

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6994/P	Oliver Froment	10 Pilgrim's Lane nw31sl ec1v1lr	24/01/2018 20:37:40	COMMNT	<p>updated comments.</p> <p>There are several reasons why this application should be rejected.</p> <p>1-This application is at the time of writing an incomplete application as there is no Basement Impact Assessment ("BIA") let alone estimation of possible damage that the basement applied for may trigger to neighbouring properties. This breaches Policies 6.114... and especially Policy 6.123 that states Camden Local Plan (see pages 214 to 221): "Applicants must therefore demonstrate in the Basement Impact Assessment that the basement scheme has a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'".</p> <p>2- The MAP reference 246648-00 produced by Arup for the Redington Froggnal Association clearly shows two wells are very close proximity to 47 Rudall Crescent. Furthermore the property is located on a hilly part of Hampstead. There is therefore clear risk of underground water flows and therefore according to both Camden policies and Guidance as well as the recent Hampstead Neighbouring Forum, borehole measurement over several several months of contrasting weather conditions must be conducted. No such borehole measurements have been conducted.</p> <p>3- The proposed building extension into the garden will also deprive the next door house of natural light and hence violating national planning policies.</p> <p>Please refuse this application. Please inform me of the decision. Regards Oliver Froment Chair of CRAAC</p> <p>CRAAC, the Camden Residents' Association Action Committee consists of over 30 Resident Associations and related organizations, representing several thousand residents throughout most of the wards of Camden. We are apolitical and aim to protect the residents against unwarranted damages caused to neighbours as a result of aggressive and inconsiderate basement developments.</p> <p>:</p>
2017/6994/P	Hampstead CAAC	c/o Flat 6 4 Ferncroft Avenue NW3 7PH	24/01/2018 19:40:31	OBJ	<p>Hampstead CAAC wishes to see the rear extension more respectful of the general rear extensions designs. The required design and scale is shown by the neighbour on the right as seen from the rear. The extension on the left has started degradation of the preferred treatment and this proposal exacerbates this. Although at the rear, the proposal offers harm to the CA in that the house backs are close together forming a virtual street and all overlooking each other. We consider the extension must be redesigned.</p>