

23 June 2020

**To: Development Management, Camden Council**

We are the owners and occupants of [REDACTED] and have the following comments on the following planning applications, both relating to the [REDACTED] property at 28 Kylemore Road (Ground Floor Flat), London NW6 2PT:

- (1) **Planning Application 2020/1690/P:** Erection of a single storey infill extension to the rear elevation, excavation for a new lightwell including the conversion of the existing storage space to form habitable rooms and installation of bin store to the front elevation; and
- (2) **Planning Application 2020/2028/P:** Erection of a single storey infill extension at lower-ground floor level, new lightwell to the front elevation to form habitable rooms and new bin store in front garden all associated with the use as a maisonette (Class C3).

**A. Construction Management Plan**

1. Neither application appears to include a Construction Management Plan.
2. A Construction Management Plan should be provided before permission is granted in respect of either application, in line with Policy A5 (Basements) in the Camden Local Plan and the Council document "Camden Planning Guidance – Basements (March 2018)".
3. We would request that the Construction Management Plan take into account the comments set out in sections B and C, below. We would also request that, in accordance with Camden's Planning Guidance, we are consulted in respect of any Construction Management Plan. There has been no such consultation to date.

**B. Noise levels; impact of COVID-19**

4. We have the following comments on the applications, in light of the ongoing COVID-19 pandemic and in particular (i) the current Government guidance; and (ii) The Health Protection (Coronavirus, Restrictions) (England) Regulations 2020, as amended (the "Regulations").
5. In considering these comments, we would ask that the Council consider the following:
  - (a) we both work full-time, and are currently working from home as our offices are closed (in common with many offices in London); and
  - (b) [REDACTED]
6. We would also ask the Council to take into account Policy A5 in the Camden Local Plan, which provides that the Council will require applicants to demonstrate that proposals for basements "do not harm the amenity of neighbours".
7. We expect that the works anticipated by the applications will be extremely noisy for prolonged periods. The owners of [REDACTED] – 32 Kylemore Road – carried out basement excavation works approximately 18 months ago, and the noise rendered our property uninhabitable while the works were being carried out. Our experience accords with paragraph 5.1 of Camden's Planning Guidance, which recognises that:

*"The demolition and construction phases of a development have the potential to harm the amenity of neighbours, and this is particularly so for basement development. Although this is temporary, demolition and construction can create noise, vibration, dust, air and light pollution, and can last for lengthy periods of time."*

[REDACTED]

8. We are concerned, in light of the noise generated by the previous works, that it would be impossible for either of us to work from home while the works were being carried out. We are particularly concerned about noise levels that are likely to be disruptive to our work or home life. We ask that a noise impact assessment be undertaken to identify the aspects of the construction works that are likely to generate such disruptive noise levels and that those aspects of the works should be restricted as set out below.
9. We are also mindful that the current Government guidance, in light of the COVID-19 pandemic, is to “stay at home as much as possible” and “work from home if you can”. (We note that the guidance in relation to working from home remains in place notwithstanding the announcements made by the Prime Minister on 23 June.) As a matter of principle, the Council’s approach to planning should be consistent with the Government’s guidance. We are concerned that the proposed works would be incompatible with this guidance, since it would be impossible for us to stay at home, or to work from home, while the works were being carried out.
10. Whilst we were able to mitigate the impact of the previous works by spending time with relatives, this is currently impossible in light of the restrictions on gatherings imposed by regulation 7 of the Regulations.
11. We are also mindful that, even after offices in London generally reopen, there is a widely-held view that there will be a second ‘wave’ (and possibly further waves) of COVID-19 cases, which is likely to lead to further office closures.
12. Apart from the impact of COVID-19, we would ask the Council to take into account that our children will be at home outside the school day, i.e. before 8.30am and after 4pm from Monday to Friday, and on Saturday.
13. We therefore request that the Council impose the following conditions on any permission granted in respect of either application:
  - (a) During any period in which offices in London are generally closed, no works generating disruptive noise levels (i.e. of the kind referred to in paragraphs 7 and 8, above) to be carried out from Monday to Friday. If the Council is not willing to impose such a condition, we request that, during any period in which offices in London are generally closed, works generating disruptive noise levels be limited to a single continuous period of no more than two (2) hours per day from Monday to Friday.
  - (b) Irrespective of any office closures, no works generating disruptive noise levels to be carried out before 8.30am or after 4pm from Monday to Friday, or on Saturday.

**C. Dust and debris**

14. We would also request that the Construction Management Plan include appropriate measures to:
  - (a) minimise dust resulting from the works (in this respect, we would ask that the Council take into account that members of our household are asthmatic); and
  - (b) ensure that debris does not fall into our back garden and thereby endanger our children.

**D. Final comments**

15. Planning permission should be refused unless a Construction Management Plan and noise impact assessment are submitted which demonstrate that the development can take place in a manner which does not harm the amenity of neighbours.

