

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/1457/P	Haydn Cornish-Jenkins	27/05/2018 11:57:30	OBJ	<p>I object to this application for three reasons.</p> <p>Loss of Privacy.</p> <p>The proposed building would face my bedroom window meaning that the new residents could see directly in. Although other buildings already face my window, the new building would be significantly closer, making the loss of privacy greater.</p> <p>Destruction of Green Space.</p> <p>The proposed building would involve the destruction of the green space that I see from my flat. This would be a real loss for the area, and is one of the main reasons I chose to live here. It would also further destroy the habitat of birds and insects in West Hampstead which is already very limited.</p> <p>Construction Disturbance.</p> <p>The proposed building would require construction traffic and workers to access the site from our shared drive. This drive is already very narrow, meaning it would become difficult to access my own flat. It would also create large amounts of noise, dust, and dirt which would require us to keep our windows shut for the extended period of construction. I would be particularly worried about work starting early in the morning, or at the weekend.</p>

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2018/1457/P	M.L. Caygill	29/05/2018 10:21:29	INT	<p>OBJECTIONS MADE ON BEHALF OF HARVARD COURT LIMITED [29.5.2018]</p> <p>Application:</p> <ul style="list-style-type: none"><li>✦ The adjacent building, Harvard Court, (referred to as No. 7) is not clearly shown and in fact comprises 92 flats, running the length of Honeybourne Road, constructed in eight blocks, with shared rear outdoor amenities. The freehold was purchased by residents in 1996 and it is managed for the benefit of all. Residents in Block 1 in particular (4 storeys in height, not fully shown in the application) will be adversely affected by the proposals.</li><li>✦ It is not made clear that the North border of the proposed site is a party wall shared with Harvard Court. A Party Wall Notice will need to be served on Harvard Court Limited and the relevant leaseholders to Block 1 (as was done when the two garages referred to were reconstructed in 2000). Harvard Court has received no notification whatsoever of the proposed project from the non-resident owner of No. 5 Honeybourne Road.</li><li>✦ The adjacent lawn, which forms part of the communal rear gardens of Harvard Court is not shown in detail. It is the only secure grassed space available for use by residents including children.</li></ul> <p>Effect on residents of Harvard Court:</p> <ul style="list-style-type: none"><li>✦ The privacy of residents within Block 1 Harvard Court will be adversely affected as the new development will have windows at first floor level to the rear elevation. These windows will be in close proximity to the rear windows to Block 1 Harvard Court.</li><li>✦ The existing garage block is only a single storey (semi-basement) but the new development will add an additional two storeys above ground level. For this reason there will be a loss of sunlight / daylight to the rear of Block 1 Harvard Court.</li></ul> <p>Design:</p> <ul style="list-style-type: none"><li>✦ Excavation of the ground to form the new foundations may well have a detrimental impact on the structural stability of Block 1 Harvard Court. Has a ground investigation report and the proposed foundation design been issued to the Council? Movement monitoring will need to be put in place during the work, if permitted.</li><li>✦ The foundations to the existing garages are constructed from reinforced concrete piles and the floor is reinforced concrete. If these need to be removed to enable the new development to be constructed then this will create an excessive amount of noise, dust and vibration.</li><li>✦ There are trees at the boundary between Harvard Court and 5 Honeybourne Road which will most likely need to be removed if the development were to proceed. Has a report been issued to the council detailing what affect the development will have on these trees?</li></ul> <p>Construction:</p> <ul style="list-style-type: none"><li>✦ The proposed development will cause noise, dust and disruption to the residents of Harvard Court.</li><li>✦ Air borne dust will need to be strictly controlled in order to prevent it from becoming a nuisance to the residents of Harvard Court (particularly children and elderly residents).</li><li>✦ Permitted working hours, particularly noisy working hours, will need to be strictly adhered to.</li><li>✦ Security at the boundary between 5 Honeybourne Road and Harvard Court will need to be maintained at all times during the course of the work.</li></ul> <p>General:</p> <ul style="list-style-type: none"><li>✦ The reduction in garden space (even if limited), given that so much has already been lost in the area, will be detrimental to the environment. This would be exacerbated if trees belonging to Harvard Court had also to be removed.</li></ul> <p style="text-align: center;">[REDACTED]</p>

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				<p>✚ The design of the new building is unremarkable, does not reflect the adjacent late Victorian/Edwardian buildings, and does little, if anything, to enhance the conservation area.</p> <p>✚ A small 3-bedroomed house will have minimal effect on Camden's housing shortage.</p> <p>✚ There is a severe lack of car parking space in the vicinity of the new development which will be made even worse by the loss of two garages. Access to the proposed building is via a narrow cul de sac from Fawley Road which is frequently blocked. This will be adversely affected by visitors and deliveries to the proposed development.</p>
2018/1457/1	James Suroch	24/05/2018 12:18:52	OBJ	<p>I object to the demolition of the garage &amp; construction of a new 2 storey house. We believe the new house will border an existing boundary wall to our property (Harvard Court) &amp; could thus cause considerable damage to late 19th or early 20th century wall. In addition there are trees &amp; bushes which border the property &amp; are likely to be cut down.</p> <p>We are also concerned on the privacy for those living in Harvard Court as the new building will be looking directly on &amp; into the property. Without research we don't know if this will also reduce light for those living in the first block at Harvard Court.</p> <p>We also object on the intention to build a dwelling within a narrow cut de sac which already appears to access issues.</p>
2018/1457/1	Eric Ferraz	28/05/2018 10:44:00	OBJ	<p>I [REDACTED] oppose the planning application for the following reasons.</p> <ol style="list-style-type: none"> <li>1. The height and location of the building will result in a drastic reduction in the light for people living in Harvard Court. The ground floor is already quite dark due to the proximity of the existing house at 5 Honeybourne Road and this will get substantially worse if a new building is erected. The light in our kitchen and second bedroom is quite limited and the new building will increase that problem.</li> <li>2. The height and location of the building will increase privacy concerns, with the windows of the proposed house overlooking our flat.</li> <li>3. The construction of the building may further damage a boundary wall between Harvard Court and the neighbouring building.</li> <li>4. I have concerns about the impact on the soil as the proposed building is very close to Harvard Court. The first block (1 to 8) of Harvard Court, built over 100 years ago, is already subjected to a noticeable amount of subsidence (cracked walls, uneven floors).</li> </ol>



Application No: 2018/1457/P  
Consultees Name: Elena Marcarini  
Received: 27/05/2018 18:21:09  
Comment: OBJ

Response:

Dear Sir/Madam,

In relation to Planning Application - 2018/1457/P I detail below the reasons for my strong objection to the proposal:

1. The necessary works and excavation to demolish the existing garages and erect a two-storey building could affect the stability of the adjacent foundation of the boundary wall and of the first block of Harvard Court. Furthermore, the removal of plants and trees would alter the underground water balance to the same extent.
2. The proposed dwelling would be erected in what is normally considered the rear portion of peoples housing. It would, therefore, create an invasion of privacy in the neighbouring properties.
3. At the same time, the increased height of the proposed building would deprive people and vegetation of the sunlight they currently enjoy.
4. Access to the site is through a narrow unnamed dead-end path, which implies a far longer duration of works, hence a more disruptive effect on the neighbouring properties. In addition, access to the path would not be feasible to heavy duty machinery and this would cause a restriction of parking in Fawley Road aggravating the already poor traffic condition on the adjacent West End Lane.
5. For the reasons mentioned at point 4, the amount of air and noise pollution would exceed reasonable level in their quantity and timespan. This would have a tremendously negative effect on the whole area which includes Honeybourne Road, Fawley Road and West End Lane.
6. It goes without saying that such a construction in a Conservation Area would undermine the value of all surrounding properties which are inevitably going to be affected in terms of loss of light and privacy.

On a further note, I would like to point out that the information given to the public in relation to this application has been extremely poor. Only two notices were put up: one in Honeybourne Road in front of number 5, where building works on a boundary wall are currently undertaken and for which a further notice is attached to the same post. A second notice is on a light post at the junction between West End Lane and Fawley Road. The residents of the dead-end small path leading from Fawley Road to the proposed building site were not informed through public notices, as it has been confirmed by those we have met. Likewise, the residents of Honeybourne Road and Fawley Road were unaware of this proposal. When such proposals are submitted it would be advisable to reach directly the residents affected.

Yours faithfully,

Dr Elena Marcarini

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2018-1457-1	Raymond Kershaw	26/05/2018 08:52:54	COMMENT	<p>I have lived in the adjacent block of Harvard Court for over 30 years. I oppose this planning application for the following reasons. (1) The demolition and construction, in particular the pile driving, will cause considerable damage to the flats in Block 1 of Harvard Court which is about 110 years old and whose foundations are not robust enough to withstand major construction so close to Block 1. (2) The demolition and construction will have similar adverse impact on the wall between the rear gardens of Harvard Court and 5 Honeybourne Road and on the wall between the rear gardens of Harvard Court and the neighbouring garages. (3) The height of the proposed dwelling house and the resulting loss of light for occupants of Harvard Court mean that the proposed dwelling house is an inappropriate building for what has always been just a minor access path to the rear of buildings in West End Lane.</p>

