

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/7045/P	The Poplars Residents	The Poplars Montpelier Grove London NW5 2XD	03/05/2018 08:18:36	COMMNT	<p>We have some concerns about the scale of the proposed excavation and hope that the council will take proper independent advice on the following potential issues.</p> <ol style="list-style-type: none">1. Will Thames Water sewers be able to cope with the additional rainwater that would be introduced if this goes ahead? The sewers already struggle to cope.2. Many boroughs now reject applications for large basement excavations because of the resulting water table/subsidence and heave issues for the neighbourhood. We would prefer to err on the side of caution to avoid potential problems.3. The report covering these issues has been carried out on behalf of the applicant and so may be biased in the application's favour. It has also only looked at the ground in one garden. The other two gardens involved in the proposal have not been investigated. It seems reasonable to suggest that an independent investigation into the likely repercussions should be undertaken on the council's behalf so that any judgment is made on the basis of as much factual knowledge as possible.4. We are concerned about the potential subsidence/heave implications for neighbouring properties.5. Consequently, we would prefer a single storey building on the site as we believe its impact on the surrounding area would be less detrimental.

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2017/7045/P	Mr Hugo Mander	Flat 4 The Poplars Montpelier Grove London NW52XD	02/05/2018 23:30:52	OBJ	<p>Strong objection to adding a basement level to this building on the following grounds:</p> <ol style="list-style-type: none"> 1. Property owners at The Poplars have concerns about the impact of building such a deep basement directly adjacent to a retaining wall, without having consulted owners or contractors involved in the construction process. There is no tacit objection to a one-storey building, but the construction of a basement level is an entirely different matter which has not, in our opinion, been adequately researched. The proposed construction of a basement immediately adjacent to an existing building carries too many risks which are not explained satisfactorily in the Basement Impact Assessment. 2. Inaccurate assessment of impact of construction on neighbouring buildings. Basement Impact Assessment is based on assumptions about the construction methods of The Poplars Extension (erected 2017): there has been no communication with the owners about the planned building work, no meaningful correspondence, and no conversation about the construction methodology of The Poplars, or access to construction drawings. This runs contrary to statements made in the applicant's Basement Impact Assessment, submitted on April 26th 2018. 3. Dishonest and inaccurate assessment of condition of assessment of existing gardens, especially at 133 Brecknock Road: the document makes reference to 'fly-tipping'. This material was not fly-tipped: it was deposited in the garden by the applicant deliberately, during development of the building at 133 Brecknock Road, with no intention of disposing of the rubbish. Furthermore, the fenced garden at 133 Brecknock Road was deliberately separated from the HMO at the same address once planning had been undertaken, and therefore allowed to become derelict, thereby creating a dilapidated appearance that would, subsequently, aid the applicant's arguments in the Basement Impact Assessment. The applicant was fully aware of all of this, but allowed a report to be published in his name with willfully inaccurate information. What else might have been included, or omitted, in support of the application but with disregard to important facts? 3. Insufficient detail in arboricultural survey about possible damage to trees in the garden at The Poplars. In particular, a mature cherry tree is situated less than a foot from the party wall, and any digging of deep basements will doubtless damage the tree. The arboricultural survey should have taken the health of this tree into account, but shows negligence in its omission of any detail here. It would have been easy – and appropriate – to have requested access to the garden at The Poplars to request more information, or even, to assess any possible damage to the tree from the other side of the party wall. Once again, this shows the subjective nature of the surveys which the applicant has undertaken in pursuing this application. 4. It should be a matter of record that the Design Statement submitted on April 26th 2018 was reviewed by Mr Leo Youngman, who is named as the applicant in the application details (2017/7045/P), which surely shows a conflict of interest.

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2017/7045/P	Mark Liebenrood	20 Ospringe Road	03/05/2018 11:12:02	OBJ	<p>This development would result in a substantial and permanent loss of green space in the gardens of 133–137 Brecknock Road. Green space is at a premium in this area, and while there is certainly a need for more housing in London, exchange of land for housing should be very carefully considered. This development will remove large parts of three gardens in exchange for only one family home, which given its design and scale counts as a luxury development. What London badly needs is affordable housing, not more luxury developments out of the reach of most who wish to live in the city.</p> <p>The outer design of timber facings is out of character with most residential development in the area, which is of brick. Although it is relatively low rise above the curtain wall it will still stand out visually from everything else in the neighbouring streets.</p> <p>The basement development requires a pumping station to be installed on the property, of a design yet to be confirmed. It isn't clear whether this station would be running at all times, or only at times of rain for example. Nonetheless, neighbouring residents should be given the opportunity to comment further when the environmental impact of this station (e.g. noise) is known.</p> <p>I'm afraid I have to object to this application in its present form. The exterior appearance is not suitable to the area, the full impact of the basement development is as yet unknown, and a luxury development is not what the area needs.</p>
