

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0143/P	K Chung	03/04/2021 22:35:57	COMMNT	Dear Sirs,

I am writing to raise some concerns on the development of number 12 / 13 Eldon Grove. Further details are provided below.

1. Parking

There is currently only one resident at number 12 and therefore only one car in use. The garage in number 13 is currently only used infrequently by visitors and used for storage. By allowing number 13 to have a parking space does not appear in my view to be consistent with Camden planning rules which disallows parking for new developments. Furthermore, the addition of a household on the street will merely add to car usage for what is already a congested street with often limited parking spaces.

2. Basement and subsidence

Eldon Grove is located above a railway tunnel and subsidence is a well known issue for residents on the street. Furthermore, the heavy goods trains which passes through the tunnel causes vibrations to houses on the street. Any plans for basement development needs to also address any potential or actual damage caused to properties in close proximity to the site as a result of the basement work. This is especially relevant for this project given it involves two basements being created, the size of the development and the extremely close proximity to number 14 Eldon Grove.

3. Timing

We would like clearer presentation of the timeline of the project given the likely disruptions it will cause to the street. Eldon Grove is a narrow street which only allows for one car to pass through at certain points. It is well known that the road becomes particularly busy during school runs and the road can easily be congested by site traffic. Any access to the site by heavy vehicles and machinery must be managed with sympathy for noise pollution and traffic congestion.

4. Environment

A large garden with a well maintained and diverse garden will be replaced by a new building and an extension to the existing one. Such a drastic reduction in green space seems to be counter to a more environmentally conscious planning policy promoted by local and national governments in the current time.

5. Consultation with local residents

Having spoken to many residents of Eldon Grove, it seems that few people are aware of the scale of the project being proposed on this site. In addition, the details of the planning application is extensive, detailed and full of technical analysis. It is not reasonable to expect local residents to be able to assess this in the time frame provided and via an online forum. For the process to be thoroughly and fairly considered, local residents must be invited to attend a meeting with the applicant to be able to discuss their reasonable concerns.

6. Proximity to Number 14 Eldon Grove

As mentioned above, the development is in close proximity to number 14 and there are concerns with subsidence, noise and pollution during construction and the duration of the works which could cause long term inconvenience. We note the technical paper which outlines the processes and procedures expected and required of the construction team but we find them very general, vague and lacking in sufficient details. We would expect a survey to be carried out to provide comfort to residents at 14 Eldon Grove that the project will

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not have any negative structural impact to the building. Furthermore, we would propose that an indemnity is provided to 14 Eldon Grove in the event the project creates and structural damage to the property.

We also note that given the proximity of the building to 14 Eldon Grove, there will be a negative impact on the views from and light entering in to the building. The current garage roofline is sufficiently low not to impact number 14, but although the proposals see to make an attempt to minimise the impact, it will still have a negative aspect on this point. Furthermore, we note that the height of the ground floor roof line is higher than the current building which from a technical standpoint, does not seem to be in keeping with planning requirements.

7. Necessity

From a general standpoint, we do not believe the building of the site at number 13 improves the social or environmental aspects to the street and / or area. Adding another property to the street will add to the production of waste, pollution and removes a large green area as mentioned above. From a social point of view, a great deal of resources will be used to construct a large property for one household only when there is a general housing shortage in the Camden area. It is also questionable if this project adds anything economically to the area and Camden also.

8. Appearances

We note in the application that the development is deemed to be in keeping with the character, look and design of the street. We note that the two buildings at the south of Eldon Grove were post war additions to the street and their appearances are regarded very negatively by local residents and the council. We also note that planning rules have evolved significantly since and modern building techniques and efficiencies should be able to achieve a look which is more in keeping with the style and feel of the majority of the houses in the area. Although it is noted that properties on Eldon Grove were built over many eras and differ in style, it is widely acknowledged by residents that the buildings at the southern most part of the street do not meet that remit.

Best regards
Kawai
