

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1534/P	John Beard	61 Gloucester Avenue	19/04/2017 08:09:02	COMMNT	<p>The finished design of the proposed sub-basement does not visually impact on the surroundings much but the achievement of it would be a local nightmare. There is no precedent for this type of development on these canal side houses. Whether a sub basement within 15m of the canal bank is a risk to it needs specialist consultation. Excavating 4-5m below existing garden level would also mean that the proposers would have to cover the costs of party wall surveyors and structural engineers for all houses close by the proposed works.</p> <p>To buy a house in St Mark's Crescent should mean accepting that it is a special environment where unique conditions have to be respected. There has long been a serious traffic problem in this narrow street, where residents can only practically own small cars and even then get them frequently damaged by trucks trying to get down the street. Any building work always causes a problem, so a major development would not be welcome.</p> <p>To hope that some of the disruption can be transferred to the rear and the canal is just as unacceptable. This section of the Regent's Canal is a peaceful leisure and wildlife attraction at all times. The site is also opposite the Camden visitors moorings. The exposure to noisy builders conveyor belts and unattractive waste barges, which are 2-3 times as long as a St Mark's Crescent garden, would change all that.</p>

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2017/1534/P	Mrs Scarlett McNally on behalf of Mrs Dinah Hutchinson	59 Gloucester Avenue Primrose Hill NW1 7BA	14/04/2017 14:58:24	OBJEMAIL	<p>I am objecting on behalf of my mother, Mrs Dinah Hutchinson. I have authority under the Court of Protection to deal with her affairs.</p> <ul style="list-style-type: none"> • My mother has lived in her house undisturbed for 43 years, since 1974, in an area that is peaceful. • My mother's property at 59 Gloucester Avenue shares the entire length of garden wall of 31 St Mark's Crescent, on the eastern side. • My mother has disabilities, which limit her ability to travel so she spends almost all her time at her home and enjoys her garden. A building project of 34 weeks, with noisy works 09:00-18:00 would be very distressing and upsetting for her when she is physically unable to escape this disruption. • The planned building works include a conveyor belt running along the length of the garden to remove mess and a refuse barge parked so that it extends over my mother's garden. This would cause great distress to my mother. It would also prevent her from using her own garden, which would have a negative impact on her physical and mental health. • The plans include lowering the height of the garden by at least one metre. This will impact on my mother's garden and her wall. • The proposed sub-basement also extends to within a few metres of my mother's house and outbuilding, which has the potential to destabilise them. • We object to a deep sub-basement proposed within 15 meters of the Regent's Canal. Although the expert reports describe the canal as 'lined', there are great breaches of the 19th Century lining. We bring to the Planning team's attention that there used to be an enormous horse chestnut tree at the end of my mother's garden, abutting onto the canal wall. At one stage the brick retaining wall had to be re-built ½ metre into the canal because the tree roots had distorted it. It is highly probable that the tree roots had also distorted and breached the lining of the canal below the water level. The tree grew very well, which we put down to the proximity of the canal for its water and nutrients. We object to the assumption that the Regent's canal is lined and that such a lining is complete. The trunk was over a meter across. There would have been an extensive root network. We point out that the ground in this area so very close to the canal is far less stable than the expert reports suggest. We fear that a new sub-basement at 31 St Mark's Crescent will cause subsidence and property movement and encourage dampness in that site and in neighbouring properties. I note that the Camden planning portal has reference of TPX0006475 for 59 Gloucester Avenue NW1 7BA dated 31-05-2000 finalised 25-07-2000 requesting permission to fell the tree, the subject of a Tree Preservation Order. The permission was refused, but the tree is no longer there.