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Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3553/P	Elizabeth McDonnell	13/09/2020 17:33:45	OBJ	<p>As an owner of one of the flats in South Mansions I strongly object to the above application.</p> <p>The reasons for my objection are multiple</p> <p>1) there have been major and still unresolved subsidence issues with South Mansions for at least the past three years. This affects the whole building from front to rear and all the flats. Building in such close proximity to South Mansions could further destabilise the building, particularly a basement development.</p> <p>2) the proposed building is not in character with the other buildings along this side of the street. The loss of greenery on the site will negatively impact the overall appearance of the neighbourhood and surely is against Camden's own environmental policy.</p> <p>3) this has always been a particularly quiet backwater where young people can exercise on the road without fear. I think this may be impacted by this development and the subsequent extra traffic it will create.</p> <p>4) the amount of building which has taken place in West Hampstead during the last few years has created pressure on local resources, such as public transport, where we have seen queues outside the tube station at peak times. In this particular emergency it seems ridiculous to add to that.</p> <p>Liz MCDONNELL 6 South Mansions, Gondar Gardens NW8 1QF</p>
2020/3553/P	Alan & Melanie Traub	12/09/2020 15:06:37	OBJ	<p>We as owners of the neighboring property at South Mansions strongly object to this application on the following grounds:</p> <p>Proposed Basement - The basement is within 3.3m of South Mansions on the north side of the proposed development. South Mansions does not have a basement and the professional evaluations have failed to identify this fact. South Mansions has over the past 3 years been severely damaged by major subsidence. A basement on a neighboring site is a major risk to the already unstable foundations of South Mansions. So concerning is this basement that we have informed our Insurance Company of this proposal. Please note the Insurers advised us to make this comment to bring this to the attention of Camden Council Planning Dept and the Developers</p> <p>2 Floors above Ground - The 2 Floors above ground will affect the light to all 3 flats facing this development. The comment by the professional report states there will be a loss of light though limited. However, this loss of light will negatively impact the lives of the people living in these flats</p> <p>Loss of Greenery/Trees - At the northern border of the proposed development and entry to the side of South Mansions there is currently well established green shrubs and small trees enhancing the appearance and the environment of the area and this is shown as being removed on the proposed plans which is completely unacceptable. This would also seem contradictory to Camden Council's environmental policy</p> <p>Over Development - An additional 6 flats on a small site in this quiet neighborhood and the resultant additional cars and traffic and requirement for parking is over development of this area</p> <p>We strongly recommend that the Planning Dept rejects this proposal</p>

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2020/3553/P	Neil Curtis	12/09/2020 10:02:50	OBJ	<p>I object to this application and strongly believe it shouldn't be granted permission. Construction at numbers 2 and 5 Hillfield Road have caused chaos. Recurrent low frequency vibrations from the work have caused permanent damage to many of our homes. Within our own house, we have seen cracks widen and grow over this time.</p> <p>I work from home the majority of the time and can confidently state that this level of construction isn't sustainable in an area where houses are tightly packed together. Furthermore, it doesn't take a genius to work out that allowing individuals/corporations to excavate basements in such locations is going to effect the foundations of surrounding buildings. Granting permission to this application would be grossly irresponsible and would adversely effect all residents of the surrounding houses.</p>
2020/3553/P	Jeffery Lasky	15/09/2020 10:44:40	SUPPRT	<p>I have lived in this area for many years and I fully support this proposal.</p> <p>The height, size and volume seem appropriate and well thought through to me. I notice the design changes that the developer has made alongside the council and I feel this scheme of 6 units is very much in-keeping with the neighbouring buildings and area. The previous larger schemes mentioned in the Design and Access statement seemed to be too big so I am glad the changes were made.</p> <p>I hope this scheme is approved as it will be a great benefit to the area. I think it is a creative architectural design that will provide much needed high quality flats.</p> <p>I hope the developer is providing a full affordable housing contribution as this is an important consideration. I often see developers avoid this.</p> <p>On the whole, I support this application. It is apparent that a lot of thought has gone into this application which is very refreshing.</p> <p>I spend a lot of time in this area so I am aware of the awful developer at number 2 and 3 Hillfield Road so I am glad to see a construction management plan has been produced.</p>

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2020/3553/P	A J Kelly	11/09/2020 15:40:18	OBJNOT	<p>COMMENTS ON APPLICATION 2020/3553/P</p> <p>I own a neighbouring property which will be adversely affected by this development yet I was not formally consulted. would like to object to the grant of this application on the following grounds:</p> <p>Unacceptably high density Adverse impact of the residential amenity of neighbours Visual impact Effect on the character of the neighbourhood - out of character with existing properties Design Subsidence and flooding</p> <p>It is likely that some or all of these factors played a role in the decision to refuse development in 1988 and they are still material considerations.</p> <p>Density This is really a five storey building which is intended to be built over two gardens. The title to no 1 includes land which must at some point have belonged to Gondar House as it sits directly behind it. Six flats represents over-development of the site. This application must be seen in the context of the application, which was approved in August to develop the main building on the site i.e. no. 1 Hillfield Road. There is clearly an intention to cram as much as possible in onto this site which was previously 3 flats and a large garden. Five storeys (including etc basement is far too high The proposed footprint of the building will run too close to the property boundaries. It will virtually abut the boundary with 3 Hillfield Road. The development is 'garden grabbing'. The land is currently garden land with an area used for off street parking. The development allows for minimal outside space. The size of the rooms, particularly the bedrooms, is very small and the accommodation will therefore be cramped. This is because two many units are being squeezed into the space.</p> <p>Loss of amenity The proposed overdevelopment of the site means that, if this application is approved, the amenity of neighbouring properties will be seriously affected. The building will block light from South Mansions and Gondar House and no 1 Hillfield Road It will deprive residents of what is a very pleasant view of open land. It will also take light from the gardens of number 3 - 7 Hillfield Road. These properties will be overshadowed and also overlooked by the flats at the back of the building resulting in loss of privacy. It is likely that there will inevitably be noise disturbance from the flats because they will be sited so close to the boundary.</p> <p>The only positive factor is that the owner of number 3 has apparently said that he will sell up if the development is approved which will undoubtedly result in the popping of Champagne corks throughout the Hillfield Road cul-de-sac.</p> <p>Visual impact</p>

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The proposed design is unattractive and this is largely because of the size of the building. A more modest construction would be more in keeping with the space and have less impact on neighbouring properties.

Character

The character of the proposed building is not in keeping with the character of the area. The surrounding buildings are in the main Victorian houses and mansion blocks. There are newer houses on the west side of the road but these are much smaller in scale and therefore blend in. This building will stick out like a sore thumb.

Subsidence and flooding

This is an area which has suffered from some considerable movement over the years as well as water running down hill because of the topography. This development is only going to exacerbate this, particularly when taken in the context of all the other excavations nearby, especially the recently approved basement excavation at no 1 Hillfield Road.

South Mansions already suffers from cracking and subsidence. The excavation attendant upon this development, particularly the basement, will inevitably have an impact on this.

Additional comments

I would also like to make some additional comments in order to clarify misleading aspects of the paperwork attached to the application.

First I would like to comment about the way the applicant has gone about preparing this application.

There is a statement of community involvement which does not actually reflect genuine community engagement. I and many other residents of neighbouring properties were not invited to participate. The applicant seeks to imply that changes resulted from this limited exercise. This is clearly not the case. A proper community engagement exercise might well have resulted in real changes and application which was more acceptable to local residents.

Indeed, given the local context, with a purported developer carrying on stop / start works to two properties in the Hillfield Road cul-de-sac for the past 13 years seemingly only to render them increasingly more uninhabitable, this developer would have been well advised to make efforts to engage properly with local residents and work with them instead of just trying to give that impression to Camden planners.

Secondly, there is a contradiction between this application and what was said in the application by the same applicant, inter alia, to convert the cellar of number 1 to another flat. This was approved by the Planning Committee mere days before this application was submitted - surely no coincidence. It was said that the waste from the basement excavation would be stored on the land at the back of the property. This would not be possible if this application were approved as that land would be being built on so this development will inevitably result in more waste on the public highway and greater disruption for neighbouring properties.

The application also refers to contributing to (much needed housing). This development is not going to provide the housing the borough really needs - social housing. It is just going to provide a fat profit for the developer as the flats will be sold at £500k+.

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Much is also made of the supposed 'car free' nature of the development. This is disingenuous. The parking controls in Gondar Gardens only run from 10 - 12 weekdays and are poorly enforced. This means that there is ample scope for someone to drive his / her car to work and then park it outside in the evening, overnight and at weekends which is when there is greater competition for parking.

Finally, Mo Farah might be able to walk to the local tube stations in the times set out in the application but it would take most people much longer which is why residents are still likely to want to acquire cars.

A J Kelly
