
From: Maia Liddell [REDACTED]
Sent: 19 July 2018 09:32
To: Constantinescu, Nora-Andreea
Subject: HPRM: Fwd: Comments on 2018/2442/P have been received by the council.

Follow Up Flag: Follow up
Flag Status: Completed

Hi Nora

I understand you are the planning officer in relation to the planning application for a basement excavation at 1 Spencer Rise. I am the direct neighbour to Mr Williams, I live at no 3, and have only just found out about this proposal, which has taken me somewhat by surprise. I have just lodged my objection on the website and wanted to confirm you had received it - as per below.

Many thanks
Maia Liddell
3 Spencer Rise

Begin forwarded message:

From: <planning@camden.gov.uk>
Date: 18 July 2018 at 22:05:06 BST
To: [REDACTED]
Subject: Comments on 2018/2442/P have been received by the council.

I object to this proposal in the strongest of manners and do not see how it can under any circumstances be deemed appropriate.

Policy A5 of the Local Plan states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) Neighbouring properties
- b) The structural, ground, or water conditions of the area
- c) The character and amenity of the area
- d) The architectural character of the building
- e) The significance of heritage assets.

The building work and potential consequences of that will severely impact my property (the direct neighbour at no3) as well as other neighbours higher up the street and further below, and place all of us greater danger of subsidence. It has been established by other neighbours that there have already been ground issues at a number of sites on this stretch of Spencer Rise, which is on a steep incline, and this building work would only exacerbate the risks. Whilst the applicant may put in measures to bolster and strengthen his own property, can you really be sure that the disturbance of a such a great amount of earth in the direct vicinity of mine and my neighbour's properties will carry no risk to our buildings both during the actual

construction and in the months and years that follow – especially given the knowledge provided by other neighbours about previous issues in the area?

I understand that a mere 30 metres away is the River Fleet in a Culvert under York Rise which sits at a similar level to that of the bottom of this proposed excavation. In addition, water cascading down the hill has caused issues for other buildings in the past – a cavernous hole around our properties is therefore wholly inappropriate and doesn't equate with the requirements that the proposal isn't a flood risk.

This will greatly affect the character of both the area, and the architectural character of the building. No 1 Spencer Rise, along with my house at no 3, and my neighbours at no 5, constitutes a set of 3 identical houses that have maintained their heritage characteristics. None of these, or indeed any of the houses on the incline up the hill were designed to have basements, or have excavated a basement subsequently – presumably in part because the ground was not deemed suitable for one at this point in the road. The houses have not been built for this kind of capacity – the gardens are small in complement to the houses – these houses are not supposed to be dwellings of the size proposed, and whilst they may attempt to be 'discrete' in design, this will irrevocably change the look and nature of this set of properties.

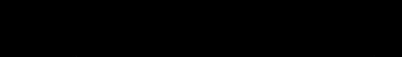
The disruptive nature of the work involved to undertake this work must also be taken into consideration. This is a narrow street, with a heavy presence of parked cars, which need to park on the pavement, thus narrowing the already narrow pavement, and is often clogged by cars unable to pass each other. The work need to excavate a project of this nature, and the length of time this disruption could cause (reasonable assumptions at 18 months – 2 years) are completely unacceptable for a quiet community in a conservation area. The noise, and interference to my own property is unjust and would greatly impact minus and my neighbour's quality of life.

Further, I refer to the Dartmouth Park Conservation Area Appraisal and Management Statement, dated January 22nd 2009, on page 57 which states "the conservation area contains very few residential properties with basement developments visible through windows, doors, light wells, railings or grilles fronting the highway. The unaltered gardens make an important contribution to the streetscape and character of the residential area. The creation of a light well fronting the highway would harm the relationship between the building and the street, could harm the appearance of the building and the streetscape", and further "The inclusion of rooflights designed within the landscaping of a front garden can result in illumination and light spill from the subterranean and harm the appearance of a garden setting. As such the Council will normally resist basement development fronting the highway due to its impact on the appearance of the conservation area". As these are the guidelines under which the conservation area operates, then this proposed basement, would under no design concept can be compliant.

In summation I have grave concerns about the negative damage that this work will likely inflict on my property, a beloved home I have put a lot of effort into – whilst my neighbour at no 1 has not even been resident at his property since I purchased my house 7 years ago. I understand that I am not alone in my objections, and that many of my neighbours also have deep concerns about these proposals, their impact, and the precedent they set. I agree with

them wholeheartedly. The applicant has recently had his application for a loft extension reject on the grounds that it would ruin the aesthetics of the street – a good decision. But I would urge you to also refuse this application, on far stronger grounds – the potential damage to surrounding buildings, the unacceptable disruption and impact on the street, as well as the travesty of doing this to a building of this nature in a conservation area. Please do not let this go ahead.

Comments made by Maia Liddell of 3 Spencer Rise, NW5 1AR, NW5 1AR



Preferred Method of Contact is Email

Comment Type is Objection