

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5492/P	Claudia Abram	11 Dresden Road	08/12/2016 23:47:26	OBJ	Development Management Camden Town Hall Judd St WC1H 9JE  11 Dresden Rd London N19 3BE

7th December 2016

Dear Sir Madam,

Re: Planning Application 2016/5492/P 10B Wavel Mews, London NW6 3AB

I would like to register my strong objection to the proposed demolition and development of 10B Wavel Mews which seeks to eek every possible square inch out of the existing site and beyond by building down, upwards, forwards backwards and sideway and even projecting over the public highway. I am hoping that the potential precedent of such a development will be given very careful consideration as an agreement to a development of this scale would, I believe, set a precedent that would damage the future sanctity of the South Hampstead Conservation Area.

Specifically, I am objecting on the following grounds:

1. Unacceptable loss of light to neighbouring properties:
  - Sunlight to the garden of 15A Acol Road will fall 28% below the BRE guidelines if the development goes ahead.
  - 72% of the garden and the entire lawn area will receive under 2 hours of sunlight a day if the development goes ahead.
  
2. Overshadowing
  - The proposed development would cast an imposing shadow over the garden at 15 Acol Rd, negatively impacting and transforming what is currently a bright garden that is used by the family with small children who live in 15A Acol Road.
  
3. Significant risk to nearby trees and loss of green which compromises the conservation area environment
  - It is quite clear from p7 of the Arboricultural Impact Assessment (AIA) Report that the Category B lime tree which is only 2m from the proposed development site is highly likely to be affected by the proposed basement excavations.
  
4. Significant overlooking and loss of privacy for adjacent and neighbouring properties
  - The proposed roof terrace will overlook surrounding gardens, in particular, the gardens of 13 and

Application No:    Consultees Name:    Consultees Addr:    Received:

Comment:    Response:

15 Acol Road. It will further give line of sight into flats on all 4 levels of 15 Acol Road and surrounding properties on both Acol Road and Wavel Mews. This results in an unacceptable loss of privacy for residents of Acol Road and Wavel Mews and particularly for the family with young children living in the ground floor flat.

- It should also be noted that the layout of flats within 15 Acol Road means that this will result in loss of privacy from key living quarters including living rooms, kitchens and bedrooms.

5. Overbearing nature of the development

- As outlined above, the plans submitted propose a dominant and overbearing development which seeks to expand the current footprint in every direction

- By definition a Mews Property should be subservient in scale. Pushing the development out to the boundary with no green buffer and extending as far as possible in every direction does not conform with this definition in any way.

6. Layout, design appearance, material and character of building

- The bronze finished and glass staircase enclosure are out of keeping with the Mews and the conservation area in general

- The proposed development plans seem to ignore that 120B is essentially a part of the same structure as 10a, and should they be approved, would lead to a building which totally dominates and overshadows 10a which is unacceptable. It should be handles with respect as one half of the same building.

- A staff room is shown at basement level which does not appear to have adequate lighting

7. Detrimental effect of the excavation on other buildings:

- The Councils' basement policy states that any basement should not

- i. A. extend beyond the footprint of the original building

- ii. B. The scale of the proposed basement

- The proposed double height proposal basement contravenes both recommendations.

- The excavation required poses a severe risk to the foundations of neighbouring properties.

- i. The wall of 15 Acol Road is particularly vulnerable and is identified as such within the Basement Impact Assessment Report

- ii. The area is known to have a flood risk and this affects 10A and 10B quite substantially.

- iii. The BIA report identifies the 'highly plastic soils make it prone to movement, subsidence and heave'.

- iv. An approval of this scheme would set a precedent for other applications which cumulatively, could lead to risk of collapse and foundational instability and as well as damaging the current ecological balance of the conversation area with years and year of excavation throughout the area

- v. 10A confirmed that they did not act upon their granted application to build a basement as they were given clear advice that it would be unwise to risk the structural problems to surrounding properties as a result of digging.

8. Public visual amenity

The proposed development will have a negative impact on the visual amenity of this historic cobbled

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**

**Comment:**    **Response:**

mews; destruction of trees T1, T2 and T6 identified in the AIA on p12 & 13 as well as the risk to T5 and the cobble stones during the development and construction

9. Noise and disturbance before, during and after the development.

- Before: Currently little regard is being given to the neighbors whilst it is rented as a short term let via Air B and B to large groups who are causing disturbances.
- During development: In such a small mews, such extensive development will be extremely disturbing; noisy, affecting air quality, disrupting street access, traffic flow and parking during this time. The residents of 15 A Acol have a very young baby (born Oct 2016) as well as a young child and will need to be in their home for most of the development period, which they will find this extremely disturbing and distressing for all the reasons listed above.
- After: the 2 pumps active at basement level 24/7 have the potential to permanently disturb the peace of the neighbours. In addition, the large roof terrace has the potential for noise and clutter.

10. Loss of ecological habitats:

- The impact on trees which would affect already dangerous air pollution levels
- The impact on habitat for birds, bees and other wildlife.
- Has a protected species including a bat survey been conducted to confirm that no protected species will be harmed during the destruction of the building?

11. Adequate parking and services:

- Rubbish trucks do not come down the mews because the size, shape and access make it impossible.
- The Traffic Management Assessment does not give an adequate assessment of the reality of large trucks and vans using the mews, basing its conclusions on the assumption that the mews will always be empty. Either this cannot be the case, or the entire mews will have to be closed to traffic which will have a huge impact on already difficult parking in the area.

12. Detrimental effect on Conservation Area, National Planning Policy framework (NPPF) and guidelines and Camden Council Conservation Area policies.

- The many departures from NPPF policies and Camden's policy statements in totality, constitute a major attack on policy values, setting a dangerous precedent for the future. This includes:
  - i. breaches to heritage values
  - ii. design considerations and constraints
  - iii. policies in relation to trees and bio-diversity
  - iv. policies to protect amenities
  - v. policies for the provision of cycle parking and refuse.

Please keep me updated as I wish to attend the committee hearing. Please notify me of the date.