

Tony Kerpel MBE



Charlotte Meynell
Planning Officer
Development Management
Regeneration and Planning
Camden Town Hall
Judd Street
London WC1H 8ND

14 July 2018

Dear Ms.Meynell,

Planning Application 2018/ 2615/P - 10 Downside Crescent NW3

I was dismayed to see this basement application displayed on a nearby parking sign and notified in the public and legal notices published in the Camden New Journal. After accessing details online I was even more surprised to find that the application had been approved in February of this year.

I do not recall any notification of this application appearing prior to February and therefore having the opportunity to object at that stage.

In January 2014 I wrote to object to the application for Downside Crescent's first basement at Number 23. I wrote that "this precedent would trigger other applications and begin a basement race among property owners. The consequences would be non stop building projects over many years and endless disruption for residents in this relatively quiet road."

How right I was. Building works at Number 23 began in July 2016 and today, two years later, are still continuing. Do you planners at Camden actually understand the consequences of your decisions as they affect the lives of those residents forced to live in the vicinity of these works? The owners clear off to somewhere comfortable and do not even share the disruption they cause.

The applicants' planning statement does not appear to include a detailed construction management plan. I would hope that section 5 – Assessment of the proposals, would allow you to take into account the impact of such a development including the disruption which will be caused by the scale of the proposed works. In this case the application is for an iceberg development – huge below ground - and the construction impact will be considerable.

What assurances can be given about the timescale, duration and phasing of this development? How much of the roadside will be required for construction vehicles? Will working hours include weekends? What can you as a planner do to ensure that neighbours do not suffer unreasonable disturbance during these vanity projects?

I would be grateful for any mitigation for residents which you could impose on the applicants.

Yours sincerely,

