

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2689/P	Michael Gould	188 Goldhurst Terrace NW6 3HN	27/06/2016 21:37:00	OBJ	<p>I am writing to object to the development of the basement property at 190 Goldhurst Terrace. I am objecting for the following reasons:</p> <ol style="list-style-type: none"> <li>1. I am extremely concerned about the impact the development will have to the foundations and core structure of my property at 188 Goldhurst Terrace. As noted in the Chelmer Consulting Services BIA on page 35 of 46, "Some ground movement is inevitable when basements are constructed". The Goldhurst Terrace properties were built in the late 19th century and were not constructed with foundations sufficient to support deep excavations. This leads me to believe that when the core foundations are significantly impacted, as they will be with the basement proposed, there is a huge risk of destabilising the foundation of my property.</li> <li>2. I note from the BIA mentioned above that there is a history of subsidence in the South Hampstead area, see point 7 on page 23 of 46. The impact of the basements works therefore concerns me a great deal. I have lived with my family for 15 years at 188 Goldhurst with no structural issues. The idea of these works leading to a risk of my property suffering subsidence issues leads me to request that this application is not approved.</li> <li>3. I note from the Camden CPG4 guidelines that one of the key factors that is taken into consideration on planning for basements is whether "the proposed work will increase the differential depth of foundations relative to neighbouring properties". From the planning documentation it seems that the basement depths will vary, with the lowest depth being 3.5m, far deeper than the foundations of my own property. This differential depth concerns me because of the impact this could have on my property's core structure and foundations.</li> <li>4. South Hampstead is a Conservation Area. I am concerned that the addition of a new front entrance to the proposed basement property will have a negative and harmful impact on the preservation of the appearance of 190 Goldhurst. The large subterranean front entrance level will take away a significant area to the front of the property and create a significant and inappropriate staircase and circulation area which is harmful to the appearance of the subject property as well as our property next door. This would be an overbearing feature and would ruin the design and "line" of the properties which are all similar as acknowledged in the design and access statement.</li> <li>5. The design and access statement appears to suggest that the basement and lower ground floors are popular within Goldhurst Terrace so as to suggest that it will be normal and in keeping for a development of this scale and the significant changes proposed to go ahead without any adverse impact. This is not the case at all and the very substantial changes and inappropriate designs would not be in keeping with any traditional cellar arrangements. This type of reconfiguration and over-development of the subject property cannot be described as a traditional feature.</li> <li>6. The existing method statement does not deal adequately with the concerns of the residents regarding noise and damage to property which would arise even for a smaller basement excavation. However, the excavation proposed of this size would have a far more serious and detrimental impact.</li> <li>7. The excavation works would be monumental and unreasonable. There is not sufficient detail regarding the proposed excavation work and the impact on the amenity and neighboring property.</li> <li>8. The method statement does not provide sufficient detail to understand important aspects such as time of works, scope of on-site works including concrete mixing and construction management traffic plan. This does not allow for a full and proper assessment of the significant impact on the amenities and neighbours.</li> <li>9. I am concerned that these works will cause significant nuisance to my family. These include:</li> </ol>

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					<p>a. noise, dust, vibration and potentially driveway obstruction. My wife works from home and often has clients visiting our house for confidential meetings. It is unlikely to be possible for her to work in this way during the basement works.</p> <p>b. The need to install movement meters at several locations at our property, which presumably means giving access to engineers throughout the period weekly to read the meters.</p> <p>Based on the above objections I sincerely hope that this application does not proceed.</p>

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