

**PLAN SHOWING PROXIMITY OF
59 & 61 EXISTING STRUCTURES
TO PROPOSED SUB BASEMENT
AT 31 ST. MARKS CRESCENT**

SCALE 1:250MM



Gentet, Matthias

From: john beard <[REDACTED]>
Sent: 30 August 2017 14:03
To: Planning
Subject: Re: 31 St Mark's Crescent, NW1 - Revised BIA Notification (2017/1534/P)
Attachments: 31 StMC.pdf

Dear Mr Diver,

Concerning 61 Gloucester Avenue.

Thank you for bringing our attention to the submission of the revised version of the Basement Impact Assessment. We still object to the excavation and construction proposed, mainly because of the proximity of our structure to a large scale disruptive development.

The most disturbing aspect is that our property is not even mentioned in any of the 'Assessment Documents' even though part of the structure of 61 Gloucester is less than 5m from the proposed development. Chelmer's 'groundbreaking services' claim to have done a survey of the adjacent properties, but judging by their drawings and text they have not been very observant. The yellow shaded areas on Fig 16 (page 28) of their 'Approximate distances of adjacent structures' show they have surveyed the rear of our house (and my neighbour 59 GA)) but why have they then drawn the pre-1969 configuration?

Even though our single storey rear extension has existed for nearly 50 years, surprisingly it does not appear either on the 'Location Map' extract from OS 10019726 or on Chelmer's own supposedly recent Fig 16. Did they just copy the old drawing? The long existing 61 GA extension is much nearer to the proposed development, that would extend 6m into the garden of 31 SMC, than claimed. See attached diagram taken from very recent, 27.8.17, measurements. It does not appear on the application 'Block plan' either.

In Croft Structural Engineers 'Basement impact assessment' (page 9) they propose removal of spoil by barge, and shade on a diagram an area of the canal red as 'temporarily occupied'. However the area marked is only the width of the garden of 31 SMC, probably 8m maximum, whereas the length of the open waste barges will be 15-20m, even without the tug. Therefore there has to be considerable unmarked impact on neighbouring canal side properties, both to the canal bank itself and to neighbours use of their gardens and jetties while this proposed work goes on. As we have observed, this kind of work usually takes more than a year.

Kind regards

John and Jackie Beard

On 24 Aug 2017, at 16:09, Planning <Planning@camden.gov.uk> wrote:

Dear Sir/Madam,

Re: 31 St Mark's Crescent, NW1 7TT - Application ref. 2017/1534/P

I am writing to you in relation to the above planning application as you have previously submitted observations in relation to the proposed development. I wish to inform you that in an attempt to address a number of concerns, the applicants have submitted a revised version of their Basement Impact Assessment. These revised documents are available on our website by searching the application reference number [here](#). Should you wish to submit further comments in relation to these additional documents, please do so by replying to this email.

Please note that in order to complete a comprehensive audit of submitted reporting, the Council's third party engineers have been instructed to review the information and are intending to publish a formal report approximately around the 18th of September. Once published, this report will be made available on the Council's website.

Kind regards,

John Diver
Planning Officer
Development Management
Supporting Communities
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