

[REDACTED]

From: Phillips, Kate
Sent: 07 June 2016 09:21
To: Planning
Subject: FW: 20/21 Kings Mews WC1N 2JB - Planning Application No 2016/1093P

Hi – can this be logged to 2016/1093/P

Thanks

Kate Phillips
Planning Officer

Telephone: 0207 974 2521



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From: Nigel Balchin [REDACTED]
Sent: 05 June 2016 16:20
To: Phillips, Kate
Subject: Fwd: 20/21 Kings Mews WC1N 2JB - Planning Application No 2016/1093P

Dear Ms. Phillips, I am a Chartered Surveyor and act on behalf of the owner of No 3 Northington Street , Mr. John Newman, which you will note backs onto/is immediately adjacent to 20/21 Kings Mews.

I note that comments were due to be submitted to you as case officer by 26th May but I hasten to add that we only heard about this application by chance having, to the best of our knowledge, received no formal notification. With this in mind we would like you to include and take note of our extremely strong objection to the subject planning application.

We object on a number of grounds including the following:

1. Excessive bulk and massing and height of the proposed development.
2. Privacy will be impaired.
3. It is out of keeping with the immediate and surrounding neighbourhood / conservation area /buildings in the area .
4. Adverse impact on the listed buidings in the immediate conservation area.
5. Potential noise intrusion from the air conditioning/plant to be sited at roof level , particularly since the development will be exceedingly close to my client's property.
6. At roof level to the rear of my client's property drainage is via a down pipe adjacent to 20/21 Kings Mew. Should this be in any way interfered with flooding could occur.

7. With the extremely close proximity to the rear of my client's property we are concerned about impact on future maintenance of the rear elevation to 3 Northington Street.

8. With reference to the Basement Impact Assessment and in particular the comments under the 'Scoping Stage' with respect the statement that " it's not certain that ground water is present at the site or that it's proposed excavation will extend below any water table " is in reality very wide of the mark . Had the author of this assessment made contact with me/my client and also the owner of No 5 Northington Street it would have firstly become apparent that both these properties have basements , hitherto apparently unknown by the applicant and its advisors and secondly it would have become apparent that myself, my client and the owner of No 5 are extremely concerned with water issues in our respective basements. At No 5 there is a sump pump installed which regularly "cuts in" when the water table rises and drains water out beneath 20/21 Kings Mews . At my client's property there is no sum pump and there is a longstanding problem with rising damp. The water table is clearly a problem giving rise to ever present issues of dampness.

It is my opinion that if a substantial basement is constructed at 20/21 King's Mews which will require substantial tanking/water proofing this will exacerbate the already present and most serious rising damp/ water problems at Nos 3 and also 5 Northington Street.

In view of the above I would respectfully ask that the planning application be refused consent.

Regards Nigel Balchin MRICS.