

Rudall Crescent Residents' Association

15 Rudall Crescent
Hampstead
London NW3 1RR

11th May 2017

For the attention of Anna Roe
Planning Dept.
London Borough of Camden
Town Hall Judd Street
London WC1H 9JE

Déar Ms Roe

Planning application 2017/1892/P – 15 Rudall Crescent, NW3 1RR

As Chair of the Rudall Crescent RA I am writing to object to the above planning application in its current form. We have had a good deal of trouble with applications for basements in the Crescent over the past four years, particularly when inadequate technical data has been submitted. This is the case with this application. A Basement Impact Assessment has apparently been done but for some inexplicable reason has not been submitted. Is this because there are problems with it which the applicant would prefer not to reveal to the Council or to the most affected neighbour at No 17? We believe that it is essential that the BIA is made available and that sufficient time is allowed for it to be examined by appropriate experts.

As it is the Crescent has been under virtual siege from development work for the last few years, involving noisy and disruptive building work, including at No 15. We are a relatively small Crescent so the amount of disruption and noise arising out of work to numerous properties has strained neighbourly relations and patience to the limit.

I am particularly concerned about the proposals for No 15. While the proposed basement does not extend over the full footprint of the property it involves potentially dangerous structural work. The proposed underpinning of the party wall between No 15 and No 17 is of particular concern. The proposal is to lower the floor of the cellar at No 15 which has many serious implications for the other half of this semidetached property (No 17). I believe it is up to the Council to ensure that neighbouring properties, especially when abutting a development site, will not be damaged in any way. The Council's own regulations insist on that, as does the new Neighbourhood Plan. That means the Council has a responsibility to ensure that the BIA is made available and that the advice on its viability and protections for No 17 are able to be scrutinised by experts independent of the architect and owner of No 15.

We are also concerned about the noise and dust pollution likely to emanate from the excavation works. We think it essential that working hours associated with this project limit the hours of work to weekdays only and not include Saturday mornings. I note that no information has been provided as to the arrangements for the removal of any excavated soil and other waste and

suggest that if the application is ultimately accepted, provided the various concerns of those most affected are satisfied, that there will be a traffic management plan as one of the conditions.

Yours sincerely

A black rectangular box redacting the signature of Ed Wolf.

Ed Wolf
Chair, Rudall Crescent RA

41 Rudall Crescent
Hampstead
London NW3 1RR

14/5/17

The Planning Officer
Anna Roe
Regeneration & Planning Dept
London Borough of Camden The Town Hall, Judd St
London WC1H 9JE

Planning Application No. 2017/1892/P 15 Rudall Crescent NW3

Dear Anna Roe

I should like to make the following comments with regard to basement application for 15 Rudall Crescent.

I am very concerned about the level of pollution it will create. There will be heavy diesel lorries coming into the Crescent together with large amounts of soil & many other vehicles needing to access the site. This will be compounded by major impending building work to No's 37 & 39 Rudall Crescent. Camden have stated that pollution, & its effect to residents in the area, is of serious concern. So this will be trebled & will have a serious affect on all the residents, including noise levels, & accessibility to people's houses. As the property is situated on a bend, this will increase the problems.

With reference to the geotechnical report, which is referred to but not provided, I am concerned that water was detected. It is a fact that our climate is changing due to global warming, & Rudall Crescent lies on a slope coming down from the pond. This factor needs to be taken into serious consideration. I therefore consider this report must be made available.

I am particularly concerned that ambulances & fire engines would be blocked due to so much building work being carried out, & this is of very serious concern. Furthermore, lorries will probably have to back out of the crescent, which could be very dangerous for children. Consideration should be given to elderly residents, of which there a number, including, in particular, no's 17,18,27 &31. I think the degree of noise, pollution & length of the work to be done, is unacceptable in a quiet crescent such as ours & chosen for exactly that reason.

I believe that number of basements now being built in Hampstead is a blight to the area & needs to be completely reconsidered by Camden Council. As someone who was born in Hampstead, & who has had many relatives living here, I believe the time has come to reconsider whether the unique character of Hampstead is being destroyed.

Mrs Rachel Kidd

(e mail: [REDACTED])

[REDACTED]

**Helen Evans
24 Willoughby Road
London NW3 1SA**

14.5.17

Ms Anna Roe
Planning Dept.
London Borough of Camden
Town Hall Judd Street
London WC1H 9JE

Dear Ms Roe

**Planning application no 2017/1892/P
15 Rudall Crescent, Hampstead, London NW3 1RR**

As a neighbour on the next road, Willoughby Road, I am writing to object to the above mentioned planning application on the following grounds:

1. Lack of basement impact assessment in an area renowned for subsidence and other ground stability issues. Until this assessment is made available, I cannot comment other than to express my concern about the impact on the nearby houses.
2. Disruption to neighbours, particularly the adjoining properties. I understand that there is a party wall with no 17 and the resident in that house will be particularly disrupted by the works.
3. General disruption to those living in Rudall Crescent and Willoughby Road, particularly from lorries. These are narrow roads with numerous children using the pavements (including my small children). I have witnessed dangerous driving by construction lorries and a further building site involving basement excavations will only make matters worse. What controls are proposed over lorries carrying away heavy earth particularly if driving around during hours when small children are likely to be present on the pavements?

Yours sincerely



Helen Evans