

From: Hope, Obote
Sent: 25 October 2016 09:34
To: Planning
Subject: FW: Application 2016/3719/P

Please log the attached as an objection.

Obote Hope
Planner

Telephone: 020 7974 2555



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From: Tom Connaughton [REDACTED]
Sent: 21 October 2016 12:41
To: Hope, Obote
Subject: Application 2016/3719/P

Obote Hope
Development Control
Planning Services
LBCamden
Town Hall
Argyle Street
London WC1H 8ND

21 October 2016

Application 2016/3719/P
50 Rochester Place, NW1 9JX

Dear Obote

I am the owner and long time resident of 12 Rochester Terrace writing to you with regards to application 2016/3719/P (50 Rochester Place). Apologies for not contacting you sooner, I have spent the last few months working in the US so only recently received the information.

I have several concerns with the newly submitted application with added basement dig that was not part of the initial consultation plans we were shown. It is fair to say that there have been many attempts over the years, in many different guises, to substantially alter 50 Rochester Place with little to no regard shown for the surrounding conservation area or impact on existing residents and businesses.

I have several concerns mainly linked to the basement dig.

WATER COURSE:

I find it hard to believe that no water was found during soil sampling. The water table in the area is very high. Any body who gardens in the area will be able to acknowledge that. The lush gardens themselves tell the same story. Indeed the head gardener from leading landscaping company commented this year that he had never see such a high water table during his work. The tributary of the Fleet river runs close to Rochester Place. Looking at new builds on Rochester Place, their foundations have filled with water until completed (42 and 40). A spring has appeared on two occasions close to 44, seeping through the sets - before concrete was relaid.

SUBSIDENCE:

The housing within the Rochester Terrace conservation area has a long history of subsidence given the soft boulder clay and local river systems and water table. There is clearly a risk to surrounding buildings by putting in a basement as proposed.

TREE ROOTS:

Our garden at no.12 Rochester Terrace is within the conservation area. It is surprising then that the application has not considered the effects on our trees. No arboriculturalist has been consulted to assess impact on tree roots and potential damage. Each species has a radius of influence based on maturity, height and trunk diameter. The impact here has not been considered.

ARTICLE 4 DIRECTION ON BASEMENTS

Camden is bringing in an Article 4 direction next year; this should impact on this application.

Yours faithfully
Tom Connaughton