

| Application No: | Consultees Name: | Consultees Addr:  | Received:           | Comment: | Response:  |
|-----------------|------------------|---|---------------------|----------|--|
| 2015/7079/P     | Valerie Harris   | 29 St Dunstan's<br>Close<br>Canterbury<br>Kent<br>CT2 8LP | 29/01/2016 16:57:55 | OBJNOT   | <p>I wish to object to the proposed development at 11, Rosslyn Hill as it is contrary to Camden's Excavation of Basements Policy DP 27 in almost every respect. It will adversely affect the Fitzjohns Netherhall Conservation Area through loss of trees in the long term; and the proposed dining room is over scaled and bulky and lacks the delicacy of a garden room. The above ground replacement studio however works well as it reflects the church architecture and suggests a standalone garden folly. The lower ground media room requires excavation to within 75 centimetres of the flank wall of Lyndhurst Hall, the Grade 2 Listed former Church which is a visually prominent feature and a heritage asset to the conservation area. The excavations are thought to be in predominantly made-up (ie. less stable) ground and yet there is no consideration for implications on the structural stability of this important neighbouring property.</p> <p>There are three deep basement excavations: the media room, the swimming pool with sub-base mechanical plant room and the mechanical ventilation room under the terrace. With the proposed dining room, the cumulative effect of these developments is to encircle the Georgian house. As the land falls across the site from north to south, there will certainly be an effect on surface and ground water drainage patterns. This is likely to cause the ground either to dry and shrink or swell in a significantly different manner. With two Grade 2 Listed buildings in such close proximity this is an unacceptable risk to both their structural integrity.</p> <p>Noise from the four mechanical plants to be installed (swim pool fresh air, swim pool exhaust, air source heat pump and condenser unit) is considered only from the nearest noise sensitive windows on dwellings to the south and east. The noise report completely omits any consideration of the affect on the world renowned Air Recording Studios along the north and west site boundary and there is no mention in the noise report of possible ground vibrations from the likely surround sound cinema projection room less than one metre away.</p> <p>Loss of the significant landscape trees along the southeastern boundary will be inevitable in the long term. Even with piles and concrete beam foundations for the dining room the soil beneath will be deprived of rain water. A substantial area of the root protection zone soil will dry and roots will die. Extensive ground works in the confined garden will inevitably lead to significant and detrimental soil compaction from excavation machinery even with the tree protection plan. This will exacerbate soil and ground changes which will lead to tree decline and death in the future. The proposed intensive development and ground restriction will prevent replacement planting of significant landscape trees which currently benefit the setting of 11 Rosslyn Hill and the wider conservation area.</p> <p>The justification for this application proposals seems to be that the landscape setting of 11, Rosslyn Hill will be improved by the above ground changes and therefore the below ground aspects are 'not engaged' by all other planning, conservation area and listed building planning considerations. I would say that there will be substantial and severe harm to the two listed buildings and the excavations are contrary to Camden's Excavation of Basements Policy. These proposals cannot be justified by the relatively modest landscape gain from the removal of two timber garden sheds and the redesign of the flat roofed studio not visible from the street.</p> |

| Application No: | Consultees Name: | Consultees Addr: | Received:           | Comment: | Response:  |
|-----------------|------------------|------------------|---------------------|----------|--|
| 2015/7079/P     | Daniel Glaser    | 8 Belsize Lane   | 28/01/2016 14:37:52 | OBJ      | This is a massive overdevelopment of the immediate vicinity of a beautiful and very distinctive classical house. The proposed extra above ground buildings will ruin most of the perspectives of the house. As neighbours immediately to the south they will block our view of the sky, reduce our light and spoil the views of the building and the church behind. The building of the massive basements will jeopardise the studios next door. The lorry movements at the already crowded junction of Pond Street will be very dangerous for children and vulnerable road users. |

---