

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6307/P	S. Kwok	104 King Henry's Road	21/12/2017 14:53:52	OBJECTION	<p>Dear Ms. Charlotte Meynell,</p> <p>Re: 106 King Henry's Road, London. NW3 3SL - Objection to the planning application. Ref: 2017/6307/P</p> <p>I write to object to this application as it has a direct impact on my house. We share a party wall as we are next door at 104 King Henry's Road. I have seen the proposed plans for the demolition of the existing house and am concerned about a several aspects of the plan.</p> <p>Firstly, the demolition of the building will affect our party wall. I was not contacted about these potential building plans during the pre-application stage along with the other two houses adjacent to 106 King Henry's Road. As this is a requirement for the Basement Guidance, I am concerned that the impact assessment has not accurately estimated the full impact of the proposal due to this lack of consultation. They have failed to notify me of how they will safeguard my property; the demolition will take place along the length of my house and failure to ensure the safety of these plans will have a large impact on the foundations of my own home as well as the adjacent neighbours.</p> <p>Secondly, no other houses within our estate have demolished their houses to make way for a basement as they are situated within a communal garden. Building works may be dangerous to children who frequent the communal garden and will affect everyone attached to the garden.</p> <p>Finally, the building works may also impact those who use the road as the house is situated near a crossroad. Large construction vehicles and machinery required for such large scale demolition work will be dangerous to the adults and children who travel to local areas such as Primrose Hill park as well as University College London Academy and St. Paul's School. Due to our proximity to the building work, I am concerned for my children who travel to and from school every day past 106 King Henry's Road. The crossroad is also a high traffic area in the mornings with high amounts of school children and this should be taken into account when assessing the proposal.</p> <p>The council should consider assessing the Basement Impact Assessment independently through a qualified engineer in order to protect my property.</p> <p>If the Council do, contrary to your policy, decide to grant planning permission for this development. I would like to ensure that appropriate and sufficient planning conditions are included as part of the permission to protect the structure of my house.</p> <p>I would like to be notified of the committee meeting to further discuss this issue.</p> <p>Yours sincerely,</p> <p>S. Kwok</p>

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2017/6307/P	Dr Geoffrey Baruch	4 Rochester Road London NW1 9JH	17/12/2017 16:40:28	OBJ	<p>I have been asked by my 91-year-old mother, Mrs Gerti Baruch, who owns and lives at 108 King Henry's Road NW3 3SL, to write this letter objecting to the planning application (2017/6307/P), submitted by the owners of 106 King Henry's Road NW3 3SL. The owners of 104 King Henry's Road NW3 3SL have requested that I also write this letter of objection on their behalf.</p> <p>The main reason for this letter of objection is the severe impact on my elderly mother's health and wellbeing. This impact includes:</p> <ul style="list-style-type: none"> † Noise caused by demolition of the existing home, excavation and machinery to remove over two floors of earth † Further noise from a regular flow of trucks removing earth and demolished material and bringing building materials to construct a four-storey house † Dis-amenity, which includes at least 12 months of trucks on a regular and frequent basis causing impact on traffic and the local environment despite regulations to limit this † Vehicle and pedestrian access into and out of my mother's property being rendered more dangerous by trucks potentially obscuring visibility and obstructing the pavement - my mother regularly walks to shops passed 106 King Henry's Road and she will not have her freedom to make these journeys which are good for her physical health and emotional being † The strong likelihood that the sale of her house will be much delayed and will result in her having to endure this awful disruption <p>We would also question why the owners of 106 are applying to demolish the existing house as well as excavate a two-storey basement. We wonder what is to be gained by re-building the same size house above ground. As far as I know, none of the houses on the Chalco's estate has been demolished. This leads me to believe there may be ulterior motives at work i.e. that this is a ploy to improve the chances of the basement construction gaining permission while the demolition proposal is rejected. Even if there were no demolition work, we would still hold the strongest objections as we have outlined in this letter to the excavation of a basement.</p> <p>There is no way my mother will be able to withstand these considerable intrusions into her daily life were planning to be granted. She will have to find alternative accommodation while this work is ongoing. Why indeed should someone at her stage of life have to endure this disruption?</p> <p>To sum up we feel that this proposal if granted would have a seriously deleterious effect on my mother's day-to-day life and her health. We hope you will give this due consideration.</p> <p>I would like notification of the Committee date</p> <p>Yours sincerely Geoffrey Baruch PhD Email: [REDACTED] Address: 4 Rochester Road London NW1 9JH Mobile: [REDACTED]</p>

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2017/6307/P	Jonathan Berman	5 Lower Merton Rise London NW3 3RA	20/12/2017 12:34:51	COMMLTTER	<p>5 Lower Merton Rise London NW3 3RA</p> <p>The London Borough of Camden Development Management Camden Town Hall Extension Argyle Street London WC1H 8EQ</p> <p>20 December 2017</p> <p>Dear Sir/Madam,</p> <p>Re: 106 King Henry's Road, London. NW3 3SL - Objection to the planning application. Ref: 2017/6307/P</p> <p>I write to object to the planning application at 106 King Henry's Road (planning ref: 2017/6307/P). The application site is located next to my property at 5 Lower Merton Rise, and both buildings share a party wall.</p> <p>I understand the applicants desire to improve and extend their property, and I do sympathise with their needs for a larger home. However, I believe the current proposed development is excessively large and will have an unacceptably negative impact on my house, due to the size and close proximity of the proposed basement. Furthermore, I feel the principle of the loss of the existing garden and the extent of the basement is contrary to Camdens current planning policy and guidance on basement development.</p> <p>Loss of existing garden The proposed development includes the loss of the entirety of the existing garden, which appears to be the only private amenity space serving the house. The drawing Basement Plan Proposed (Drawing 240.106-210) clearly illustrates that the entire existing garden is being removed to make way for a large sunken lightwell, subterranean garden and music room, and be, in part, covered with a new terrace.</p> <p>Based on the existing drawing (240.106-111) it is clear that the open space to the rear (labelled as a terrace) is used as some form of garden since it can be accessed both from the main house and directly from the living room. Irrespective of this, the definition of Garden in relation to basement policy is laid out in the Camden Local Plan (para 6.111) which states:</p> <p>When this policy refers to gardens and garden space this includes all outdoor (unbuilt) space on the property, including paved areas, driveways, as well as grassed or landscaped areas.)</p> <p>As such this terrace must be treated as Garden when assessing the acceptability of the</p>

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					<p>proposed basement against the Development Plan and associated Planning Guidance. The proposed courtyard and associated stair as well as the music room must be treated as basement development. Para 6.109 of the Camden Local Plan defines basement development as:</p> <p>When this policy refers to basement development this includes basements, lightwells and other underground development.)</p> <p>To inform this letter I have looked at two documents:</p> <ul style="list-style-type: none">- The Local Plan - which was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents, and- Camden Planning Guidance Basements Draft: November 2017 <p>I note that in the Design and Access Statement of a separate application on the same site (planning ref: 2017/5122/P), the applicant explains that the Council have accepted that this terrace / garden space should not be treated as a garden. However, this would, in my opinion be directly contrary to The Local Plan. Moreover, it would not follow the spirit of the comments of the Inspector who examined the Local Plan and requested clarification and certainty regarding the definition of the basement policy. At a more strategic level, this is a new and important policy for the borough, and therefore it would be imprudent for the Council to depart from a key definition so early after adoption.</p> <p>As you will be aware Policy A5 Basements states, in relation to the siting of the basement:</p> <p>...</p> <p>The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:</p> <ul style="list-style-type: none">f. not comprise of more than one storey;g. not be built under an existing basement;h. not exceed 50% of each garden within the property;i. be less than 1.5 times the footprint of the host building in area;j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;k. not extend into or underneath the garden further than 50% of the depth of the garden;l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; andm. avoid the loss of garden space or trees of townscape or amenity value. <p>Exceptions to f. to k. above may be made on large comprehensively planned sites.</p> <p>Based on the proposed drawings detailed above, the proposed development fails: H, J, K, L and M. Since:</p> <ul style="list-style-type: none">H: The proposed basement necessitates the removal of the entire existing gardenJ: The proposed basement extends further than 50% of the length of the host building

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K: The proposed basement extends to the entire length of the garden
L: The proposed basement extends beyond the boundary of the host building and is not set back from the boundary of the adjoining properties on either the north or western boundary
M: The proposed basement includes the loss of the current garden space which is the only private amenity space associated with the house.

As such the proposed development fails 5 of the criteria of the Council basement policy and the proposed development should either be refused or the Council should ask the applicant to fundamentally redesign the proposal to overcome the above shortcomings.

Impact on party wall

In addition to the above I am concerned regarding the physical impacts of the proposed basement being built so close to my house. As can be seen from drawing Basement Plan Proposed (240.106-210) the proposed ensuite bathroom and an element of the music room will be built directly on to the boundary with my property and will necessitate underpinning of my house.

I acknowledge that the applicant has submitted a Basement Impact Assessment but I am concerned that the suggested underpinning solution is generic and not specific to the proposed development itself, which would appear to conflict to the explanatory text of the basement policy at Paragraph 6.116 of the Camden Local Plan that states Information submitted with basement applications must be contained within a Basement Impact Assessment which is specific to individual sites and particular proposals.

I also wish to ensure that the Council have the Basement Impact Assessment independently verified by an appropriately qualified engineer and to question if this verification will be made available for interested parties to view?

If the Council do, contrary to your policy, decide to grant planning permission for this development. I would like to ensure that appropriate and sufficient planning conditions are included as part of the permission to protect the structure of my house.

Finally, I note that the Basement Guidance includes a requirement for developers to undertake consultation with neighbours at the pre-application stage, I was not contacted by the developer or their architects and have not been able to comment on the proposed development until now.

Based on the above we trust that the Council will work proactively with the applicant to allow a more appropriate development to be brought forward and that this application is refused.

Yours sincerely

Jonathan Berman

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