

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3593/P	Keith G Adamson	27 Denning Road Hampstead London NW3 1ST	01/03/2016 13:28:48	OBJ	I would like to object to the proposed basement development on the following grounds :- 1)the documentation provided does not properly address the risks of damage to adjacent property (including mine at No 27 opposite), or possible effects on the water table. 2)previous work on the site led to significant disruption to the neighbourhood,(lorries and vans blocking the road, parking sites blocked, and noise). Excavating a basement would cause many more of the above problems, as the builders have not shown much regard to avoiding disruption. 3) a basement cinema can not be considered as necessary living space, and allowing this to go ahead would set a very bad precedent
2015/3593/P	Keith G Adamson	27 Denning Road Hampstead London NW3 1ST	01/03/2016 13:28:26	OBJ	
2015/3593/P	K Adamson, M. Morahan, PJ Solomon, E Waters, Directors, Denstead Managements Ltd,	27 Denning Road London NW3 1ST	01/03/2016 16:55:09	COMMNT	<p>We protest in the strongest possible way to this proposal for a second basement at 26 Denning Road. This freehold company owns the property opposite and downhill at 27a Denning Road which will be significantly compromised by the digging of this basement.</p> <p>There is nothing in the application to prove conclusively that the digging of a basement will not endanger neighbouring properties. The application is inadequate and it is incapable of demonstrating that the property owned by the company will not be undermined by the proximity of this digging.</p> <p>The plans in the application consist inadequate drawings, not produced by a registered architect; there is also lacking a satisfactory Construction management plan and no Design and Access Statement; there is an inconsistent and inaccurate Basement Impact Assessment; and lack of assurance that the construction will not damage neighbouring properties or lead to ground instability/flooding. It is all highly unsatisfactory and inadequate. Our property is downhill from this property therefore is at significant risk considerable damage if this basement is permitted. There is ample evidence of underground streams and rivers in this area, and knowledge of sandy and gravel soils in Hampstead to provide enough reasons to refuse this basement extension.</p> <p>We the undersigned directors of Denstead Managements Ltd therefore request that the Director of Culture and Environment of the London Borough of Camden refuses this application.</p> <p>K Adamson, M. Morahan, PJ Solomon, E Waters, Directors, Denstead Managements Ltd, 27 Denning Road, London NW3 1ST</p>

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2015/3593/P	David Millett and Gillian Morris	33 Denning Road	01/03/2016 10:45:04	COMMNT	<p>The applicant fails to satisfy the requirements of Camden planning policy in that it has not shown how the proposed work would avoid structural damage to other properties.</p> <p>The applicant has failed to demonstrate, in accordance with Camden's requirements, that the work will not lead to ground instability and/or flooding</p> <p>In recent years the volume of basement developments has been a source of continuing noise and disruption to the residents of this and neighbouring streets. Where these developments are proposed by speculative builders we do not see why their interests should be put above those of the resident electors.</p>
2015/3593/P	C Lewis	12 Carlingford Road	01/03/2016 16:18:13	OBJ	<p>I would like to object to the excavation of this basement / cinema room.</p> <p>I am one of the neighbours backing on to the property and we have had disruption for over a year while they are doing current work on the property which seems never ending and there is no guessing how long the basement work would take.</p> <p>the sound insulation doesn't seem to be adequate and our young daughters bedrooms are at the back of the house towards the property and the noise could disrupt them, this is a quiet residential area without problem neighbours and wild parties, there is no need for a giant house with basement and cinema rooms.</p> <p>there doesn't seem to be adequate investigation regarding the local wells and water movement and there could be issues to Denning Road, Carlingford road and the whole area</p>
2015/3593/P	Keith G Adamson	27 Denning Road Hampstead London NW3 1ST	01/03/2016 13:28:48	OBJ	<p>I would like to object to the proposed basement development on the following grounds :-</p> <ol style="list-style-type: none"> 1)the documentation provided does not properly address the risks of damage to adjacent property (including mine at No 27 opposite), or possible effects on the water table. 2)previous work on the site led to significant disruption to the neighbourhood,(lorries and vans blocking the road, parking sites blocked, and noise). Excavating a basement would cause many more of the above problems, as the builders have not shown much regard to avoiding disruption. 3) a basement cinema can not be considered as necessary living space, and allowing this to go ahead would set a very bad precedent