

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5865/P	Suzanne Glass	15/03/2021 13:20:48	COMMNT	<p>REVISED COMMENTS.</p> <p>Unfortunately, we received no proper notification of this planning application. I was informed of it by a neighbour who happened to find out by chance two days ago that the deadline for comments was today. The only public announcement of this is on a pole outside the property.</p> <p>I am extremely concerned on several counts</p> <p>a) We did not have the appropriate amount of time to comment on this.</p> <p>b) The dust pollution from such an undertaking is enormous as witnessed by the similar extension and basement created at 56 A Fellows Road. The tenants in 56 B, adjacent to 58A, where the excavation is planned, are expecting their first child in 12 weeks. This could be seriously detrimental for mother and in particular for a newborn baby. I know that Camden normally does not consider the noise pollution and vibration, but the health of a newborn must certainly be considered.</p> <p>A similar excavation project was carried out at 56 A and the tenant of 56 B suffered new onset asthma from the dust pollution.</p> <p>c) Structural damage was caused to 56 Fellows Road as a result of a similar project carried out here. The door frames and window frames in 56 B shifted shortly after completion of the project. There is also a question as to whether the water pipes were affected.</p> <p>d) Although many Covid restrictions will probably be lifted, high numbers of residents will still be working from home and the disruption to their well being and working lives from this project will be untenable.</p> <p>I would respectfully request that you ask the developer to reconsider the effect of this project on the lives of Camden residents.</p> <p>Many Thanks, Suzanne Glass</p>
2020/5865/P	Ali Jalali	14/03/2021 21:11:14	OBJ	<p>The building I live in (56 Fellows Road), underwent a similar extension a few years back, and the noise and disruption was extensive and very disruptive. The work that was carried out seemed to be delayed and never-ending.</p> <p>I work from home, particularly during the Covid restrictions and can't afford the disruption and noise that this would bring.</p> <p>Furthermore, I believe the previous excavation brought about structural damage to my property and my fear is that since my building and number 58 Fellows Road are connected, there would be a risk of further structural damage.</p> <p>Therefore I am against the granting of this planning permission.</p>

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2020/5865/P	Andrew Mistry	13/03/2021 21:08:21	OBJ	Planning Objection

I am writing to express in the strongest terms possible my objection/s to the above application. As a local resident and having studied the plans at some length, I would make the following observations and formal objections:

Environmental harm

The impact of this type of development is at the heart of my concern. Many central London Boroughs have prohibited these types of planning applications and heightened by well publicised accidents occurring during basement constructions. I'm concerned that the excavation of new basement is a risky construction process with potential harm to adjoining buildings (such as my unit!). Basement extensions also have potential effects on the water table and the potential increase in the risk of flooding. Such concerns have been raised by many others in previous basement extensions in this borough. T

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology. While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented. I have not seen any guidance or planning information to note that this type of development is suitable vis a vis ground conditions or land instability. Moreover, these types of deep basement conversions are not common along this street. In fact, the only one I appear to notice is the one in 58A, who is also the owner of 56A.

I also request aa structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care.

Disruption to livelihoods and way of life

Objections have been received from neighbouring residents regarding the impact of construction work associated with the proposed basement, the timescale for the proposed construction phase and general disturbance associated with construction activity. I understand that planning permission cannot be withheld on the basis of these objections, a Construction Management Plan is required at validation stage and has therefore been submitted with the application. I have not yet seen any Construction Management Plan.

Given the change in working conditions and the switch to working from home for my partner and I, any noise

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				<p>disruption would cause great harm and disruption to our lives. Traditional construction works hours, even limited to certain times, will put incredible noise and dust during either our working hours or leisure hours. This is unacceptable to our way of life.</p> <p>At the very least, I request that the planning officer visit their property to assess the impact of the proposed works and make this report available to all neighbouring units before a decision is made.</p> <p>Lack of notice and stakeholder engagement There is been no engagement of myself, the next door neighbor, nor with the tenant in 58B who will be even more affected by the works. No notice has been given in the post or via email. Only one small yellow notification has been placed on a nearby pole. Given the scale of works and the impact to our day-to-day lives, this failure to properly notify neighbors has put us at a severe detriment. We have had neither the time nor the ability to properly prepare an objection.</p> <p>For these reasons I consider the proposed development to be unsustainable, unacceptable and to show a disregard for the community and it's diminishing resources. I emphatically urge the council to reject this application.</p> <p>/Andrew Mistry 56 Fellows Road Flat B</p>
2020/5865/P	Suzanne Glass	13/03/2021 22:20:08	COMMNT	<p>I have just been informed of this application, quite by chance the day before the deadline to object. A neighbour saw a small yellow poster. We did not receive any announcement whatsoever.</p> <p>A similair erection of the single storey rear extension and excavation to create a basement was carried out at 56 A. This caused enormous noise pollution and dust pollution affecting the health and living conditions of the inhabitants of the building and of neighbours over a very considerable period of time. Furthermore it caused structural damage to 56 Fellows Road and 58 is built in the same way.</p> <p>Further to this, the tenants in 56 B with the adjacent garden to 58 are expecting a baby in a 3 months time. The level of dust and noise pollution could seriously affect the health of both mother and baby. Furthermore, with many people working at home due to Covid, this level of noise will be untenable.</p> <p>The basement excavated and the single storey erected at 56 Fellows Road should not serve as an example of a successful precedent. It disrupted the lives of several people in the neighbourhood. Please do not allow the grave situation to be repeated.</p>