

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7088/P	Matthew Reynolds	3 Julian Court 150 Camden Road London NW1 9HU	01/08/2017 14:03:20	INT	<p>I would like to express my objections to the planned redevelopment of this site, on the following grounds:</p> <p>Quality of Life for existing local residence - short term / during build: The proposed redevelopment seems a sizable one. As such, significant and prolonged disruption to neighbours seems very likely, in the form of noise, heavy traffic and dust. The surrounding area is almost exclusively residential, meaning this disruption will be especially keenly felt.</p> <p>Quality of Life for existing local residents - Long Term / post build: The proposed building would lead to a significant reduction in light to surrounding properties and produce a pronounced sense of being over looked, diminishing privacy and severely curtailing existing views and sightlines for existing residents.</p> <p>In addition, it would introduce an events centre into the heart of what is currently an entirely residential area. One would expect reasonably noise pollution from events held there to be a significant problem, event attendance would add strain to already limited parking facilities and would significantly increase traffic, both automobile and foot, on roads not designed for such volumes. To introduce such a facility into the middle of a conservation area seems a highly inappropriate act.</p> <p>Potential for material damage: A build, on a much smaller scale but with a similar basement space, was completed directly adjacent to my property recently. This involved significant excavation work and the creation of a concrete basement. In the last week, after not long of an interval after construction finished, one of the trees (I believe a "listed" tree?) on my property keeled over, the apparent cause being damage to its root system. No damage was caused to the property, though this was a matter of luck. Although not definitively proven, my suspicions is that this damage was caused directly by the mechanical excavation of the basement, and by the disruption to soil and geological processes (especially the flow of subsoil water) case by the basement"s installation. The proposed plan sets out repeating this on a larger scale, with the potential for larger geological disruption and damage inflicted on my property and its gardens.</p>
