

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6385/P	derwent may	45 Burghley Road NW5 1UH	06/01/2016 12:54:58	COMMNT	Objections to granting planning permission for planning application 2015/6385/P (43 Burghley Road, London NW5 1UH)

I write as the joint owner and occupier, with my wife, of the house next door, 45 Burghley Road.

1. Construction and Safety.

First, I believe that the proposed work threatens serious damage to my house and to No.41. All the three houses at this end of the street (Nos. 41, 43 and 45) have suffered subsidence in the past and have been underpinned. This is clear evidence that the ground on which they are built is unstable. The work entailed in creating a basement living area in No 43 will entail much shifting of the earth under the house, with unavoidable impact on the earth around, and constitutes a real threat of damage to the party walls and the foundations of the neighbouring houses. There is a traffic calmer in the road outside the houses and they are already subject to vibrations. There have been some terrible examples of collapsing houses in London, with its clay soil, when basements are created.

2. Environment

This is not just a personal matter for their owners, but a clear environmental matter. The whole street is a residential part of a protected conservation area and any damage to houses in it constitutes a real threat to it.

These houses were not designed to have basements. So apart from the points made above and structural concerns, the construction of basement accommodation is out of keeping with the conservation concepts. It would extend the house unduly, and result in a house that is out of proportion to its site.

In particular, the plans give very little detail about the front and the rear light wells. The front light well would significantly change the appearance of the facade. It is not clear how it would be enclosed to prevent people falling into it, and there appears to be no provision for direct escape from the new basement rooms. (This also applies to the rear light well.)

The front garden of the house would also be wrecked as a garden by the plan. There would be no space for rubbish bins and they would have to go on the pavement. In addition, the front hedge of the house would obviously be under threat, and the hedge that separates the garden from our front garden is not shown on the drawings at all. Nor is it clear how our own front wall would be affected by standing on the edge of a deep well.

Camden Council has taken trouble looking after this valuable, late-19th century conservation area in the past and should reject any threat to it now.

3. Disruption and Contamination

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					<p>If the work goes ahead, digging under the house, removing earth and building new foundations and walls will produce enormous disruption in this peaceful area for a long time - a colossal amount of dust in the air contaminating other buildings, continuous noise, obstructions to traffic using the road, parking problems.</p> <p>4. I should also add that the developer is renting the house out at present, and lives abroad. Nor is it clear what his future plans for the house are.</p> <p>I hope the Council will give serious consideration to these points.</p>
					<p>Derwent May, 45 Burghley Road, London NW5 1UH. January 6 2016</p>
2015/6385/P	derwent may	45 Burghley Road NW5 1UH	06/01/2016 12:54:37	COMMNT	
2015/6385/P	derwent may	45 Burghley Road NW5 1UH	06/01/2016 12:54:59	COMMNT	
2015/6385/P	Linda Benson	41 Burghley Road NW5 1UH	05/01/2016 18:13:42	OBJ	<p>We formally object to the planning application for 43 Burghley Road, as need more time to explore and consider the potential impact on the structure of our property, as well as the insurance risks. Also we have to consider the personal & environmental impact on ourselves, particularly myself who took early retirement due to health issues and will be at home during the day and will have to suffer the inevitable noise & disruption</p>
2015/6385/P	Eamon & Helen O'Sullivan	47 burghley road nw5 1uh nw5 1uh nw5 1uh	07/01/2016 10:47:20	COMMNT	<p>Dear Sirs, Our house is two doors away from the proposed development so we should not be directly affected, however we are concerned as to two possible issues:</p> <ol style="list-style-type: none"> 1.The effect of the excavation on the existing tree in front of the property, it is a valuable and important feature in the street scene and should be retained and protected. 2. The reduction in the size of the front garden might result in refuse bins being left permanently outside on the pavement, as has occurred at No 71 Burghley Road, and now it's neighbouring houses are doing the same which is spoiling the appearance of our street. <p>We would be grateful if you would look into these matters before making a decision and if necessary add whatever conditions would address them.</p> <p>Yours faithfully, Eamon & Helen O'Sullivan.</p>

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