

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2046/P	Lee Dianda	12 Conway Street Flat 2 London W1T 6BE	05/07/2016 08:51:11	COMMNT	<p>I object to Planning Application Ref: 2016/2046/P (I am also objecting separately to Listed Building Ref: 2016/2825/L though I think there may be overlap on some issues; a few points have been repeated). I am particularly concerned about the proposal to construct an extremely deep basement, extending two storeys beneath the existing basement/lower ground floor level and to lower the ground floor. The proposal would cause significant harm to my property, the local area, and to the listed building. It would be clearly not be approved if the Draft Local Plan is accepted. My flat is adjacent to the proposed development.</p> <p>19 Fitzroy Square is a Grade II* listed building forming part of a terrace within the conservation area. Under the present proposals the applicant proposes to undertake very extensive demolition and excavation work to create a very substantial basement containing a swimming pool and various other facilities. I would note at the outset that it is clearly not the case that such development is required to make the residential conversion viable. I believe there is huge demand for houses such as this, without any increase in floor space, let alone the need to create a swimming pool deep beneath ground level. This is relevant to the impact on heritage assets since there is absolutely no public benefit derived from these proposals, and accordingly no justification for the harm that would be caused to the listed building and conservation area. The accommodation provided by the house without the proposed basement pool would be more than adequate to meet the needs of a single dwelling/family home. If this were a preliminary step to dividing the building into two residences or converting to flats, I think that would also have a negative impact on the area.</p> <p>The excavation works will take place immediately adjacent to the wall of my flat. I have reviewed the Basement Impact Assessment and it provides no confidence that the works will not cause damage to my home. I am told by my neighbour at 18 Fitzroy Sq that the initial boreholes carried out by the developer caused damage to her property. I understand that the Council will carry out an assessment of the impacts of the proposal with the assistance of experts. I request that I am provided with a copy of that assessment in due course and afforded an opportunity, if necessary, to obtain my own expert advice from a structural engineer before the matter is determined.</p> <p>Even where appropriate surveys and risk assessments are carried out, that does not rule out the possibility of something unforeseen occurring – either with digging the basement itself or an accident with constructions equipment operating in a very limited space. If something were to go wrong, that could have an extremely serious impact on my property. At best it would involve potentially significant repairs to my property and insurance claims, at worst legal action.</p> <p>I am aware of comments made in Camden’s consultation on basement developments – where damage to property resulted in lengthy, costly legal action – and no doubt years of stress and uncertainty. I hope the Council will bear in mind the very many negative aspects to this type of development on neighbouring properties. Although I do not have the expertise to assess many of the other risks, I am aware that similar types of development have caused very significant problems in relation to drainage and the water table.</p> <p>I’ve lived in my flat for more than 10 years and in the area for nearly 30 years and have no intention of moving. However, if my circumstances changed, I might be forced to sell my flat – the length of the project and the many other negative impacts would undoubtedly have a significant impact on the value of my property.</p> <p>I am also very concerned about noise/odours which would be associated with ventilation and other equipment necessary for a swimming pool. This would be a permanent problem. I have a terrace</p>

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					<p>which is next to the 2 storey portion of 19 Fitzroy Sq and my kitchen window overlooks the roof. I was encouraged to see that the Draft Local Plan would not permit this type of basement extension. However, as the adoption of the Plan remains uncertain, if this application were granted, is there not the potential for making it easier for similar applications to be approved (if the Draft Plan were not adopted in its current form)? That could have additional implications for the neighbourhood if similar project were to follow, including in relation to drainage and the water table and nuisance from construction projects for an indefinite period.</p> <p>I also object to the additional proposed entrance. I'm told that was previously given planning permission. I was not aware of the previous planning application; I would have objected had I known. I cannot see that this is needed – unless it is a preliminary step to dividing the property into 2 houses or conversion to flats – both of which I would object to.</p>

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