

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6074/P	paul johnson	11/01/2022 17:04:08	COMMNT	Objection to Planning Application 2021/6074/P

I have lived on the Meadowbank estate since 1990 and should like to register the following objections to the application noted above to construct a basement and ground floor rear extension to 34, Meadowbank NW3 3AY.

1.Over-development

This application for a basement and ground floor extension should be viewed in the context of being additional building works to a previously approved application to add a further 2.8 metre upwards extension to an additional floor that has already been created by extension into the roof space of the house. Taken together, these proposed extensions to provide an extra floor in the roof and the excavation of a full basement will result in a significant overdevelopment of an original 3 storey property that was built in the early 1970s as part of a densely designed development and is totally inappropriate to an already tightly packed and overdeveloped private estate with restricted road and pavement access (see point 2).

2.Construction access and exit

34 Meadowbank has no direct vehicular access to the private road system of the Meadowbank estate or a parking space. It is reached from the private road by a footpath via steps or a slope which pass very close to the front of neighbouring estate properties. The planning applications indicate this narrow footpath will become the building works access to be used for the delivery of incoming materials and plant and machinery as well the removal of significant amounts of soil and waste excavated during the basement construction. There is no space available on the footpath to park a skip to store the soil before collection and residents in neighbouring properties will not only be subject to noise, mess and disruption during construction of the roof and basement but will also have restricted access to their properties.

The Meadowbank estate road system is quite narrow and the volume of heavy construction vehicles, plant and machinery and delivery vans required during the construction will lead to obstruction on the roads and pavements and create an unsafe and dangerous environment for motorists and in particular the many pedestrians and children who walk through the Meadowbank estate. This is a major issue for all Meadowbank residents.

In addition, the public road system surrounding the Meadowbank estate is frequently obstructed with parked vehicles and school traffic and the residents of Oppidans and Ainger Roads will suffer from the additional volume of construction traffic which will require entry to, and exit from, the estate.

In summary, I believe Camden should reject this application for the following reasons;

- 1 The planning applications taken together transform a 3 storey house into a 5 storey house which is an overdevelopment of the site and inappropriate for the neighbourhood.
- 2 The lack of access to the site, except by a footpath, makes the excavation of a basement impractical and will cause severe disruption to residents, particularly those in neighbouring properties.
- 3 The construction vehicle traffic will cause obstructions on Meadowbank roads and pavements leading to a hazardous environment for pedestrians, children and motorists.