

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2016/5492/P | Jim Sturman | 24A Acol Road | 20/11/2016 16:59:00 | OBJEMAIL | Dear Sir, |

The TINY notice of application affixed to a lamp-post at one end of Wavel Mews has not even been seen by many local residents who will be affected by this application. However this application having been brought to my attention I have a number of objections.

A 2 level basement in this area is absolutely unprecedented and is likely to be very disruptive, not only during construction but because over the past 5 years there have been numerous problems with water mains and pipes being broken (particularly during the winter). Last winter pipes on Acol Road were damaged at least twice, and work on pipes has also been required in Wavel Mews.

The work that will be required is likely to be very disruptive to all of us who live nearby. Every time there is major work in this area contractors leave nails and screws (and other objects) on the streets, in the past 4 years I have had to have tyres on my car replaced/repaired because of punctures on at least 6 occasions, on none of those occasions have I been able to identify the person responsible so on each occasion I have had to bear the expense myself.

A 2 level basement on such a small cottage is BOUND to create a precedent for all the other cottages in the mews, if this application is granted there are bound to be a number of similar applications that follow. You risk creating an unhelpful precedent that would lead to an explosion of similar applications and a consequent change in the character and nature of the neighbourhood (including the level of occupation of properties and increased pressure on local amenities - including parking).

Whilst I accept that houses 10a and 10b are not part of the longer row of cottages in Wavel Mews which are of a distinctive nature it is a fact that if you allow this application the houses next door and opposite will be profoundly impacted by the increase in the footprint (subterranean or not) proposed by the change.

Camden Council will of course be aware of the problems caused in Westminster by excessive basement construction, which has from time to time caused collapses of roads during and after construction, and dramatic weakening of roads. If Camden allows this application (an application made in a Conservation Area no less) it is very hard to see how you will avoid similar problems in the future, because if this application is allowed you would have no basis to oppose similar applications from the property next door and opposite.

I rent a garage in Wavel Mews (as well as owning a property within 75 yards of the proposed development) and my access to that garage will be curtailed during construction.

The actual development proposed is out of character with other buildings in the area, even though the major expansion is subterranean the size of the development is no less over-bearing and out of kilter with the current character of the neighbourhood.

I have tried to click on the "site plan" link to the details of this application but at the time I am drafting this letter the link is not working so I am unable to make detailed observations on the design of the house itself, however I would wish to make the point that to allow a design inconsistent with the other properties in the Mews would be wrong in principle.

Further, the plans do not make it clear where the proposed "Roof Terrace" will be located, but clearly that Terrace will mean that residents who are not currently overlooked will now be - that cannot be fair. The report of the engineers (presumably the engineers who will be paid to do the work) asserts that the impact of constructing a double basement on adjoining properties will be "negligible or very slight", one person's "very slight" is a resident's nightmare. The risk should not be taken of creating

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disturbance and subsidence in an area where subsidence is in any event a factor all of us who are resident have to live with because of the London Clay soil upon which our houses are built. In dry summers we all have to live with widening cracks (or worse) and it is intolerable that the engineer should minimise the danger.

Yours Sincerely

Jim Sturman
