

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/0799/P	Marc Ross	05/10/2018 11:21:05	COMMEMA IL	I am concerned about the disruption to the foundations of the next door house. Having a basement could cause unknown problems to neighbouring property.
2018/0799/P	Gillian English	05/10/2018 15:38:19	COMMEMA IL	I have a concern about this as there are basement flats in all the houses in Belsize Crescent, starting at no5 which is adjacent to this building and including nos 7, 9, 11 etc all the way up the street - but the application states there are no basement flats in the adjoining buildings. Belsize Crescent is also a known area of subsidence, so any basement excavation poses a greater risk to the buildings in our street. Plus there was a major crack in the flank wall between no 3 and no5 Belsize Crescent circa 1989 so we know there have been subsidence and structural problems in this street in the past which could re-occur if this basement development goes ahead.
2018/0799/P	Barbara Jackson	07/10/2018 15:40:44	OBJEMAIL	<p>I am the owner/occupier of the basement/garden flat at number 5 Belsize Crescent. Having looked at the supporting documents and proposed drawings I wish to record my objections to Planning Application number 2018/0799/P. Firstly on the grounds of possible damage - according to page 13 of the Richard Tant/Byland Report - re Wall 6, to the front of 5 Belsize Crescent, the damage prediction indication is Category 1 (very slight). However, there is no mention of Wall 8 (as described on drawing number 1553-001 of the Byland Report) which suffered cracking at moderate to severe damage levels on the Burland Scale (5mm to 25mm) in circa 1989. The cracking was so severe that Wall 8 being 5 Belsize Crescent flank wall with 3 Belsize Crescent, was almost totally rebuilt. The evidence of this is clear to see from Burdett Mews. There is no reference to this event in the current application.</p> <p>Secondly, the application does not take into account the circa 2+ metre deep from ground level basement which runs from under the main steps of 5 Belsize Crescent to the pavement edge with the carriageway. This lower basement forms part of my property. My neighbour at number 7 has a similar basement area as do others continuing up the Crescent.</p> <p>This Application should therefore be rejected until both matters have been resolved.</p> <p>On a personal note - I am a retiree who spends most of my time at home in the basement flat of 5 Belsize Crescent. I have recently had an audiology test which showed that I have a certain amount of hearing loss and was advised that any sustained loud noises such as from drilling etc could potentially cause my hearing to deteriorate significantly.</p>

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2018/0799/P	Francesca Adams	03/10/2018 21:01:55	OBJ	<p>As a direct neighbour to this property, I object to this application of basement excavation. The reasons for this objection are as follows:</p> <ol style="list-style-type: none"><li>1. Irresponsible management of prior building work to this property. Having been a neighbour throughout the conversion from commercial to residential purposes of this building, the building work was badly managed and I object to having to persevere through this again. There was building work happening well past the council's cut off time and well before the council's start time. For example, there was building noise late into the evenings (10, sometimes 11pm) and as early as 7am on a Sunday morning. this was unacceptable and a panic move from not being able to deliver on their unrealistic project planning.</li><li>2. Rats. Throughout the building work their irresponsible management of pest caused me major disruption and financial penalty. With the builders leaving holes in our party wall and opening up a huge hole that led underneath the road, meant rats came into my ceiling cavity through their site. I inspected the building site multiple times, had multiple visits from pest control (which I paid for) to confirm the presence of rodents. There were even dead rats and mice in the mews throughout their building conversion - a place where small children live. This was a health hazard, created a very unpleasant place to live (including in my own property) and costed me money. A basement excavation will only open up this issue again and I do not trust that this will be managed accordingly if the excavation goes ahead. It is unacceptable to assume I can live in my property with this disgusting problem caused by a direct neighbour.</li><li>3. Unsafe party wall. The wall which I share with 3 Belsize Crescent has suffered from significant damp in the past. This was previously ignored in my objection to building a mansard roof on 3 Belsize Crescent (and adding excessive weight to the wall), but this issue should not be ignored when considering a basement excavation. I can confirm that the building works manager admitted to the "walls dripping" when they first started work on the property which is a clear warning than digging even further down is a dangerous and ill-advised proposal. If the party wall becomes even further unstable than it already is, this will severely damage my property. I am happy for an independent surveyor to advise on this as I feel very strongly about the state of the party wall.</li><li>4. Waste management. Finally, creating further flats in this building will only add to the waste created by the future residents. In a borough where our waste is collected only every 2 weeks and having lived many years in my property where I have witnessed monthly waste management issues (rats, foxes, overflow), I cannot agree with extra residential addresses being added to a property without a clear proposal detailing how they will manage their waste. Where will their rubbish be stored that is safe and complies with a healthy and pleasant living environment? I see no plans for this. It does not take a genius to foresee the temptation for residents to leave it on the street / fly tip Waste management for a property here with this many resident has not had to be considered before as it was previously a commercial property. It NEEDS to be clear planned and executed now in order to ensure a healthy environment in a location where we already have problems on a regular basis.</li></ol> <p>Happy to attend committee to speak further on these issues and discuss.</p> <p>Thank you. Francesca Adams.</p>