

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2016/6426/P | G Pomeroy | 12a Crossfield Road nw3 4ns nw3 4ns | 22/02/2017 22:57:51 | OBJLETTE R | <p>I live at 12a Crossfield Road on the ground floor garden flat, with my two year old son. I own the flat and it is directly next door to 13a. I share a wall with 13a.</p> <p>I live directly next door to the proposed works. I understand that this potentially looks like a fantastic project, with a wonderful opportunity increase the size of the family home quite considerably. However I would like to raise some concerns that aspects of the development are not aligned with Camden's planning policies, and there is also the context of the very considerable impact on the environment and on the immediate neighbourhood, as well as some worries about the stability of the building.</p> <p>CONSERVATORY</p> <p>I do have some concerns that the conservatory as proposed would infringe both the daylight and the sunlight from the bedroom (adjacent to the garden) in my property. The new conservatory is to be cavity masonry construction to approx. 575mm height and it would overlook my garden terrace and create a sense of enclosure. I am concerned that the conservatory as proposed would not be in keeping with Camden planning guidelines. Section 4.10 of the "Camden Planning Guidance Design Extensions, alterations and conservatories" which states that an extension should "not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing... and sense of enclosure." I have read Camden Planning Guidance 6: Amenity which states (page 31) that "we expect all buildings to receive adequate daylight and sunlight."</p> <p>SIZE OF THE PROPOSED BASEMENT</p> <p>This proposed basement development is much much larger than other basement developments in the street and neighbouring streets.</p> <p>The plans to do not comply with Camden's own planning guidance. The proposed basement extends under what is currently the garden and beyond the original footprint of the building. Camden Planning Guidance on Basements and Lightwells Section 2.6 states that the Council's preferred approach is "for basement development to not extend beyond the footprint of the original building" in order to reduce the area for water to runoff and soak away.</p> <p>The proposed conservatory (with basement underneath) and lightwell together will take up one third of the current garden. This does not comply with Camden's planning guidance Section 2.5 which says that "Basement development that extends below garden space can also reduce the ability of that garden to support trees and other vegetation leading to poorer quality gardens and a loss in amenity and the character of the area."</p> <p>COMPARISONS WITH OTHER LOCAL BASEMENT WORKS</p> <p>I note that permission was granted at 15a Crossfield Road two years ago but that basement was on a much much smaller scale than this one. That basement was ONLY at the back of the building, there was no digging at the front, and the basement at 15a is one third the size of the proposed basement at 13a.</p> <p>Another nearby basement development was 55 Lancaster Grove 2015 BUT this was an enlargement of</p> |

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an existing basement, not a brand new excavation, and it was subject to a section 106 legal agreement over water and sewage issues.

BASEMENT FLOOD RISK

This is a very large scale project. I am concerned about the ground movement and the damage that could be caused to my property by a large digging project, as well as the impact of groundwater flows to neighbouring properties. There is a risk of flooding from this development.

Section 3 of Camden Development Policies DP27 states that “the construction of a basement could cause surface water flooding if its location forces water to the surface or could cause flooding elsewhere if the movement of water below ground is altered.”

The BIA concludes that it is likely that the groundwater level will rise as a result of the basement construction. Two boreholes were constructed at 13a Crossfield Road in December 2016 which encountered water seepage and the BIA concluded that waterproofing of the basement would be necessary as well as some dewatering. Whilst the report does not indicate a risk to neighbouring property, the need for waterproofing and dewatering does indicate some problems with the water and I am concerned about the impact on drainage conditions. (See Thames Water’s response to the proposed basement development of The Hall school a few doors away at 23 Crossfield Road which also highlights concerns about drainage). I am concerned that this development could contribute to sewage flooding.

I would also like to draw your attention to CDP 27.9 which raises some concerns about the proposed basement being underneath an impermeable pavement, in the case of 13a Crossfield Rd, the basement is under an impermeable paved patio at the back garden. CDP 27.9 states that “developments should provide an appropriate proportion of planted material above the structure to mitigate the reduction in the natural storm water infiltration capacity of the site and/or the loss of biodiversity caused by the development. This will usually take the form of a soft landscaping or detention pond on the top of the underground structure, which is designed to temporarily hold a set amount of water while slowly draining to another location.”

I also note Article 4 Direction for basement development

I would also like to highlight that this proposed development comes in the context of a change in Camden’s policy towards basements. The change was confirmed in October last year and will come into effect on 1st June 2017. Camden Council has removed permitted development rights for basement development. The Article 4 direction will remove this right so that all basement excavations will need planning permission and will be assessed against the Council’s planning policies. (I appreciate that the proposals for 13a Crossfield are not directly affected by this because the proposed basement goes beyond the existing property but I raise the point to highlight that Camden planning policies are becoming less tolerant of basements).

I would also like to make a couple of points about the consultation with the neighbours in this case. I understand that this consultation has come about very shortly after a change that came into effect in

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October in the way Camden communicates to neighbours about planning applications that affect them.

A letter was sent from the applicants to some neighbours on Feb 17th, with the consultation deadline being Feb 23rd. This was the first I learnt of the proposals next door. I was actually completely unaware that Camden no longer write to people, and I only discovered this only after looking at the Camden website for the planning proposals.

Whilst I appreciate that Camden has introduced a new way of communicating to neighbours, via the Ham and High and notices in the street, I do think that most neighbours were completely unaware of this. Most people do not read the Ham and High and would not know to look at signs on lamposts.

The neighbours were therefore completely unaware that these plans were going on. They have had very very little time to respond to proposals which will undoubtedly have a very large impact on their property and life over the next year or more. I think it is worth bearing this in mind when looking at the responses to the consultation in the sense that people will have had very little time to research and respond properly.

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| 2016/6426/P | G Pomeroy | 12a Crossfield Road nw3 4ns nw3 4ns | 22/02/2017 22:58:10 | OBJLETTE R |
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| 2016/6426/P | David Cooke | Flat 1 12 Crossfield Road London NW3 4NS | 22/02/2017 12:18:49 | COMMNT | <p>I see that the Ladwigs have detailed the work on the proposed underground basement at 13a Crossfield to last 7 months. The underground excavation (in the Design and Access Statement) at 15a Crossfield Road (2014/0498/P), lasted for 18 months. And the work on an underground basement in nearby Adamson Road took 15 months. The quote to say the least seems hopelessly inadequate if not deceptive. Could someone shed light on this inadequacy? After all, nobody enjoys noise.</p> <p>About 16 years ago the floorboards inside and under the front window of number 13a were rotten and water could be seen swirling under. About 8 years ago when 13a was converted the renovator had to pump water out from the basement. The renovator at the time told me that the row of houses had gradually sunk over 130 years – on 13a side – by several inches. Several of the past tenants of 13a have had to leave the existing basement flat because of the smell and damp and the overflowing drains. As the house is caught between two of the tributaries of the underground river Tyburn I hope this development will not cause further subsidence which leads to cracking of walls in the adjoining house at number 12.</p> <p>As a proposed triple-glazed conservatory is to be added on to the rear of the house I hope it will be more than adequately sound-proofed as noise from the existing brick extension in that area already leaches out.</p> <p>I couldn't find plans on the website for the proposed studio office to the rear of the garden. Perhaps I missed them. I hope the height of this proposed studio office is to be kept to a minimum.</p> <p>There is also the lines of children (6-8 year olds) from the Hall School across the road to consider. These on a daily basis are marched past number 13a.</p> <p>I trust Camden is going to be as strict in enforcing its rules regarding noise and safety in these matter of underground basement excavations as Westminster is. In this area we already have the Hall School proposal to knock down and replace one of its building – and then there is the grotesque Tower at 100 Avenue Road waiting to be built.</p> |
