

Muthoora, Leela

From: Hope, Obote
Sent: 04 March 2019 08:25
To: Planning
Subject: FW: Consultee letter for PlanningApplication Application: 2019/0532/P

Please log the attached as an objection.

Thanks,

Obote Hope
Planning Officer
020 79742555

From: Belsize Conservation <bcaac@belsizeconservation.org.uk>
Sent: 04 March 2019 08:23
To: Hope, Obote <Obote.Hope@camden.gov.uk>
Subject: Re: Consultee letter for PlanningApplication Application: 2019/0532/P

Further to the comment by our member Beatrice Wober we would like you to consider also the comment of our Chair as follows:

Re: 52 Eton Avenue

Object.

Object to the fussy and piecemeal proposals for front and side of house,
the sunken basement/courtyard and staircase on Crossfield Road and
Curtain walling to façade – all of which wreck the integrity of the existing
House.

Object to new basement on party wall of adjoining property and the disruption

These works will cause.

Eldred Evans

Chair

Belsize Conservation Area advisory Committee

On 04/02/2019 10:15, Hope, Obote wrote:

Please find attached Consultee letter for PlanningApplication application
2019/0532/P

Y499219

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50 ETON AVENUE, LONDON NW3 3HN

Tel: 020 7586 0319 M: 07939 063 894
email: yusufismail.riba@gmail.com

4th March 2019

Mr Obote Hope
Planning Officer
Planning Solutions Team
London Borough of Camden
5 St Pancras Square
London N1C 4AG

Dear Mr Hope,

RE: 52 Eton Avenue NW3 3HN - Application No. 2019/0532/P

Dear Mr Hope

Further to my earlier registered complaint dated 19th February regarding the above application, I have noticed that two further drawings have been added on this online planning site and would like to add my further comments.

- 1) Drawing added on 27th February 2019 at 9.07
EXISTING BASEMENT PLAN – dated March 2019
Dwg No: 0105 Rev E00
- 2) Drawing added on 27th February 2019 at 9.07
EXISTING SECTIONS – dated March 2019 at 9.07
Dwg No: E301 Rev E01

Apart from the minor error in dates the contents are factually very incorrect.

There is no proven **existing** 'basement' VOID of the nature shown in the drawings. It is total conjecture and these drawings should be withdrawn unless their consultant can substantiate the contents by acceptable supporting information.

A concrete Ground Floor slab structure of that span resting on an end wall and on our party wall is clearly a very unlikely construction. If by these drawings a suggestion is being made that the remnants and foundations of an old structure were being used to support the original construction of our properties and coincidentally these were in perfect alignment, that premise is clearly totally unacceptable. The only reasonable items that can be expected to be under the ground are the drainage runs of the 9 nos connected houses which are going to be adversely affected. We would strongly suggest the drawings are withdrawn as they are misleading.

Kind regards

Yours sincerely


Yusuf Ismail
AADip, RIBA, FRAIA

&


Ingrid Ismail

Muthoora, Leela

From: Silvia Oclander <soclander@gmail.com>
Sent: 04 March 2019 14:12
To: Planning
Subject: ref. 2019/0532/P

Dear Sir / Madam; I am a resident in Eton Court and I am very concerned about the request for planning permission to build a basement in 52 Eton Avenue. It will very distressing, long and disruptive to the life of our residents. We already will be affected to a lot of difficulties by all the other building projects around this area. I will like to add my name to other concerned neighbours and hope it will be refused

Muthoora, Leela

From: Ronald Cohen <Ronald.Cohen@foxbarn.co.uk>
Sent: 04 March 2019 14:24
To: Hope, Obote
Cc: Planning
Subject: 52 Eton Avenue NW3 3HN ref 2019/0532/P

Dear Sirs

As the freeholder of 22 Crossfield Road I have just been made aware of the proposed application for a basement at the above property, and wish to register my objection to this proposal.

Basement development can cause untold problems with neighbouring properties, and furthermore the acceptance would set a dreadful precedent and make it hard for the Council to refuse planning for other similar schemes in Camden.

One only has to look at some of the basements being installed in Notting Hill Gate and Kensington and the issues arising to wish to prevent further such schemes.

Yours faithfully

Ronald Cohen
15 Tenterden Grove
London NW4 1SX
07958 496 483

Muthoora, Leela

From: janinesachs@blueyonder.co.uk
Sent: 04 March 2019 15:53
To: Hope, Obote
Cc: Planning
Subject: 52 Eton Avenue NW3 3HN REF 2019/0532/P

Dear Obote

I live in Eton Avenue and am very concerned about the likely traffic congestion there will be resulting from the proposed basement works at the corner of 52 Eton Avenue and Crossfield Road. I cannot see where the cumulative effects of the 100 Avenue Road development has been taken into account.

Moreover I cannot see any evidence of any ground water drainage assessment and am concerned that the storm and foul drainage runs through the plot of 52 Eton Avenue.

I also understand that the London Borough of Camden has a 'no basements' policy, therefore this application for a new basement is unacceptable.

Best Wishes

Janine Sachs

janinesachs@blueyonder.co.uk

BE REALISTIC-PLAN FOR A MIRACLE

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