

29th July, 2018

Dear Camden Planning,

Ref: 75 Lawn Road, London NW3 (**Application ref: 2018/2136/P**)

We are writing to you as residents of [REDACTED] Lawn Road, a household [REDACTED] doors down from No 75 (the numbers are sequential in this part of the road so we are on the same side). We have a number of concerns regarding plans to develop No 75 as follows. Unfortunately, although we were sent the draft Construction Management Plan in April 2018, we were on holiday, and only 7 days were given for comment.

1) **NOISE**

Section 30 says: "The main contractor will respect any reasonable request to reduce the duration of noisy activities further if required."

I am a novelist and journalist who works from home. I am already subject to the constant noise from the building site at No 77 (four doors away). There is relentless drilling, lorries coming and going, and cement mixers with engines left running for hours at a time. I often have to leave the house to find somewhere else to work. In addition our daughter [REDACTED] and son [REDACTED] are doing A levels and GCSEs in the summer of 2019. We know that the daughter of our neighbours at [REDACTED] had to leave the house to be able to revise for her exams this year because of the noise at No 77.

We would like to politely request, in the spirit of good neighbourliness, and the need for at least two days of peace over the weekend, that no Saturday work takes place at all during construction work. This was something that No 77 volunteered.

There needs to be a process whereby the impact of all the large scale demolition, rebuild and basement developments are considered together if they are going to run concurrently. At the moment there is No. 77 (approved), No. 75 (this application), and 24 Lawn Road, which was approved in April 2018 (See 2017/5619/P).

Section 30 provides maximum noise levels for the project. Some of the noise levels provided in the CMP appear to be inconsistent with the stated working hours.

How can 55dB LAeq for 1hr be proposed during the period 18:00 to 08:00 (i.e. overnight) Mon to Fri if no works at all are allowed during those hours?

70dB LAeq on Saturday 1hr 08:00 to 13:00 is not acceptable as they have said no Noisy Works on Saturday.

"50dB LAeq 1 hr at all other times" must not be interpreted as covering hours outside the permitted working hours.

2) SCALE OF WORKS

The Camden Local Plan says the Council will "resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area".

Looking at the plans for No 75, it appears that the applicants are planning the full scale demolition of almost the entire house with the exception of the front façade and part of the side façade by the driveway. How can such destruction be reconciled with the council's Local Plan and that of and the rules of the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy? We weren't even allowed to put an extra velux in the roof when we applied for planning lest it affect the look of this row of 1920s arts and crafts style houses.

3) BASEMENT

Camden's Local Plan, Policy A5 (Basements), page 214, states that applicants for basement projects must demonstrate that their proposal avoids "cumulative impacts". The Plan notes (page 217) that: *Basement Impact Assessments must consider the potential wider impacts of basement schemes and the potential cumulative impact of other basement schemes in the area*.

There is already a basement project at 77 Lawn Road. If this project goes ahead there will be two basement constructions underway with just one house in between.

Noise and vibrations from both projects should be considered together if they are running at the same time.

We would be very grateful if you could take these considerations into account.

Yours Sincerely,

Fiona Neill

Ed Simpson-Orlebar

