

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4259/P	Shirley Harwood	23/11/2021 08:08:51	COMMNT	<p>We are an international primary school with children aged from 3 - 11 inclusive, based at 16 Netherhall Gardens facing the proposed redevelopment site. The road has recently benefitted from healthy neighbourhood funding, reducing polluting petrol vehicle access during school arrival and dismissal times. This has both reduced pollution and reduced the number of vehicles along the road, making it safer for children to walk and cleaner air around the children's play areas.</p> <p>We express our concern at further disruption of heavy vehicles accessing this building site if a basement is dug out, in addition to the noise and dust which will result from redevelopment.</p>

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2021/4259/P	Michael Wydra	22/11/2021 10:58:45	OBJ	
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My wife and I are residents of the main block of Imperial Towers which adjoins and is extremely close to the northern elevation of Elm Tree House, the site of the proposed development. We have looked at the documents supporting the application.

Whilst we do not object to the application in its entirety we do have considerable concern about and object to the construction of the basement which brings with it structural issues for adjoining properties due to the underlying clay strata, will necessitate an overload of traffic on the roads leading to the site and would appear to be contrary to the letter and spirit of the Camden (Neighbourhoods of the Future) Experimental Traffic Order 2020 which is designed to protect schools from noise and emissions and to this end prohibits the entry into the protected area (of which Netherhall Gardens forms part) of petrol vehicles at certain times of the day.

The Desk Study and Basement Impact Assessment a document supporting the application with its conclusion that negligible movement will occur to adjoining properties is almost entirely a desk study on this aspect as so far only two full depth boreholes investigating the clay substrata have been effected with a further four being planned in that part of the site falling within the Network Rail exclusion zone. Little comfort is derived from the statement in the Basement Construction Plan that "the ground investigation shows the underlying soils to be clays with high volume change potential. This along with the presence of nearby trees is likely to be a contributing factor to ground movement..."

The application only deals with 50% of the site, a further application for the remainder of the site to no doubt follow. This seems inappropriate as residents of Netherhall Gardens should be presented at the outset with an application dealing with the entire site. Further there has already been a planning consent issued in early May 2020 (2020/0971/P) dealing with fenestration and the officer's delegated report records that "... the applicant has confirmed that they do not intend to amend the use of the building, it is to remain as 8 flats." However the applicant circulated at the end of April 2020 a brochure indicating the intention to submit a planning application which would have the effect of increasing the no. of flats to 11 with an additional flat in the extended and reconfigured lower ground floor and a further 2 flats in a basement to be newly constructed.

There have already been consents for basements in Netherhall Gardens being for 26 Netherhall Gardens (2019/1515/P) in October and for 47D Netherhall Gardens (2019/3948/P) in November of this year. Each of these consents requires via a 106 agreement a Construction Management Plan to regulate traffic flow generated by excavation of the basement as will the basement of Elm Tree House if any consent granted permits a basement. Fitzjohns Avenue already suffers from traffic overload at certain times of the day and this will not be assisted by the potential of 3 basement excavations being constructed simultaneously. A similar comment applies to the wellbeing of users of Netherhall Gardens be they residents or pedestrians including school pupils.

Construction of a basement will substantially extend the duration of the development including the duration of noise, vibration and dust and the constant flow of lorries carrying waste (including hazardous waste) from the site and concrete to the site. Further no provision has been made for noise and vibration monitoring notwithstanding the very close proximity of Elm Tree House to Imperial Towers.

The application proposes raised screening to benefit residents of the basement flats. This screening will rise

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				<p>well above the lower part of the existing party wall dividing Elm Tree House from Imperial Towers. However it will be to the detriment of the residents of Imperial Towers. The screen will be a visually unpleasing structure and will burden the residents of Imperial Towers with a sense of enclosure. .</p> <p>There is a day school for pupils including very young children, at 16 Netherhall Gardens which is close to Elm Tree House on the other side of the road.. The pupils are in the school's playground which is near the road being at the front of the school at various times in the morning. The issues of noise,vibration, dust and transportation of waste must have a bearing on the wellbeing of the pupils. There are also other schools in the vicinity.</p>
