

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6734/P	Nicole Sochor	33 Briardale Gardens	17/02/2016 19:18:27	COMMNT	<p>I object on multiple grounds. This is a Quenell house, on a Conservation Street which the Heath and Hampstead Society regards as locally listed. The Quenell architecture is an important feature of the Crofts, and particularly at the front, its integrity should be maintained.</p> <p>The Quennell door case is one of his "signature features" and this door case style features in books of architectural heritage on Quennell. Our local conservation society recently had an extremely-well attended Christmas meeting addressed by a Quenell expert, and there is a renewed appreciation of the work of this highly influential architect which Camden should take on board and preserve (in the same way that Hampstead Garden Suburb guards its heritage) . - It is to Quenell that we owe the distinctive look of the "Crofts".</p> <p>Also, this is an overdevelopment of a house, which, is described in Camden"s conservation statement as "modest".</p> <p>Highly important is the fact that Briardale Gardens, the street adjacent, was a Victorian brickfield and is unstable "made ground". A rigorous assessment of the land stability should be undertaken at the Clorane Gardens site which may be similarly affected. The application fails to consider that there is serious subsidence in the adjacent area - a garage nearby in Briardale Gardens had to be demolished because of serious subsidence. Camden should not look favourably on extensions making extensive use of glass in the roof, this is intrusive to neighbours and causes intrusive glare into neighbouring homes. Camden must consider that Briardale Gardens is the most congested little street in Camden - FACT -and that it will suffer badly from heavy lorries carrying away excavated soil. Camden MUST insist on a traffic management plan whereby heavy spoil removal and other heavy construction vehicles stay within the bounds of Clorane Gardens only and DO NOT disturb Briardale Gardens by trying to reach Finchley Rd by this means. Please see the abundance of videos on YouTube regarding Briardale Gardens NW3 traffic. Also consult Camden"s traffic planner Hasher Mahnavi on this point. Camden must insist on an adequate construction management plan to spare residents on Briardale Gardens from yet more construction traffic. Digging a basement externalises unpleasant and hazardous traffic conditions, onto innocent neighbours, and basements are not minor building works, but major engineering works that can cause structural damage to adjacent homes. Camden as a matter of principle should look at the impact of particular basements very closely and not grant them as a matter of course. I believe basements are contra-indicated in Briardale Gardens - Clorane Gardens. They are not a feature of Quenell houses, and that this area suffers from high risk of surface flooding, subsidence, underground water sources, and unstable soil. Therefore I object to this basement. THIS IS AN OBJECTION NOT A COMMENT PLEASE REGISTER IT AS SUCH</p>

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2015/6734/P	Hope Samuel	5 Briardale Gardens London	17/02/2016 21:12:25	COMMNT	I am concerned about the impact of a basement development on the water level and the foundations and structures of the surrounding buildings. I would like some reassurance that this has been properly investigated, the risks assessed and that responsibility to do so is being taken seriously. I am also very concerned about the associated traffic of building vehicles on local roads such as Briardale Gardens and Clorane Gardens that are frequently highly congested. Finally I think Camden should consider what impact it has on the local surroundings in general of granting permission to develop basements in houses which are already substantial.

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