

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1718/P	Francoise Findlay Chairman Elsworthy Residents Association Member of BCAAC	1 Lower Merton Rise NW33RA	12/05/2017 19:49:05	OBJEMAIL	<p>This site has a history of applications and the present one appears to include previous ones that have been granted but not carried out. However since 2014/15 Camden has developed their basement policy further- DP 27- and I wonder if this could have any affect on the present proposal. 27.9 "Proposals that take up the whole rear and/or front garden of a property are unlikely to be acceptable".</p> <p>In addition I would urge Camden to refer the BIA to Campbell Reith for their independent analysis.</p> <p>The noise report describes potential nuisance from the rear of the new summerhouse which will be positioned closer to the rear of 51 Elsworthy Road. This house has a music studio extension that extends close to the shared boundary and might be adversely affected.</p> <p>There is no Construction Management Plan. A previous development in Avenue Road permitted portakabins in front of the property that blocked the cycle lane and proved dangerous to pedestrians and impeded traffic flow. Please ensure that the construction site is contained within the curtilage of the property.</p> <p>Major basement development of this type defies all Camden's "green" policies in that they require 24 hour heating, ventilation etc. In addition the advent of climate change could bring serious periods of drought which would mean that garden "lids" over these basements, that require constant watering to stay green, might die. Should the property remain empty as it has the last few years, abandoned to the vagaries of the property market, then it may not survive at all and what is now a green space will die completely.</p>
