

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6710/P	CRASH - Lucy Findlay	45 Compayne Gardens NW6 3DB NW6 3DB	30/01/2017 10:53:26	COMMEM AIL	<p>It is clear that the applicants have worked hard to attempt to stay in keeping with Camden's policies and the conservation area. However there are a number of comments I would like to raise.</p> <p>The wording of the introduction to the design and access statement is misleading. This proposal involves excavation of a basement under the entire footprint of the existing building and into the garden under an increased extension ie not just excavation of a further 700mm from its existing depth. In the overview and planning statement it says the existing basement will be extended by 800mm. And different numbers are stated in the basement impact assessment. It seems unclear as to how deep the excavation will need to be and hence even more concerning as to how the basement excavation will take place without causing damage to the rest of the building and neighbouring properties including the pavement and street.</p> <p>The basement impact statement emphasises the complexity and engineering challenges of undertaking this; the potential for damage to the other flats in this building and neighbouring property (97 Priory Road would seem high). How does the application demonstrate the methodology to maintain the structural stability of the building and neighbouring properties which is noted in DP27.</p> <p>A significant amount of earth will need to be removed to complete this and it is unclear how removal and delivery of materials will be undertaken in this residential area on a junction where numerous small children walk to access local nurseries and schools.</p> <p>There appear to be a number of small trees/shrubs in the front garden that would need removal but this does not seem to be mentioned.</p> <p>The new tree planted by Camden on Compayne Gardens is right outside where the new bin access is planned to be and would very likely be damaged during construction</p> <p>The design statement states that the additional entrance on Compayne Gardens will "add to and enhance the appearance of the building". I disagree – the existing entrance has already been modified from the original (compare with no.78 Compayne Gardens opposite) and see lintel above no.99 entrance showing changes. It does not follow that addition of another entrance to the building will enhance it in fact it does the opposite.</p> <p>Addition of the large lightwells will cause light spillage that may affect neighbouring properties</p>