

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3545/P	Nathaniel Caiden	Flat 2 121 Goldhurst Terrace	07/04/2017 17:45:02	OBJ	<p>I have previously objected on my behalf and for a collective (see Consultation Response received on 28/07/2016 at 18:14:13). Having now had the opportunity to consider the revised drawings and Basement Impact Assessment Audit, the objection is maintained. The proposed features of the plan that are objected to still largely result from insistence of (i) including a basement and (ii) building along party walls (at present the buildings not being joined and the proposal requiring underpinning and actual joinder to no 121). The objections are:</p> <ol style="list-style-type: none"> <li>1) The plan still has a basement, which necessitates building and excavation. The Basement Impact Assessment Audit (BIAA) still have “slight damage” (assumingly Burland Category 2). However, none of the new material acknowledges that the present boundary of 115-119 and 121 does not presently have an adjoining party wall. Unlike the vast majority of planning applications the proposal involves extending to a party wall and even having to underpin it. There is no necessity however to have this and so the objection is on the grounds of layout and density is still maintained.</li> <li>2) The inclusion of the basement is also putting greater risk to the tress/ecology in the conservation area. The revised drawings/plans have not addressed this aspect and the trial pit in the initial plan did not extend the entire scope of the proposed foundations/party walls (which are necessary because the plan is to have a basement and extend to party walls). Removal of the basement and not going all the way to party walls lessens this risk.</li> <li>3) More importantly approval of the current plan that has a basement risks creating a precedent. This is a material consideration and reason the current plan should be rejected. It is likely that many along Goldhurst Terrace and Camden in general will be receiving basement planning application for basement excavation if the present one is approved and it is likely to face the same issues as others boroughs where initial approvals set a precedent leading to spikes and having to introduce restrictions on basement constructions (Islington, Westminster, Kensington and Chelsea).</li> <li>4) The revised plan is still of such a scale, that it will have an effect on traffic. The increase from 12 bedrooms to 19 bedrooms on this narrow street cannot help cause this after work has completed, and during the construction phase it will increase the danger on the highway in the narrow one way streets that surround. For context removal of the basement means the 19 bedroom plan, drops to 15 bedrooms which is still more than the present building of 12 but at least is likely to lessen traffic.</li> <li>5) None of the changes have any bearing on the noise of the development objection.</li> </ol> <p>Finally, having regard to the BIAA and the application put forward, it is worrying to note that despite the use of a professionals and it being in effect a commercial building job, there is insufficient consideration to the issue of movement/monitoring. The BIAA suggests ‘considering’ preloading temporary props. But mere consideration will provide no use, it should be a condition of the work, and it should be a measure that the applicant would put forward itself and in any event be a condition of any work. The application has no mention of monitoring points, there is nothing to show how the movement of the building is to be monitored, such as by means of optical survey studs or remote sensors. Also, the applicant has not provided (nor are any found in the BIAA) any floating calculation/uplifting check to show that the basement will not pop out or explanation of stage by stage checks for the temporary construction stages when dealing with the basement (or at least mention that construction will always be with pressure relief drainage provided). In the event that any planning application is approved these should be conditions of the approval.</p>