

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1892/P	Dorette Engi	21 Rudall Crescent London NW31RR	05/06/2017 21:16:02	OBJEMAIL	<p>Att of Anna Roe</p> <p>Dear Ms Roe,</p> <p>I would like to object to the enlargement of an existing basement.</p> <p>I would like to raise the following concerns:</p> <ul style="list-style-type: none"> <li>• There has been insufficient assessments of the impact of this development. Although it says that papers referring to a Basement Impact Assessment have been done, nothing precise has been submitted. Before any permission for yet another basement is given all us neighbours must be aware of what exactly is proposed.</li> <li>• We are concerned that this has been withheld when Camden Basement guidance requires it.</li> <li>• As our house insurers remind us we are in a subsidence area and it is worrying that there is a risk of subsidence or cracking to neighbouring properties, especially No 17 but also the rest of this terrace.</li> <li>• Part of the proposed development, which has not been referred to Camden, seems to be the intention to underpin not only the party wall with No 17 but also that of No 15 with No 13A Penn Studio which is owned by the playwright Sir David Hare. There is a plaque about this on the front elevation of the studio: Penn Studio is a Grade II Listed Building that was once occupied by the Bloomsbury Group painter Mark Gertler As such any renovation and building work on that party wall will require Listed Building consent which does not as yet appear to have been applied for.</li> <li>• Over the last years we have been plagued by continuous building noise in the crescent. The time restrictions are never fully adhered to. Here there is no mention of noise controls. (Excavation noise will deleteriously affect all neighbours in the Crescent. Hours of working if the application is eventually passed must exclude Saturday mornings.)</li> <li>• There is no mention made of possible damage due to vibration caused by excavations and how this will be monitored.</li> </ul> <p>I am therefore adding my voice to others in our neighbourhood in objecting to this planning application to the enlargement of a basement before the necessary assessments have been made.</p> <p>Yours sincerely Dorette Engi 21 Rudall Crescent NW31RR</p>

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2017/1892/P	Judith Blechner	7 Old Brewery Mews London NW3 1PZ	02/06/2017 15:32:03	COMMEM PER	Further to my previous objection - now I have read the report would like to confirm my total agreement with Oliver Froment who has submitted his objections. I do not believe it necessary to duplicate his reasons
2017/1892/P	D Freedman	31 Rudall Crescent	04/06/2017 15:31:40	APP	<p>As a near-neighbour and having lived through the application and consultation period re. the basement application for nos.37 and 39, which had much misinformation and omission and required close scrutiny by independent experts leading to numerous adjustments, I expect Camden to scrutinise closely the application and, if it is approved, to carry out continuous effective monitoring. This area has much subterranean water, so it is absolutely essential to have the best opinions as to whether the project is viable and, if so, what safeguards are necessary.</p> <p>I am also concerned about the removal of soil etc. There is no mention of how traffic would be organised in our very narrow road or any forecast of the length of the works.</p>
2017/1892/P	Janine Griffiths	14 Denning Rd NW3 1SU NW3 1SU	05/06/2017 08:36:56	OBJ	<p>I write on behalf of the Pilgrim's to Willoughby Residents Association.</p> <p>In the basement impact assessment, the developer states that "If not designed and constructed appropriately, the excavation of a basement may result in structural damage to neighbouring buildings and structures."</p> <p>We believe that in order to insure the stability of neighbouring properties as a result of the development, further investigations are needed and a complete BIA is required in order to assure that predicted damage can be mitigated. The desktop BIA stated that water was present in one of the boreholes and that it is likely that the basement extension will extend below the water table. It states that "water-proofing and tanking of the basement extension is likely to reduce the risk to acceptable levels," but there is an element of uncertainty.</p> <p>The emerging Local Plan requires that BIA's use the Burland Scale in estimating effects on neighbouring properties. It seems probable given the responses to the BIA that predicted damage would be at least "very slight" and therefore require full investigations.</p> <p>Furthermore, our understanding is that the applicant has failed to consult with neighbours, contrary to recommendations in CPG4.</p> <p>We believe that more work is needed before this proposal meets Camden's requirements.</p>