**23B Churchill Road, Official Notes & Objections to PLANNING APPLICATION REFERENCE NO: 2018/0522/0 – 24 Churchill Road**

Dear Ms Kristina Smith,

I am writing to you to formally object to the planning application 2018/0522/P which is applying for full planning permission for a residential conversion with extension at the address 24 Churchill Road London NW5 1AN. As a resident of an adjoining property at 23B Churchill Road, I object on the following grounds which I will address in detail:

1. Non-compliance with council planning and government policies
2. Damage to adjourning property 23 Churchill Road
3. Overshadowing / loss of light
4. **Non-compliance with council planning and government policies**
	1. **Non-compliance with Camden Council’s Local Development Framework**

The planning application seeks to restructure into a property of one two-bedroom and one four-bedroom flat from its current state as a property of three flats which could be refurbished and therefore failing to increase housing supply in according with Camden Council’s Local Development Framework. The planning application appeals to the fact that 23 Churchill Road has set a precedent as a basement property, but omits that 23a (the basement property) is social housing provision already built in situ for many years and as such cannot be used as precedent as not like for like in either lay out or proportionality of need. Social housing has statutory role in meeting need of local population and as such meets community priorities in a way this development does not. It can only be inferred that the development of this property into two flats is to maximise profits to the owners and developers and not provide needed local housing; an online search of four bedroom properties in the area reveals the majority are substantially above £1 million in price (for example, see <https://www.zoopla.co.uk/for-sale/flats/4-bedrooms/london/nw5/kentish-town/>).

* 1. **Failure to provide planning notice**

As occupiers of an adjacent property, being tenants, it is required that we be notified of any developments and their planning applications. As an application for a full refurbishment with extension and excavation, we would consider this a major development requiring local planning authorities to, by law, to provide advertisement in newspaper, neighbour notification and site notice. With regards to neighbour notification and site notice, we have been provided with none. We have heard of this planning application only through word-of-mouth, having been neither notified by owners of 23 nor 24 Churchill Road, and there have been no site notices posted nearby despite the planning application being submitted on 30th January 2018.

* 1. **Traffic Flow**

Basement conversions require the lifting and removal of large quantities of soil. The frontage of the property, the pavement and the car parking spaces together will not be sufficient to house a skip safely with traffic flow along Churchill road. Churchill road is a two-way thoroughfare which is often congested with traffic supporting Burghley Acland secondary school. The apparatus and heavy lifting machines required for a basement conversion pose a health and safety risk to the pupils of Acland Burghley secondary school.

1. **Damage to adjoining property 23 Churchill Road**

We believe that the proposed application could impact upon the stability of the surrounding properties. The excavation work and proposed partial foundation may well have a serious adverse impact upon the stability of existing adjoining structures.

The works planned are extensive, including “proposed piled foundations, underpinning, and foundation and reinforced concrete substructure and ground retaining structure works, and below ground drainage replacement works” (Design and Access Statement – Supplementary Information, page 7).

* 1. **General**

23 Churchill Road is part of the Dartmouth Park Conservation Area and therefore this planning application would prevent Camden Council from suitably protecting an individual building which is of historic interest to the area. The proposed “reconstruction and structural strengthening including complete reconstruction of the rear addition (with removal of the defective 24 23 MRW chimney stack), the main front bay, and structural framing and tying, on new foundations and or underpinning” (Design and Access Statement, page 3) puts 23 Churchill at risk of significant movement and damage effects.

**2.2 Damage to ground stability**

Another concern regarding this objection is ground stability. The proposed piled reinforced concrete scheme and excavation of the ground floor level both qualify as a partial foundation scheme. The application assumes that there “should not [be] any harmful impact on the ground and/or on adjoining properties and foundations” (basement impact assessment, Design and Access Statement – Supplementary Information, page 7), however, having never applied for permission to enter and survey properly at least one of the adjoining properties in question - that being 23 Churchill Road – we are concerned for the impact upon adjoining properties.

1. **Overshadowing / Loss of Light**
	1. **Loss of Sunlight**

As per the Daylight and Sunlight Study in the application, there is a concern over the loss of daylight and sunlight to adjourning properties. Although the report suggests that any loss of light is insignificant, the report does not take into account the fact that from 23 Churchill Road to 24 Churchill Road, it is a south-facing slope meaning that, for example, in a winter evening, the proposed rear extension to 24 Churchill Road will completely block any afternoon sun from the rear of 23b Churchill Road. Furthermore, the report’s findings are brought into question when no one has visited the flats of 23b Churchill Road to conduct an assessment.

* 1. **Loss of Daylight**

Similarly, if one refers to the appendix 2 of the Daylight and Sunlight study, it is clear that there are many losses made to daylight distribution. Key examples include Windows 5, 19, 20 and 21 which will lose 26%, 14%, 7% and 7% respectively. It can certainly be discredited that such a loss of daylight is considered simply “low impact” and therefore casts doubt on the report in its entirety.

**In Summary**

24 Churchill Road is in disrepair and requires development, however the planning application submitted has failed to suitably take into account the three areas of concern that have been raised above. Therefore, we strongly hope that Camden Council will recognise this whilst considering the application.

Yours sincerely,

Katherine Allwood

Tenant, 23b Churchill Road