

Daniel Taylor



21 December 2018

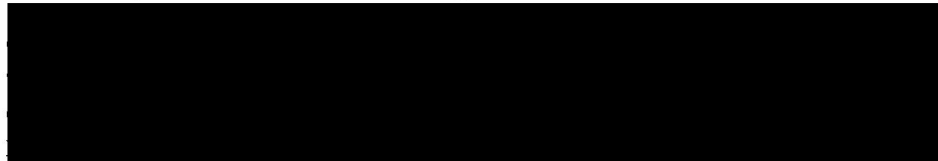
Samir Benmbarek
Directorate
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Mr Benmbarek

Application number: 2018/5112/P

58A Redington Road London NW3 7RS

Further to my letter dated 19 December 2018,



We **OBJECT** to the proposals for the following reasons:

1. This is a complete demolition and rebuilding project. It will cause enormous noise and disruption over an extended period. We question why the project needs to be so extensive. We are concerned at the levels of noise, disturbance, vibration, dust and disturbance that will arise during the project. We are concerned that the current occupants of the neighbouring adjoining building will not be able to carry on living at the property during the construction period because of risks to safety and health. We do not believe that any "controls" that Camden may seek to impose (such as a CMP or hours of working conditions) will be effective and satisfactorily protect neighbours who will be living in such close proximity to demolition and excavation works of this nature.
2. The proposals represent an overdevelopment on a plot of this size – the basement is too extensive and the additional height in some parts unacceptable.

3. The application involves the construction of a basement and this fails to comply with the Council's basement policies in the following respects:
 - Policy A5g. – The Property already has an existing basement – namely the hobby room under the front driveway. The proposed basement will be built under this existing basement ie at a lower level – where Camden has a policy seeking to prevent “iceberg” development of basements.
 - Policy A5h. - It is noted that the applicant is relying on the existing basement to calculate the” footprint of the host building”. If notwithstanding the failure to comply with Policy A5g lower level basement development is deemed acceptable then the existing basement should not be used to calculate the footprint meaning that the proposals shown exceed 1.5 times of the footprint of the host building;
 - Policy A5k. - We believe that the basement as shown does extend more that 50%into the depth of the garden.
 - Policy A5m. – We cannot see that the basement extending beyond the footprint of the existing host building has been set back from the Northern boundary of the application site;
 - Policy A5n. – the Basement Impact Assessment submitted with the application does not satisfy us that the risk of damage to our property will be “very slight” – on the contrary we feel that the risk is likely to be very high.
 - Policy A5q. – there is no question but that the amenity we currently enjoy will be harmed by these proposals – the topography of this area and the possibility of interference with drainage and other matters will put our property and its garden at risk. The ”Residential Amenity Statement” submitted with this application is an anodyne assessment based on external size and appearance not internal volume. It does not satisfactorily address direct impacts on the amenity currently enjoyed by neighbouring properties.
 - No offer has been made in respect of security for our expenses – including the commissioning of our own expert's reports; party wall and structural matters and an agreement to vacate while the works are in progress. However, the provision of such security for expenses would not in themselves make the development acceptable.
4. The increase in height at first floor level will cause the proposal to be excessively overbearing at the rear;
5. The “green roof” may be used as a balcony or sun deck which would increase the risk of overlooking and loss of privacy and this needs to be controlled by way of condition;
6. The proposed lift will be sited adjacent to a party wall – lifts are never silent, and this will cause unacceptable noise and vibration. It should be removed from the proposals.
7. No arboricultural report has been submitted showing possible impact to existing trees in the garden of the application site or neighbours' gardens.
8. No daylighting or sunlighting assessment has been submitted to show that amenity of neighbouring properties will not be adversely affected.

We have not yet had the opportunity to engage experts to review the technical material submitted and we reserve our right to do so in the New Year.

We understand why the owner of this property wishes to redevelop it and we do not object to that in itself. However, we feel that the current application represents over-development and in its current form (and especially in the absence of some technical material) should be **REFUSED**.

Yours sincerely,

A black rectangular redaction box covering the signature of Daniel Taylor.

Daniel Taylor