

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1044/P	Helen Rogers	28 Makepeace Avenue N6 6EJ N6 6EJ	22/03/2017 11:58:47	COMMNT	<p>1. I ask that a permanent privacy screen is erected between the roof terraces of 26 and 28 Makepeace Avenue. The current temporary screen was erected without consent by previous owners of 26 when the house was on the market in 2016.</p> <p>2. A basement impact assessment should be carried out for the significant excavation works shown on the drawings to form a basement. This hill has tricky ground conditions with underground springs and streams that do move positions periodically. There is also history of subsidence and slippage of buildings on the Holly Lodge Estate. Neighbours should be confident that their properties are safe from harm, ground instability, or ground water ingress. Proceeding without an impact assessment does not allow this.</p> <p>The Area Conservation Plan says "When considering applications for basement extensions within the Conservation Area, the Council will need to be satisfied that effective measures will be taken during demolition and construction works to ensure the stability of the building and neighbouring properties."</p> <p>3. A Construction Management Plan should be made. The significant earthworks and basement construction involved in this scheme will mean considerable noise and increased lorry traffic in this very quiet Conservation Area.</p>

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2017/1044/P	Elizabeth Haggerty	24 Makepeace Avenue	22/03/2017 10:25:13	OBJ	<p>The planning application is for only a small part of the proposed development. The larger part of the plan is for the excavation of the basement, for which permission is not being sought (I think wrongly). My concerns are in four parts.</p> <p>(1) THE PLANS INCLUDE ENGINEERING WORKS OF A SEPARATE ENGINEERING ACTIVITY. I believe the basement works which are shown on the plans (but not part of the application) are not "permitted works". They include significant engineering works, which appear to amount to a separate activity of substance. I believe Camden must look at and address the nature of the excavation, the removal of the ground and soil and the works of structural support to create the space for the basement. This aspect should form part of the planning consideration.</p> <p>(2) THE IMPACT ON THE SUB-SOIL. Having lived in the area for a number of years, I have noticed how water/streams flow(s) down the hill at varying (and changing) points and how the soil rises at differing times of the year. I believe the development will have a significant impact on: a) Groundwater flow; b) The drainage system c) Land stability. This has not been addressed satisfactorily</p> <p>(3) DISRUPTION AND ACCESS. There would be an impact on the neighbourhood of these works of demolition and construction. In addition to the obvious noise and dust there is also the traffic disruption that will be caused to the street. This is heightened as No 26 sits at the "entrance end" of Makepeace Avenue and on the narrower part of the avenue. Therefore the impact is not just in terms of lost parking but the access that needs to be gained by the other residents of the street who have to pass No 26. This access issue is heightened for larger vehicles - for example, the recycling and refuse collection lorries already have a difficult task reversing down the road (they cannot pass if the parked cars are not well parked let alone if there is a larger vehicle and a car).</p> <p>(4) THE PRECEDENT. On this west side of Makepeace Avenue there are eight south facing semi-detached houses. Even with this summer's forthcoming changes to the planning regulations regarding basement developments, this application could risk setting a precedent. If each semi-detached unit pursued the engineering and construction works that are envisaged here, the impact on the whole street would be ongoing dramatic and disruptive.</p>