

From Umiak Mahoupe of 49 Calthorpe Street WC1X 0HG.
To Camden Planning Committee
May 30th 2018

I have looked at the planning application no 2018/1142/P.

Last year Mr Firth got permission last year to build 14 flats.

Application No: 2015/3049/P

1) The excavation was planned to be 1.5 meters away from my wall, to minimize the damage to my Grade 2 listed house, which forms part of a 3-house listed terrace. The new plan does not make this proviso. This is an important omission.

2) Application 2015/3049/P was given permission subject to a Construction Management Plan. Any new plan should also have a CMP attached.

3) This new plan involves a change of use.

The new plan is for the 2 basement levels to be offices and meeting rooms.

The meeting rooms currently available at Crown Plaza are splendid.

Do we really need more meeting rooms and deep underground as well?

I do not think so. There are many office buildings in the area un-used also.

I object to this change of use. It does not reflect a requirement in our area.

4) Because the new use is offices, and not flats as in the 2015/3049/P plan, it would seem that the ceilings need to be higher

This means that the new plan involves a deeper basement excavation. . an excavation that would be **0.40 meters deeper**.

There was serious controversy over the first plan anyway (Application No: 2015/3049/P)

The main problem being the likelihood of ground movement caused by the protracted digging works. . . likely to last 24 months a least.

This listed terrace 45 to 49 Calthorpe Street has suffered ground movement in the past.

We have a 'condition report' detailing the existing damage prepared by David A Hargreaves MA, CEng, MI Struct E, MRICS, IHBC, PG Dip (Bldg. Cons.) who has over 45years structural and building conservation experience.

The vibration of this long excavation will undoubtedly cause the bricks of our terrace to become looser, as well as the foundations being affected.

I object to the deeper basement excavation. It is risky and unnecessary.

5) I have asked Jenkins Potter to review the new basement impact assessment and I send you these my comments, plus their report, plus the summary of the condition report prepared by Mr Hargreaves, mentioned above

Thanks

Umiak Mahoupe.