

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2442/P	Yves Baigneres	17/07/2018 11:04:56	OBJ	<p>We live on the same side as no1. Our house, like most of the houses here, has very shallow footings over clay soil - the earth is a foot below the floorboards - and has moved several times (lateral movement) over the years. The entire row of houses, pushing as it does down the hill, depends on the integrity of the soil beneath it. Several houses on this side have suffered subsidence as well as lateral movement as a result. We therefore do not see how these kind of works, entailing substantial movement of earth downhill from us, could prevent slippage further up the hill which could possibly lead to damage to our house. Evidence of movement can also be seen in the road outside. We also suspect any water running down the hill underground to join the Fleet at York Rise must run close to or below our house. Which is one reason we believe no house on this side beyond a certain point on the hill has a basement that was not part of its original build. It would seem irresponsible for the council to accept any such planning application without conducting a full hydrological survey of the area concerned and taking into account the considerable evidence of subsidence and movement in the houses directly above No1. Apart from the structural dangers to neighbouring houses and the considerable disruption to a narrow street such unnecessary works would entail, we also believe there is no reason based on precedent for you to approve such works. We therefore strongly urge you to reject this application.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2442/P	Francis Joseph	17/07/2018 21:39:40	OBJ	<p>I live opposite 1 Spencer Rise and I would like to object to the construction of the basement for 4 reasons.</p> <p>1. The document "PLANNING, DESIGN, ACCESS AND SIGNIFICANCE APPRAISAL" submitted by the applicant states in clause 28 that "The basement has been carefully designed to have a minimal impact on the host property. It complies with Policy A5 in the following respects: • it is confined to the existing building footprint and does not project into the garden;" This is clearly not the case as shown in drawing 1040 Rev A (Section A-A). In this drawing the basement extends below the existing front garden to provide a light well. Therefore this development does not appear to comply with Policy A5.</p> <p>2. In relation to my previous point, the fact that the lightwell for the proposed basement will extend into the front garden means that the appearance of this unique Victorian House will be harmed. This goes against Clause 1.18 of Camden Council's Planning Guidance on Basements(March 2018) which states that "Basements schemes should take place in a way that ensures they: do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced"; Drawing 1035 Rev A shows proposed front elevation of the house "as existing" implying that there is no change to the front elevation of the house. Again this is clearly not the case as the lightwell will change the appearance of the front of the house. Drawing 1035 is deceptive because it includes the wall between the front garden and the footway, which obscures the changes made at ground level at the front of the house.</p> <p>3. Further to points 1 and 2, this development will set a precedent for similar projects on the Spencer Rise. No other house at this end of Spencer Rise has a basement and the construction of further basements would have a huge detrimental impact to the appearance and character of these historic Victorian Houses.</p> <p>4. Structural Design Statement 1 of 3 (Section 5) includes a Brief Method Statement of Construction. This includes no overall time scale for the works. My concern is that the works will take many months if not years (if there are unforeseen ground conditions). This would cause significant disruption to Spencer Rise, which is relatively quiet street with many families with young children. The footway could be closed for long periods obstructing access for pedestrians including disabled people and parents with small children.</p>