

[REDACTED]

From: Bushell, Alex
Sent: 16 February 2017 14:48
To: Planning
Cc: Diver, John
Subject: FW: 13022017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT
Attachments: WILLOW ROAD c1840 LITHOGRAPH CHILDS_Plate 10.jpg

[REDACTED]

From: Beaumont, Elizabeth
Sent: 16 February 2017 08:52
To: Bushell, Alex
Subject: FW: 13022017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT



From: Glen Robinson [REDACTED]
Sent: 14 February 2017 09:45
To: Beaumont, Elizabeth
Subject: FW: 13022017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

14022017

FAO Elizabeth Beaumont

Good morning Elizabeth

I hope my email finds you well. I apologise for forwarding a copy of my email to you which I sent John Diver on Monday this week. My email is my formal objection to the Planning Application PA_2016_7146_P 31 Willoughby Road basement works. John is away and his automatic reply email gave David Fowler's email contact. I then sent it to David Fowler's email address but it was rejected as being incorrect. Given our collective concerns here at Willow Cottages about 31 Willoughby Road [and the now withdrawn 33 Willoughby Road which you have been in correspondence with our neighbour Gemma Wood], I wanted to make sure that my formal objection to Application PA_2016_7146_P was received as the LBC website is rejecting online objections. Please see email trail below as I know a number of people are wanting to object but have been curtailed by the website not allowing them to submit their objections. Please could you look into this and hopefully have it resolved?

Thank you for any and all help in this matter

Kind Regards

Glen [Robinson]
39 Willow Road

From: Glen Robinson
Sent: Monday, February 13, 2017 04:37 PM
To: 'david.fowler@camden.gov.uk.' <david.fowler@camden.gov.uk.>
Subject: FW: 13022017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT
Importance: High

FAO David Fowler

Dear Mr Fowler

I received an out of office email from your colleague John Diver when I sent my email to John earlier objecting to planning application PA2016_7146_P earlier today. I understand that John is away this week and back next week. Given this I thought it best to resend my objections to you and to also draw your attention to the fact that LBC website seems not to be allowing people from lodging their objections to the application online. It would be much appreciated if this could be rectified.

Thank you and much appreciated.

Kind Regards

Glen Robinson
39 Willow Road

Cc Elizabeth Beaumont

From: Glen Robinson
Sent: Monday, February 13, 2017 10:05 AM
To: 'Diver, John' <John.Diver@camden.gov.uk>
Subject: 13022017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT
Importance: High

13022017
Diver, John <John.Diver@camden.gov.uk>
FAO Planning Officer John Diver

Please accept this email as my formal objection to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT.

I live at 39 Willow Road which is one of the listed early Victorian cottages within the small terrace called Willow Cottages.

My reasons for objecting to the application are i.e.

1. The submitted scheme documents do not correctly define the real damage that will be caused to both the listed Willow Cottages and to the rear boundary listed retaining wall which is contiguous to 31 Willoughby Road. This is borne out by the facts that the BIA document does not [a] recognise the specific conditions

peculiar to the listed terrace of Willow Cottages; [b] it does not identify nor mention that Willow Cottages are themselves listed and therefore require higher levels of risk assessment; and [c] it does not identify nor mention that the existing lower retaining boundary wall of Willow Cottages is listed, dangerously damaged and infringed upon by improper construction which potentially could harm both adults and children who frequent the rear space serving the cottages.

2. Furthermore, the BIA document is shown to be false in its real assessment of damage impact as [a] the 'diagram of outlined sensitive structures' omits showing how the actual cottages numbering 40, 39, 38 and 37 fall well within the 5m zone for considering potential damage to surrounding structures and buildings - never alone listed structures and never alone a listed terrace which is structurally interlinked and formed from poor Victorian materials and construction methods; [b] the water table calculations are also inadequate as they do not cover a suitable longitudinal study period which the report itself acknowledges but then goes on to neglect this position by using limited soil test data. This has been shown more clearly in the Willow Cottages collective response document objecting to the proposed works on issued on 24 January 2017. This objection document has been signed by 13 people living in Willow Cottages.
3. This same BIA document shows failed desk research in terms of the real water courses which historically existed here in Willow Road. The earlier OS dated 1866 shows a number of water wells along Willow Road. The attached circa 1840 lithograph shows the Fleet River running down Willow Road towards the watercress beds in Downshire Hill. The BIA makes no reference to the numerous water courses as it does not even acknowledge the remaining existing well in the garden of 38 Willow Road. This underplay of existing underground water courses, coupled with limited site data makes the BIA effectively a nonsense as it does not correctly define the real risk of damage to the listed Willow Cottages. These basement works will divert the underground water courses causing extra hydrostatic pressure on the already damaged rear listed boundary wall and will also potentially cause a higher water table on the lower Willow Cottages which in turn will cause severe weakening and damage to the fragile construction of the listed terrace as a whole.
4. OVERLOOKING & LOSS OF PRIVACY - These works through the reconfigured layout of habitable spaces also cause severe overlooking and privacy problems to 39 Willow Cottages as the direct line of sight from our living room to the new reception room at the rear is just over 7m. This is unacceptable and infringes on our privacy and quality of life. Similarly, this also impacts on 40 and 41 Willow Cottages.
5. OVERDEVELOPMENT – the addition of a full new floor based on the footprint of the existing house albeit underground is pure overdevelopment and is inappropriate to the local environs given the proximity to the heath and all that that allows.
6. DISRUPTION, NOISE & DISTURBANCE – these works will cause major disruption, noise and dust for over 18 months during the course of time that such works would require. The impact on existing traffic and pedestrian patterns would be immense given the number of heavy load trucks required for removal of such a volume of earth to form such a basement. Furthermore, as Willow Road is well used by parents and children enroute to and from school on a daily basis, will be potentially paced in harm's way due to the increased level of construction traffic from the site.
7. INCREASED SECURITY RISK – Such works over such a period will potentially increase the risk of crime to areas adjacent to the site works.
8. LOSS OF LIGHT – the submitted scheme is incomplete as it does not show what the rear boundary works are going to be. Currently we are in dispute with the applicant based on the damage that their poor construction has caused to our lower listed boundary wall which has made it both unsafe and dangerous, requiring temporary support so that we can use our south facing rear patio space. The submitted scheme shows no intent of resolution nor solution to the rear boundary which currently has a temporary screen at higher level blocking out daylight to our home. The scheme should include what the applicant's intention to this area is as the excavations will impact directly on this area.
9. DANGER TO EXISTING SAFE PLAY AREA AND REAR ACCESS – The excavations for these works will impact dangerously on an area that is used by the children of Willow Cottages for a safe play area as well as a well frequented rear access to most of the listed cottages. These basement works do not acknowledge this and offer no safe solution or protections to Willow Cottages.

Please record the above as my objection to the proposed basement works

Kind Regards

Glen Robinson

PS

FAO JOHN DIVER - Please note that the LBC website no longer allows one to register one's objections on line. I have been told by a number of surrounding neighbours that they have not been able to register their objections to the proposed works and that they are extremely concerned as such. It would be appreciated if this access could be rectified given the communication below. I have suggested that people wishing to object to the application should email you directly until such time that the website accepts objections. Thank you

From: Diver, John [<mailto:John.Diver@camden.gov.uk>]

Sent: Monday, January 30, 2017 05:41 PM

To: Glen Robinson [REDACTED]

Subject: RE: 24012017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

Hi Glen,

I will accept comments sent at any time prior the point at which I submit my recommendations. As the BIA audit has not yet commenced I would be surprised if I would therefore be in a position to do so until the end of Feb. That means that you would have a decent amount of time to get any comments that you might have in to me before this point.

Kind regards,

John Diver
Planning Officer
Development Management
Supporting Communities
London Borough of Camden

Telephone: 02079746368
Web: camden.gov.uk
2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Glen Robinson [REDACTED]

Sent: 27 January 2017 16:58

To: Diver, John

Subject: RE: 24012017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

27012017

Dear John

A quick question which I forgot to ask regarding the planning application below i.e. when is the cut-off date for the submission of comments and objections?

Apologies for the time but it would be appreciated if you could get back to me on Monday.

Thank you

Kind Regards

Glen

From: Glen Robinson
Sent: Tuesday, January 24, 2017 08:31 PM
To: Diver, John <John.Diver@camden.gov.uk>

[REDACTED]

Subject: RE: 24012017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

Thank you John

Your email confirmation is much appreciated

Kind Regards

Glen

From: Diver, John [<mailto:John.Diver@camden.gov.uk>]
Sent: Tuesday, January 24, 2017 06:29 PM

[REDACTED]

Subject: RE: 24012017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

Dear Glen,

Thank you for your submission.

I can confirm that I have received your collective response and will set aside time to fully review the points raised in the coming week. I will also ensure that these are sent to Campbell Reith so that they are made aware of these issues during their auditing process of the applicant's basement impact assessment. In response to your question, I do not think that it would be necessary to post across the original version of this document as the scanned copy is given the exact same weight in terms of the decision.

Your request to be kept updated is duly noted and I will ensure to do so as soon as there is any progression with the assessment.

Many thanks,

John Diver
Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 02079746368
Web: camden.gov.uk

2nd Floor
5 Pancras Square

5 Pancras Square
London N1C 4AG



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You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

Sent: 24 January 2017 11:24
To: Diver, John

Subject: 24012017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT
Importance: High

FAO Planning case Officer John Diver

24012017

Dear John

Re : Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

Firstly, thank you for taking the time to talk to me on 12 January. I had hoped to get my initial comments back to you sooner but the task then escalated into co-ordinating and compiling a full objection response document from all of us here at Willow Cottages. I should add that for this application my fellow Willow Cottages neighbours have charged me with the task of formulating and articulating our concerns and objections to the planning application submission documents which has now been agreed and duly signed by all as shown in the attached objections document.

For transparency, I should add that I have been charged with this task due to the fact that I am a registered architect based in NW3 with over thirty years' experience. Although I am now semi-retired and have downsized my practice [www.gra-gra-architects.com] to reflect my reduced engagement, my practice and I have been fortunate in carrying out a wide range of projects, some of which have been major works to a number of listed buildings as well as others which have been on sites with more than difficult soil conditions.

I have attached our collective response objecting to the proposed basement works at 31 Willoughby Road NW3 1RT [Application PA2016_7146_P].

The document has tried to incorporate all the contextual matters specific to Willow Cottages which I mentioned when we spoke, and has also identified our numerous concerns and objections based on analysis of submitted drawings and BIA et al documents.

Please do read our document as it conveys our many valid objections. We hope both you as our Local Authority and the appointed independent Consulting geotechnical and structural engineers Campbell Reith, consider our identified points carefully as the submitted application documents do not show the real impact and potential drastic damage to the fragile listed heritage buildings collectively known as 'Willow Cottages'


It would be appreciated if you could [1] confirm receipt of this email and [2] if you would like me to send the original signed objections document as opposed to just the attached pdf document. Also, please do not hesitate to call me if you need any further information or clarification or wish to see aspects of Willow Cottages in situ when you carry out your site visit.

Lastly it would also be appreciated if you could keep me / us updated on progress and any negotiations that you consider necessary relative to this application which we strongly object to.

Thank you for your help and assistance

Kind Regards

Glen
[Glen Robinson]



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