

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3134/P	Sue and Steve Charkin	Silverdale Vale of Health London NW3 1AN	18/06/2017 20:41:38	OBJEMAIL	<p>1. This site is within Metropolitan Open Land. The proposed application includes a new light well which adds a further extension to the house. Although the developers planning consultant argue that this is not an extension to the house this is incorrect. Even his own figures add 16 sq m.</p> <p>2. The relevant guidance here is Paragraph 89 of the NPPF that states that the construction of new buildings should be considered inappropriate in the Green Belt except for “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Annex 2: Glossary defines “original building” as “a building as it existed on 1st July 1948 or, if constructed after 1st July 1948, as it was built originally”.</p> <p>3. The precise figures for the overall increase in size are not included in the application documents but given all that has gone before we submit that no further increase in size should be allowed. It seems to us that the developers are trying to make a mockery of the application process by submitting multiple applications, each slightly larger than the previous one.</p> <p>4. Regarding the basement we note that at a previous survey groundwater was found at a shallow depth. The excavation therefore will take place below groundwater level.</p> <p>5. There is a history of flooding in the Vale of Health and during the recent heavy rains water was seen to be coming up from the drains outside our property.</p> <p>6. It is not clear from the application how this groundwater will be drained during the construction process and the risk of it further compromising the drainage of the area around our property</p> <p>7. We do not believe that the current BIA addresses sufficiently the annual fluctuations in groundwater levels and the risk that the development as planned will increase the risk of flooding and subsidence of our property</p> <p>Unacceptable impact upon Neighboring Amenity during Construction</p> <p>The Garden House is 2 doors north of our property. As you are aware planning permission involving major works has also been granted to Hillview, which is 2 doors south of our property.</p> <p>Any basement development can cause a significant amount of disruption due to the added complexity of construction and the need to remove large amounts of spoil from the site. The proposed basement construction has the added complexity of limited access to the site and the fact that the Vale of Health is a narrow cul de sac that is unsuitable for large vehicles and has limited passing places for even normal cars.</p>

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For all of the above reasons we ask that the planning application be refused.
