

Application No:
2015/7208/P

Consultees Name:
Tony Crean

Consultees Addr:
13
quadrant grove

Received:
14/01/2016 20:18:49 OJB

Comment:

Response:
I want to object to the plans to build a basement under 24 Quadrant Grove.

Quadrant Grove is a small tree lined street and also very narrow. I think that a basement development would harm the community nature of our street and begin the steady erosion of the unique and special nature of our neighbourhood particularly as a precedent would be set which would result in many other basement constructions which would absolutely destroy the nature of our street. I am sure that is one reason for the developers persevering with this application as they know further paydays are on the horizon, with no regard to the current residents (as house values would rise subject to the planning permission being granted, destroying forever the special community that I have known for almost 20 years). We want to preserve our little street and would ask for your consideration on this matter.

a basement construction requires a huge amount of work and several skip loads and lorries, the work could last for up to 9 months with massive noise and disruption. I do not live next door to number 24 but have experienced noise levels from my neighbours who have carried out much less invasive building works, so I can only imagine how disruptive the noise from a basement construction would be, especially if you are a person (as many of us who live in Quadrant Grove are) who works from home.

The increase in traffic caused by lorries and skips would also be a risk in obstructing emergency & service vehicles (this has happened previously) as our street is so narrow, also potentially damage our cars, lamp posts, our trees and the road and pavements. This kind of disruption on a major scale would be hugely damaging and also make it impossible for people who work from home to continue to do so. The sheer level of noise and dirt which would arise from such a building project would be very harmful to our neighbourhood.

a further concern is about the effects such building works would have on the structural stability of neighbours houses, there would I'm certain, be some form of damage which is a major concern to all in the street.

I understand no construction management plan was included in the previous application that would have thought that given the narrowness of the street and the concern many neighbours have about the project, that this should have been a priority.

Perhaps this indicates that the proposal is just to enable the planning permission to be granted to eventually increase the sale value of the house before moving out and leaving the rest of us to put up with the damage to the neighbourhood.

I would be most grateful if you could give this matter your attention and help us to preserve and conserve our street.

thank you

Application No: 2015/7208/P
Consultees Name: suma setna
Consultees Addr: 13 quadrant grove
Received: 14/01/2016 20:05:28 OJB
Comment:
Response: this is a repeat of our objections to the proposal to dig a basement under 24 Quadrant Grove.
An earlier application for planning permission was turned down on the grounds that the accompanying engineering survey was inadequate.
In the case of the risk to neighbouring houses, who would be liable for any damage: Camden Council, Mr Ireland or the unfortunate neighbours?
The houses in Quadrant Grove are small workers' cottages, built with shallow foundations on clay that rises and falls.
Front doors often jam because the whole house has shifted. Number 4 underwent major remedial work for serious subsidence only a few years ago. This project will set a precedent for other property speculators, creating a further series of holes under the street and the ruin of a nice quiet community street.
We have all put up with the noise, dirt and traffic of several building projects in Quadrant Grove in recent years, and have mostly put up with them because they have been aimed at creating sensible extra bedroom space for families or to improve dilapidated property. The digging of a basement in this narrow street, entailing the excavation and removal of huge volumes of soil, will last longer and will be far more disruptive than anything we have seen so far, without yielding comparable benefits except to developers who no doubt hope to encourage others to speculate on their house values.
It would absolutely destroy the nature of our street. We want to preserve our community and would ask for your consideration on this matter.
I hope you agree that the scheme defies all common sense and reject this application, confirming the decision councillors made at a public meeting on 24 October 2014.

[Redacted]