

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1314P	[REDACTED]	24/06/2020 12:04:45	OBJ	<p>Hi, I have some comments to make:                      Firstly, this has been very poorly high-lighted, there are no signs up locally and no one received anything through the post [REDACTED] - the same building as the proposed works and was only able to find out about this by speaking to the workmen already on site. As such it is very likely more people would want to post comments but are not aware of this work.                      Additionally I want to voice my strong objection to what is being propose here. My name is [REDACTED]</p> <p>The footprint for 12a is very small, they already maximize the living space for such a footprint. I think its safe to assume that as 12A is a recent development the original developers would have maximized the living space with the original design. Such major redevelopment and extensions on what is a new property, certainly by the standard of the street seems very strange.</p> <p>The garage conversion holds particular concerns as that space was never intended to be anything other than a garage. It sets a dangerous precedant too - the garage means fewer cars on the street but if its no longer a garage can we assume the owner will be parking on the street? If this is the case whats to stop me applying to turn the whole of the Jade House garage (a large space of a few thousand foot) into living space?                      12A is already a very modern structure - indeed the most modern on the street, if the work goes ahead it will stand out a mile! Not at all in keeping with the rest of the street.</p> <p>Its clear already from the work already started that the disruption to many other residents is going to be significant. Most of the surrounding buildings are occupied with people working and schooling from home (including 10 children within Jade House). There couldnt be a worse time for major disruption. With no means of mitigation (schools still closed) we will have no choice but to sit here with loud noise and vibrations -&gt; having spoken to the architect major foundational work is needed (he told me 20m deep) -&gt; this will be a real problem for adults and children to concentrate. Working from home whilst schooling from home is a challenge enough without this.</p> <p>There are also no doubt health concerns here, be it the excess dust from such work only a few feet away from my garden where all the Jade House children play. Similarly how can we be sure such aggressive work in such a small space wont lead to a localized COVID outbreak. In short we cant and we increase the risk here materially.</p> <p>There is also a lovely old tree on the ground very close to the proposed development, this tree is a big feature locally all the kids collect conkers from it - it would no doubt be disturbed / harmed by this work</p> <p>12A and 12 share access to the garage, it is without dispute that this access would be disrupted (It already has been by the works done so far). Whilst there are wider issues concerning this development access for the 12 flats on Jade house will be interrupted and cause disruption.</p> <p>If weid had more time I would have engaged a surveyor / architect to assess the impact on light to our garden and property -&gt; but as we only found out about this last week it was not possible.</p> <p>In short I think this is a bad proposal as a bad time, badly communicated and it shouldnt go head in any thing like its current form. Im not in to NIMBYISM and have never objected to a planning application before but this one I must.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1314P	[REDACTED]	24/06/2020 10:49:44	OBJ	<p>I object to the renovation and extension works to 12A Lancaster Grove for the following reasons:</p> <ol style="list-style-type: none"><li>1: I have not been officially notified of these plans and the potential impact to the space shared by Jade House and 12A Lancaster Grove - the first I knew of this was last week when contractors were ground testing with a pile driver in preparation for 20m deep excavations to the property. This has given me a very real indication of the noise levels and disruption that 6 months worth of building work will bring about.</li><li>2: I work from home and due to CoVid 19, my children are home schooled, studying for A levels and GCSE's; the disruption and noise pollution will be significant with no means of mitigation [REDACTED] and the level of noise, and the 'shaking' of our flat will considerably impact our ability to work. This can be said of all residents of Jade House - there are 10 children currently residing here.</li><li>3: Drilling and foundation works will substantially impact air quality to our flat and the rest of Jade House and the families that live here, all flats look out onto the shared garden, where much of the dust will be created.</li><li>4: 12A and Jade House share access to the underground garage where Jade House residents keep their cars. The architect has confirmed that there will be considerable disruption and garage access will be limited. Jade House residents are required to keep their cars in the garage due to a Section 106 - we don't have residents parking permits for Lancaster Grove. I do not intend to pay more for car insurance to keep my car on the street. Access without disruption is absolutely necessary and I have already twice been required to wait for contractors to move cars and machinery in order to enter and exit the garage.</li><li>5: We have had a spate of burglaries in the area, and to the garage in particular, when one or other of the garage doors is not closed. It is not clear how or if the contractors are able to ensure the security of the shared garage and its contents.</li><li>6: 12A was recently built (c2010) and already a very modern structure. Such large structural changes to a newly built property are clearly unnecessary and not properly in keeping with the rest of the street.</li><li>7: There is a large Horse Chestnut tree to the front of the property at 12A and further trees at the back overlooking Jade House's shared garden - I see no provision or statement to advise what steps are being taken to protect these trees, if at all.</li><li>8: Since we are currently experiencing changes due to Covid19, how can we be ensured that the work can be carried out safely in such a small footprint? None of the contractors testing ground last week were wearing masks as far as I could tell.</li><li>9: The structural changes and appearance to the driveway are unclear from the submitted plans.</li><li>10: It is unclear from the plans how natural light to [REDACTED] will be affected once the third floor extension is erected.</li><li>11: The loft above the master bedroom at [REDACTED] is directly adjoined to 12A - the third floor extension will presumably require tie-in. There is no indication as to how this may affect [REDACTED] from both a structural and noise impact point of view.</li></ol>

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Based on the above, please accept this as my strong objection to the works. I look forward to your response.

Regards,  
[REDACTED]

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2020/1314P    [REDACTED]    21/06/2020 15:23:10    OBJ

The proposal needs to illustrate via Basement Impact Studies and Construction Managemnet Study how would the adjoining properties be safeguarded during and after the proposed works. Arboreal Study is also required in order to safeguard the mature tree on site.

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