

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7079/P	Daniel Mundy	Flat 4 8 Belsize Lane London NW3 5AB	25/01/2016 16:33:35	OBJ	<p>I wish to object in the strongest possible manner to the proposed works at 11 Rosslyn Hill. Basement excavations will pose a significant risk to the main house's existing, historically and architecturally important, and already fragile structure, not only during the construction phase but also in their implementation.</p> <p>I write as a construction professional who has been involved in the conservation and preservation of many grade 1 listed buildings who has witnessed firsthand the detrimental effects these basement works have on the fabric of buildings such as these.</p> <p>Excavation and mass pouring of concrete, regardless of any assurances, will most likely at a minimum cause damage such as cracking to the brickwork, effect the water table and drainage and will change forever a listed building, that in a conservation area, should be preserved in it's unmolested state for future generations. The proposal to dig a two storey hole to satisfy the owners faddish whims, topped off with a structure lacking any architectural merit or flair on behalf of the designers, is nothing short of architectural vandalism and should be dismissed out of hand by the planning department. A planing department who's duty of care to these structures, if other local developments are anything to go by-the house on the corner of Belsize Lane and Haversack Hill being a prime example, is clearly not being adhered to.</p> <p>11 Rosslyn Hill is already of considerable size and I see of no justifiable reason why it should be increased. The current owners fail to realise that they are merely custodians and that their responsibility should be to ensure that the building is not harmed. This work will harm the building and in doing so changes it-for the worst, permanently.</p> <p>I have also read in the press that Air Studios also share significant concerns about these proposals and the effect they will have on their ability to operate if they were to proceed. These studios are not only culturally but nationally hugely important and should be provided with the utmost protection. Lastly I have concerns with regards to the environmental factors that will be affected by these proposed works. These range from the carbon footprint related to mass concrete pours to the danger that pedestrians and cyclists are exposed to when large tipper trucks and concrete lorries are allowed-as they are at present,to operate with impunity in the area. The effect the noise,dust and associated disturbance will have on the already frayed nerves of residents of Belsize Lane should be of utmost concern to Camden Council. "Already" as we have been blighted for a number of years by developments in this area, very few of which that can be viewed to have enhanced the external appearance of the properties in a supposed conservation area.</p> <p>For the reasons stated above I implore the planning department to reject this and any associated or future applications with regards to this property.</p>