

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1726/P	Ellen Gates	11 Grove Terrace	18/04/2017 10:04:08	COMMNT	<p>This proposal is a significant improvement over a previous application for this site (2014/7203/L and 2014/7024/P), which was turned down on appeal. I therefore do not wish to object in principle to the current proposal, although I do have some comments on detail and points for clarification.</p> <p>1 Apparently there is to be some underpinning in the basement area at the front of the house. The applicant's architect confirmed in respect of an earlier application that this is limited to the vaulted cellars and would not affect the main building. He also confirmed that there would not be any underpinning at the rear. I simply note that I would object if there were to be any underpinning affecting the main building, as this would provide a precedent for alterations to other properties on the Terrace.</p> <p>2 It is not clear from the drawings provided how the new (lowered) terrace will relate to the existing garden walls. The applicant's architect explained in respect of the earlier application that the new lowered terrace would be flanked by the existing walls and locally to these walls the existing ground level will be retained and new retaining planter walls will be formed. It would be helpful if the drawings were supplemented to show the detail of this arrangement.</p> <p>3 I note that the front of the property is to be repointed. There should be a condition to any approval of the applications to require prior approval by Camden's conservation advisor to the colour and style of pointing.</p> <p>4 No construction management plan has been provided. Given the difficulties of access in Grove Terrace (a single lane, with restricted access during certain hours of the day), there should be a condition to any approval of the applications requiring prior approval of the CMP and also requiring the applicant to consult with the residents prior to the submission of the CMP.</p>

---