage. <p>The revised application suggests only a small increase in height, width and depth is being requested, however, the total floor space will more than double from the approved 149m2 to 309m2 - more disruptive building works, for a longer duration, closer to our building with greater risk of vibration, flooding and movement damage. Additional excavation will cause greater dirt, noise and traffic issues.</p> <p>Increase in height and width will result in a loss of light and privacy as has been the result of the (applic. no: 2014/4310/P) .Ground Floor Flat 39 Rosslyn Hill - The erection of a ground floor side extension and associated alteration to existing as a result of which I have lost 50% of light into my bathroom and kitchen plus privacy of my terrace which is now overlooked - Planning failed to check these impacts when granting permission.</p>
2015/5409/P	Sam Lessani	Flat C 41 Rosslyn Hill NW3 5UJ London	03/11/2015 20:21:10	OBJ	<p>Hello,</p> <p>I would like to raise my objection against the new development plans for 30A Thurlow Road for the following reasons:</p> <ol style="list-style-type: none"> 1. The new plans are much bigger in terms of superficie that the ones approved earlier. 2. The whole Hamstead and Belsize park area is built on a soft clay zone and adding a three stories building can have some unexpected effects on the surrounding buildings due to the underground water movements and unstable foundations. 3. The bulding reduces massively our privacy and can be a source of disturbance for all the other neighbours due to its closeness. 4. The new requested dimensions can substancially reduce day light. <p>Thank you for your understanding.</p> <p>Regards</p> <p>Sam Lessani</p>

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2015/5409/P	J Fischer	Flat 6 30 Thurlow Road London NW35PH	04/11/2015 22:48:29	OBJ	<p>We live in the neighbouring property - 30 Thurlow Road - and strongly oppose this new application. it is a huge increase in size from the previous application, which Camden approved (though many neighbours opposed). It adds nothing of value to the conservation area - indeed, it diminishes it.</p> <p>Above all, as concerns our own property at no. 30, the applicant's own Basement Impact Assessment states that if they were given permission, 'there is some risk to the neighbouring building' (i.e. ours) and that the 'foundations to the post-war extension (i.e. at no. 30) will be at some risk of movement due to the excavation'. It would be incredible for Camden to approve this, knowing those risks.</p> <p>The noise, disturbance and pollution, in an area already greatly blighted in recent years by similar works, is also of course of great concern to people who actually live there, not least the elderly and children.</p>
