

From: Pauline Atlas [REDACTED]
Sent: 27 June 2018 18:59
To: Clapham, Stuart [REDACTED]
Subject: Application number: 2018/2514/P, Application number: 2018/2515/P

Dear Mr Clapham
2018/2481P

"The Council will require applicants to demonstrate that proposals for basements: do not harm neighbouring properties, including requiring the provision of a basement impact assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight': [pages 28 and 29, MM67 and MM68 Policy A5](#) .

I have campaigned for sensitive and moderate development of residential properties locally and I am objecting to these plans that are out of keeping with the amenity of neighbours, clauses in our Neighbourhood plan and Camden's revised basement policies. It appears to me that all immediate neighbours will be thoroughly inconvenienced and that there will be damage to the surrounding properties.

Out of 32 dwellings in Kylemore Road, less than 20% have excavated basements and those have been done with a sensitive and moderate design (some light wells without obtrusive stairways) have been passed with little objection. The work to be undertaken in this application is a major overdevelopment of the property which was originally a single family dwelling in a terrace of similarly configured homes. The extension of the basement exceeds Camden's guideline of loss of front garden. If the owner is returning the whole property for use as a single family home (according to an initial planning application 2018/1499P granted in April 2018) why is a separate, additional external staircase at the front required? This is an aggressive development which is not taking account of the impact it will have. Does this mean he is indirectly planning to transform the house into several flats or even worse an HMO.

The Basement Impact Assessment in this application is inadequate under the newly improved Camden Basement regulations which many local residents supported through CRAAC. The applicant states that:

"The calculations carried out are based on the information available. For the detailed basement design **(which would follow once planning permission is obtained)** further information will be used to determine the final concrete wall and base widths, reinforcement sizes and other structural details."

These matters are of material importance to neighbours and nearby properties and a detailed BIA is supposed to precede planning permission not be determined after 'permission is obtained' as the applicant suggests.

There appears to be only one bore hole measurement which is inadequate. There should be at least three so as to have a triangular configuration. Where is the measurement of ground water? Without it, the application breaches BIA procedure. There also does not appear to be a trial pit.

I am not sure why so many different planning applications were submitted for this one property for these works which seems unusual to me. It seems to me that the owner is trying to overcomplicate everything and confuse people. The rear terrace suggested is far too large and intrusive and will harm the amenity of neighbours sharing the back garden

area and their peaceful enjoyment of their homes with unacceptable noise nuisance. There will also be loss of privacy.

These roof terraces are not (as claimed by the applicant) 'prevalent' at the back of this terrace and such large, exposed external rooms should be assessed much more carefully in terms of the negative anti-social impact on neighbours.


Even though I am not an immediate neighbour, this over development would affect me and if passed would set an unpleasant precedent.


I am not in favour of either of these proposals and request that they both be turned down. I would be grateful if you advised me of the decision.

Kind regards

Pauline Atlas



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