

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1718/P	Anne Valerie Solti	51 Elsworthy Road London NW3 3BS	23/05/2017 14:47:49	OBJ	<p>Planning application: 2017/1718/P Site Address: 46 Avenue Road, NW8 6HS</p> <p>I most strongly object to the entire proposal by BP Partnership Ltd for 46 Avenue Road. Within the Design and Access Statement</p> <p>4.1 Proposal summary</p> <p>The demolition of existing house</p> <p>Demolition, repositioning of summer house will create noise and enormous disturbance to neighbouring properties.</p> <p>4.2 Basement Extension of basement will impact on the houses and the gardens of 45 – 53 Elsworthy Road.</p> <p>4.11 Daylight &amp; Overlooking Will create noise, pollution and risk of flooding from underground stream.</p> <p>4.3 Summer House The proposal to move the summer house towards the rear of the garden is totally unacceptable if it is to become housing for the ventilation plant.</p> <p>4.13 Landscape (hard &amp; soft) Will impact on the privacy of 51 &amp; 53 Elsworthy Road and could create disturbance during the works to build the garden and could destroy existing plants and trees and disturbs the wild life which inhabit Primrose Hill and neighbouring areas.</p> <p>5.4 Overlooking The proposals will have a detrimental effect on the privacy enjoyed by the adjoining properties on Elsworthy Road which are to the rear of the site. (It should be noted that the distance from the Music Studio at 51 Elsworthy Road to the end of this site is less than 20 metres) The studio is used by students and professional musicians on a regular basis as a benefit from the Solti Foundation which assists young professional musicians at the start of their careers.</p> <p>8.0 Access Statement During the building process the removal of earth (as in plans) will create traffic flow problems on Avenue Road.</p> <p>9.0 Air Conditioning &amp; mechanical ventilation I strongly object as there will be noise and heat coming out of the air conditioning and</p>

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mechanical ventilation into the neighbouring gardens.

#### 10.0 Summary & Conclusion

“The proposal clearly demonstrates that there will be no adverse impact on the adjoining properties”

On the contrary there will be an adverse impact on the adjoining properties and gardens. There will also be the impact on Avenue Road traffic flow from the movement of vehicles that will be required to remove earth and deliver building materials and equipment to the site.

I note on the application there is no mention of the 2000, 2004 and 2005 applications and subsequent building resulting in disturbance noise and pollution from the machinery excavating the rear garden. As you will see from your file there have been works and partial development in 2004, 2005, 2011, 2014 and 2015. The planners should also be aware that the house has never been noticeably fully occupied during the past 16 years.

It should be noted that the area and properties on the Elsworthy side of the boundary can be subject to flooding. There has also been some subsidence in this specific area because of the volatility of London Clay. The gardens of 49 & 51 Elsworthy have been flooded during heavy rainfall: excavation and concrete filling will increase this problem. During heavy rain water does drain down from Primrose Hill to this corner. Several years ago the basement of 51 and several other basements in the area flooded during a flash storm resulting in overflowing sewers and considerable damage.

In the non technical summary of evidence there is no mention of the potential impact on properties on the south side of Elsworthy Road. It should be noted on Dr. Adam Pellew's report, paragraph 4, concerning the impact on the neighbouring properties on Avenue Road. It should be noted that there are neighbouring properties on Elsworthy Road where 47 to 53 Elsworthy Road, could suffer major intrusion from these works as their gardens abut the properties on Avenue Road. An additional point that has not been addressed is the disturbance to the traffic flow, cycles, cars, delivery vans on Avenue Road from earth moving equipment which will be required to excavate the basements and pool. Many people living in this neighbourhood are deeply concerned about these plans.

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