

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/4153/P	James SCREECH	05/10/2018 13:33:12	COMMMNT	<p>I had previously objected to application 2018/1457/P, the same comments apply: we believe the house will border an existing boundary wall to our property (Harvard Court) & could thus cause considerable damage to late 19th or early 20th century wall. In addition trees & bushes which border the property are likely to be cut down during construction.</p> <p>We are also concerned about the privacy for those living in Harvard Court as the new building will be looking directly on & into the adjacent building. Without proper research we do not know if the new building will reduce light for those living in the first block of Harvard Court.</p> <p>We also object to the intention to build a dwelling within a narrow cul de sac which already has limited access. Our concern is also for those who live opposite the new build whose privacy will be effected.</p>

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2018/4153/P	Elena Marcenini	08/10/2018 14:10:46	COMMENT

Response:

Dear Sir/Madam,

Nothing in the new submission of this planning application changes my opinion. Therefore, I confirm below my previous objections.

I own [REDACTED]
for 15 years.

In relation to Planning Application - 2018/4153/P I detail below the reasons for my strong objection to the proposal:

1. The necessary works and excavation to demolish the existing garages and erect a two-storey building could affect the stability of the adjacent foundation of the boundary wall and of the first block of Harvard Court. Furthermore, the removal of plants and trees would alter the underground water balance to the same extent.
2. The proposed dwelling would be erected in what is normally considered the rear portion of people's housing. It would, therefore, create an invasion of privacy in the neighbouring properties.
3. At the same time, the increased height of the proposed building would deprive people and vegetation of the sunlight they currently enjoy.
4. Access to the site is through a narrow unnamed dead-end path, which implies a far longer duration of works, hence a more disruptive effect on the neighbouring properties. In addition, access to the path would not be feasible to heavy duty machinery and this would cause a restriction of parking in Fawley Road aggravating the already poor traffic condition on the adjacent West End Lane.
5. For the reasons mentioned at point 4, the amount of air and noise pollution would exceed reasonable level in their quantity and timespan. This would have a tremendously negative effect on the whole area which includes Honeybourne Road, Fawley Road and West End Lane.
6. It goes without saying that such a construction in a Conservation Area would undermine the value of all surrounding properties which are inevitably going to be affected in terms of loss of light and privacy.

I therefore hope that these comments will be taken into consideration and that this planning application will not be granted.

Best regards.

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2018/4153/P	S Jones	08/10/2018 23:10:45	OBJ	<p>We note the withdrawal of Application No. 2018/1457/P, and the re-submission of similar plans under Application No. 2018/4153/P. The majority of our original objections stand, but for the avoidance of doubt we resubmit our objections as follows:</p> <ol style="list-style-type: none"> 1. Right of way The application does not accurately reflect the nature of the access road behind West End Lane and off Fawley Road (hereinafter referred to as the access road), which would be the only access point to the proposed building. It is privately owned Freehold land (Title Number 43680). Therefore, the new property would presumably require the creation of a new right of way over this Freehold land, in contrast to what is stated in the Application for Planning Permission. The Applicant stated in relation to the previous application that a right of way was granted to the previous owners of 5 Honeybourne Road in 1936 to access the garages. However, this application would create a new address and a change in use, so presumably a new right of way would be required for the new address. The Applicant also questioned whether any other properties have a right of way over the access road, for the avoidance of doubt, our address has been used as a private residence since 1901 with sole access via the access road, thus establishing a right of way. We would assume the same applies for addresses 210a to 220a West End Lane. 2. Loss of Privacy We note that the revised plans remove the projecting windows facing down the access road, which would previously have created a huge loss of privacy through the French doors and floor to ceilings windows which form the entry to our property via our garden. These projecting windows have been substituted with standard windows which now face directly onto the properties on the opposite side of the access road, creating a loss of privacy for those properties. The projecting windows have been moved to the other side of the building, creating a loss of privacy for our neighbours whose property is now looked directly onto. 3. Loss of light The proposed building would replace a one-storey garage with a two-storey property, which will lead to a reduction of light into our garden and property through the afore-mentioned French doors and windows. The same impact would be experienced by neighbouring properties either side of 5 Honeybourne Road. 4. Construction disturbance The construction of the proposed building would require construction traffic and workers to access the site from the afore-mentioned access road, and presumably require the installation of a skip on private land that does not belong to the owners of the current site. This road is very narrow and is the access point to numerous properties, including our own. Any construction vehicles would be hindered in their access to the site by the vehicles belonging to neighbouring residents, and would block in those vehicles. Construction vehicles parked at the narrower end of the access road by Fawley Road would completely block access and exit from all properties. We have experienced exactly this problem when a lorry belonging to Thames Water required access for necessary drainage work. The lorry also created damage to the surface of the access road, so further damage would be inevitable from any construction traffic. These issues with access for construction traffic would add to the level of noise and disturbance caused by the construction, as from experience this leads to loud beeping of horns and knocking on doors to negotiate moving of vehicles in order

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				<p>to gain the necessary space to access or exit. Any construction vehicles parked in the access road would also lead to a loss of light into the ground floors of The Coach House, and Ramsey House.</p> <p>The construction itself would also create large amounts of noise, dust and dirt, which would require us to keep our windows shut for the extended period of construction, as well as preventing our enjoyment of our garden for that period.</p> <p>We assume the necessary investigations have been undertaken into the potential impact of the work on the foundations of neighbouring properties, but the construction of the building could also impact the access road itself and potentially cause damage and/or collapse.</p> <p>5. The design The design of the proposed building does not reflect or complement the period properties of the area. It will be adjacent to a traditional Coach House and near to Victorian style buildings, and we therefore do not agree with the assertion that a modern design would do anything to enhance the conservation area.</p> <p>6. Destruction of green space The proposed building would involve the destruction of the green space which is the large part of the garden of 5 Honeybourne Road. This would further destroy the habitat of wildlife in West Hampstead which is already very limited and would be detrimental to the environment. Allowing this application would create a dangerous precedent for owners of similar properties and gardens in the area reducing garden size and green spaces to build properties for financial reasons. The proposed building would replace our current outlook of trees and greenery with that of a visually unimpressive building.</p> <p>7. Amenities Although provision has been made for a store for the bins belonging to the proposed property, it would still have an impact on the amenities of the other properties accessed by the access road. This is because the bins for these properties are stored in the access road, including directly outside the frontage of the proposed new building. Should these bins therefore need to be moved down the access road towards the end by Fawley Road, they would be inconveniencing the residents of properties to which they don't belong. There is an existing major issue with waste storage and collection in the access road, so should access to bins be restricted by the construction and/or the new building, this will lead to an increase of dumping and fly tipping in the access road and potentially Fawley Road.</p>
2018/4153/P	Raymond Kershaw	07/10/2018 15:06:25	COMMNT	<p>I have lived for 31 years [REDACTED] which is next to 5 Honeybourne Road. All the objections which I made to the previous planning application remain valid and I wish these to be renewed.</p> <p>I am particularly concerned about the damage which the demolition of the 5 Honeybourne Road garages and the construction of the new house, especially pile driving, will cause to Block 1 of Harvard Court whose internal foundations (over 110 years old) are not to modern standards.</p> <p>There will also be damage to the wall between Harvard Court and 5 Honeybourne Road and possibly also to the wall between Harvard Court and the garages at the rear of West End Lane.</p>

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2018/4153/P	J. Billingsley	02/10/2018 09:58:51	OBJ	<p>Strongly object to this proposal. This building will deplete light from residents at Harvard Court. Impact upon the privacy of Harvard Court residents. Any construction could have serious impact upon Harvard Court foundations a building over 100yrs old. Deplete light from Harvard Court Garden and possible request for us to remove trees. Impact upon residents in Mews area. Impact emergency vehicles that may need to enter the mews. Cause more congestion in Fawley Road. Impact on those who live in the Mews or use the Mews as entrance to their homes. Impact upon the foundations of 5 Honeybourne Road and neighbouring houses. Possible cause flooding by taking away a garden. Could also result in trees in Mews being removed when the Major is asking for more trees in London. Would prevent residents in the Mews having bins outside their properties.</p>
