

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/0522/P	Mrs Navarro Zambelli	16 Mullen Towers Mount Pleasant WC1X 0AG	07/03/2018 14:15:13	OBJ	<p>I am extremely concerned to hear that an application to build a basement excavation has been presented on Churchill Road NW5. I am a carer for someone who lives on this road and I'm extremely concerned about the level of damage, noise pollution and disturbance to the local community this may cause.</p> <p>The fact that the proposed developers and owners of this property have not even contacted the local residents or neighbours in relation to this planning application, shows the level of respect this construction has for the local community.</p> <p>The house in question is already a very large, five bedroom house located on a hill opposite a school. To even suggest that a basement excavation is needed or wanted within this area is absurd! The pure greediness is overwhelming.</p> <p>They should be made to rehouse the local residents who will be affected by this, this should be classed as urgent, and I believe this causes a major risk to neighbours wellbeing and health.</p> <p>We are extremely concerned that this will not only affect the neighbourhood but will allow other properties within the vicinity to build basements or lower ground excavations, encouraging a domino effect on other planning applications within the area.</p> <p>There is a risk of permanent structural damage to the adjacent houses and local neighbourhood. We believe the plans will cause harm to the neighbours, affect the stability of buildings, cause drainage and flooding problems, create a hazardous living environment and cause damage to the character of areas natural environment.</p> <p>It is extremely important that the development of new noise sources close to residential premises or other vulnerable receptors, but more often to the residential development near existing noise sources such as roads and railways should be taken into account.</p> <p>The proposed application is planning a mining excavation, taking out large quantity of materials resulting in unacceptable noise conditions for the surrounding neighbourhood.</p> <p>Demolition material from the existing ground floor and any other internal demolition, tunnelling and excavated ground from within the new underground area, would need to be removed.</p> <p>Please take into to consideration the impact of the construction on the street, adjacent properties and neighbourhood.</p> <p>We believe that environmental protection, highway safety need to be proposed to mitigate potential impacts of the works; how the health effects and amenity of local residences and others are to be ameliorated and monitored; and traffic measures are put in place to limit vulnerable people's access to properties.</p>

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2018/0522/P	Mr and Mrs Baker	23c Churchill Road	07/03/2018 12:36:05	OBJLETT ER	<p>We object to these plans in its entirety and believe new plans should be resubmitted that take into account the needs and wellbeing of the local neighbourhood.</p> <p>Kind regards,</p> <p>Lauren Navarro Zambelli</p>
2018/0522/P	Mr and Mrs Baker	23c Churchill Road	07/03/2018 12:36:05	OBJLETT ER	<p>We strongly object to the new planning application for 24 Churchill Road. Obviously the property needs renovation, we did not oppose the first planning application but this new version is totally different and we oppose digging out a basement and the sheer size of the proposal. What it entails with all this work going on the structural foundations of neighboring properties, noise, dust, vermin all all be the effects which will be detrimental to the stability of our homes.</p> <p>?</p> <p>Our our opinion the house should remain as it is but refurbished with no basement. The parking spaces outside 24 Churchill road where it's been proposed 4 parking spaces, the will look like a constant building site.</p> <p>?</p> <p>Therefore we object to the parking spaces and the totally different new planning application proposal. We do not want any windows invading our privacy from the extension roofs. Also to take into consideration placement of windows on the extension where sunlight could be reflecting back onto properties.</p> <p>?</p> <p>No time scales have been given for the work to be completed, and also no neighborly contact has ever been made as to what the plans are. We have black mold and damp penetration from 24 Churchill road coming into our properties and this has never been addressed by the owners or structural engineers Dust. Mice problem still form holes in the chimney stacks that we had to pay for poison to be placed as we and the other flats have been running alive with vermin (Mice) and Squirrels. Due to the fact that daylight/gaps in 24 partition wall coming into our homes. No contact has ever been made from the owners and many letting agents etc,</p> <p>?</p> <p>We want a guarantee that we are social housing tenants that we are not going to be walked over, in their pursuit of making their venture.</p> <p>?</p> <p>We want cast iron guarantees from Camden Council that we have a contact directly if and when things go wrong or we get taken advantage of (being just tenants) in the property speculators eyes the we can just</p>

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2018/0522/P	MR	23c Churchill Road	07/03/2018 18:00:47	OBJEMAI L	<p>We strongly object to the new planning application for 24 Churchill Road. Obviously the property needs renovation, we did not oppose the first planning application but this new version is totally different and we oppose digging out a basement and the sheer size of the proposal. What it entails with all this work going on the structural foundations of neighboring properties, noise, dust, vermin all all be the effects which will be detrimental to the stability of our homes.</p> <p>Our our opinion the house should remain as it is but refurbished with no basement. The parking spaces outside 24 Churchill road where it's been proposed 4 parking spaces, the will look like a constant building site.</p> <p>Therefore we object to the parking spaces and the totally different new planning application proposal. We do not want any windows invading our privacy from the extension roofs. Also to take into consideration placement of windows on the extension where sunlight could be reflecting back onto properties.</p> <p>No time scales have been given for the work to be completed, and also no neighborly contact has ever been made as to what the plans are. We have black mold and damp penetration from 24 Churchill road coming into our properties and this has never been addressed by the owners or structural engineers Dust. Mice problem still form holes in the chimney stacks that we had to pay for poison to be placed as we and the other flats have been running alive with vermin (Mice) and Squirrels. Due to the fact that daylight/gaps in 24 partition wall coming into our homes. No contact has ever been made from the owners and many letting agents etc,</p> <p>We want a guarantee that we are social housing tenants that we are not going to be walked over, in their pursuit of making their venture.</p> <p>We want cast iron guarantees from Camden Council that we have a contact directly if and when things go wrong or we get taken advantage of (being just tenants) in the property speculators eyes the we can just be ignored.</p> <p>We are pensioners with health issues and need access to parking outside of our home. No independent report has been taken into account to factor in the emotional and physical effects of such work right through a paper thin wall between 24 and us 23. No tests have been taken to account for vibration and noise penetration, no safe guarding of the well being of the neighboring flats have been taken into account here. Such as damage to property and shelving on the wall with</p>

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2018/0522/P	Mr and Mrs Baker	23c Churchill Road	07/03/2018 12:38:35	OBJLETT ER	<p>personal belongings which could be damaged and who would be liable? What measures have been taken to factor in shelves and near by objects on the walls.</p> <p>So therefore we ask Camden Council to not grant planning permission and that the owners and developers go back to the original plan that they submitted to Planning previous with no subterranean basement.</p> <hr/> <p>We strongly object to the new planning application for 24 Churchill Road. Obviously the property needs renovation, we did not oppose the first planning application but this new version is totally different and we oppose digging out a basement and the sheer size of the proposal. What it entails with all this work going on the structural foundations of neighboring properties, noise, dust, vermin all all be the effects which will be detrimental to the stability of our homes.</p> <p>?</p> <p>Our our opinion the house should remain as it is but refurbished with no basement. The parking spaces outside 24 Churchill road where it's been proposed 4 parking spaces, the will look like a constant building site.</p> <p>?</p> <p>Therefore we object to the parking spaces and the totally different new planning application proposal. We do not want any windows invading our privacy from the extension roofs. Also to take into consideration placement of windows on the extension where sunlight could be reflecting back onto properties.</p> <p>?</p> <p>No time scales have been given for the work to be completed, and also no neighborly contact has ever been made as to what the plans are. We have black mold and damp penetration from 24 Churchill road coming into our properties and this has never been addressed by the owners or structural engineers Dust. Mice problem still form holes in the chimney stacks that we had to pay for poison to be placed as we and the other flats have been running alive with vermin (Mice) and Squirrels. Due to the fact that daylight/gaps in 24 partition wall coming into our homes. No contact has ever been made from the owners and many letting agents etc,</p> <p>?</p> <p>We want a guarantee that we are social housing tenants that we are not going to be walked over, in their pursuit of making their venture.</p> <p>?</p> <p>We want cast iron guarantees from Camden Council that we have a contact directly if and when things go wrong or we get taken advantage of (being just tenants) in the property speculators eyes the we can just</p>

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2018/0522/P	Ronan Dowling	23B Churchill Rd NW5 1an	07/03/2018 20:37:37	COMNOT	<p>I object on the following grounds which I will address in detail:</p> <ol style="list-style-type: none"> <li>1. Non-compliance with council planning and government policies</li> <li>2. Damage to adjoining property 23 Churchill Road</li> <li>3. Overshadowing / loss of light</li> </ol> <ol style="list-style-type: none"> <li>1. Non-compliance with council planning and government policies           <ol style="list-style-type: none"> <li>1.1 Non-compliance with Camden Council's Local Development Framework</li> </ol> <p>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 <a href="https://www.zoopla.co.uk/for-sale/flats/4-bedrooms/london/nw5/kentish-town/">https://www.zoopla.co.uk/for-sale/flats/4-bedrooms/london/nw5/kentish-town/</a>).</p> <ol style="list-style-type: none"> <li>1.2 Failure to provide planning notice               <p>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.</p> </li> <li>1.3 Traffic Flow               <p>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.</p> </li> </ol> </li> </ol> <li>2. Damage to adjoining property 23 Churchill Road           <p>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</p> </li>

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					<p>adverse impact upon the stability of existing adjoining structures.</p> <p>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).</p> <p>2.1 General</p> <p>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.</p> <p>2.2 Damage to ground stability</p> <p>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.</p> <p>3. Overshadowing / Loss of Light</p> <p>3.1 Loss of Sunlight</p> <p>As per the Daylight and Sunlight Study in the application, there is a concern over the loss of daylight and sunlight to adjoining 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.</p> <p>3.2 Loss of Daylight</p> <p>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.</p>

In Summary

24 Churchill Road is in disrepair and requires development, however the planning

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2018/0522/P	Mr and Mrs Baker	23c Churchill Road	07/03/2018 12:40:58	OBJLETT ER	<p>We strongly object to the new planning application for 24 Churchill Road. Obviously the property needs renovation, we did not oppose the first planning application but this new version is totally different and we oppose digging out a basement and the sheer size of the proposal. What it entails with all this work going on the structural foundations of neighboring properties, noise, dust, vermin all all be the effects which will be detrimental to the stability of our homes.</p> <p>?</p> <p>Our our opinion the house should remain as it is but refurbished with no basement. The parking spaces outside 24 Churchill road where it's been proposed 4 parking spaces, the will look like a constant building site.</p> <p>?</p> <p>Therefore we object to the parking spaces and the totally different new planning application proposal. We do not want any windows invading our privacy from the extension roofs. Also to take into consideration placement of windows on the extension where sunlight could be reflecting back onto properties.</p> <p>?</p> <p>No time scales have been given for the work to be completed, and also no neighborly contact has ever been made as to what the plans are. We have black mold and damp penetration from 24 Churchill road coming into our properties and this has never been addressed by the owners or structural engineers Dust. Mice problem still form holes in the chimney stacks that we had to pay for poison to be placed as we and the other flats have been running alive with vermin (Mice) and Squirrels. Due to the fact that daylight/gaps in 24 partition wall coming into our homes. No contact has ever been made from the owners and many letting agents etc,</p> <p>?</p> <p>We want a guarantee that we are social housing tenants that we are not going to be walked over, in their pursuit of making their venture.</p> <p>?</p> <p>We want cast iron guarantees from Camden Council that we have a contact directly if and when things go wrong or we get taken advantage of (being just tenants) in the property speculators eyes the we can just</p>