

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6074P	Jeremy Simpson	10/01/2022 08:00:13	COMMMNT	The proposal includes a request to change the road system within Meadowbank, a private estate. The applicants have made no effort to engage with the local community to discuss their plans, which will be highly disruptive. The only way into Meadowbank from the East will be to head over Primrose Hill road, which is frequently clogged with school traffic and parked vehicles. The left hand turn into Ainger Road is extremely tight and a hazard. Meadowbank's safety will also be compromised by virtue of potential assailants being able to leave the estate the wrong way without the ability to identify their exit route. As Meadowbank is private, it will be impossible to enforce the road system, making it extremely hazardous. This will be compounded by building traffic, which will have nowhere to park, given lack of access to 34. I urge the council to reject the application.

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2021/6074/P	V Khanna	08/01/2022 14:59:05	OBJ	<p>To: Planning - Development Control Camden Council Camden Town Hall LONDON WC1H 8ND</p> <p>Dear Sirs</p> <p>Re: 2021/6074/5</p> <p>My objection to the construction of: i) Basement at 34 Meadowbank NW3 3AY and ii) Modest ground floor rear extension</p> <p>I have lived at 15 Meadowbank for 36 years</p> <p>This application should be rejected. I wish to make the following objections to the above planning application (inter alia):</p> <p>1) Over-development a) This is not a 'modest' planning application.</p> <p>b) 34 Meadowbank has already been extended upwards to provide an extra floor in the roof space of the house in a first application. That resulted in consent to expand this extra floor by raising the roof line of the existing extension.</p> <p>Why were all planning matters not addressed in a single application so that the council could assess as a whole all requested changes to the building?</p> <p>c) Second planning application. This will further expand an already extended (and to be further extended pursuant to the first planning application) home, resulting in over-development of the site, in an already dense and over-developed neighbourhood.</p> <p>2) Flood risk 34 Meadowbank abuts a communal garden.</p> <p>I understand from neighbours that this garden does not drain well and, during heavy rain, surface water flows towards the four houses on the Ainger Road side of the garden (Numbers 27 to 30 Meadowbank). The four houses are on a slope, heavy rain has caused water build-up on the patio of No 28 (I do not know about the others), with the highest water levels being experienced at the lowest house on the slope, number 27.</p> <p>Creating a basement is bound to lead to more surface water in the gardens when it rains.</p>

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Basement developments on the west side of those gardens create an unacceptable risk of flood damage to the Meadowbank houses on the east side of the communal garden.

Such risk has not been addressed by the geotechnical assessment, and in view of the flood risk, the basement application should be rejected.

3) Ground floor extension issues

a) Consent to the first application already breaks the uniformity of this terrace.

b) Construction of a bay window adds a further break in uniformity, this time entirely out of keeping with the architecture of Meadowbank as a development.

c) It damages the design integrity of the terrace of which this house forms a part and sets a precedent for (free-for-all) alterations to the detriment of the neighbours on the opposite side of the garden.

4) Access

a) The house has no road access as it is reached by a footpath leading down via a slope or several steps from the private Meadowbank Road

b) The first and second planning applications contemplate that this footpath will be turned into a building works access, not only for incoming materials but also for removing the considerable amount of earth to construct the proposed basement.

c) Such materials and waste will have to be moved from the house, along the footpath and the private road to one of the adjacent public roads available for work vehicles, Ainger or Oppidans Road. This process will result in disruption, mess, and noise not only for the occupants of the terrace, but for the residents on the private road, as well as residents in the public roads.

The construction management plan is silent about these matters, which suggests that the applicant has not considered them at all.

5) Camden Council is being asked to approve works for a potential cinema room that will:

- ✘ cause flood risk to nearby properties;
- ✘ permit an original three-storey terraced house to be over-developed into a five-storey house;
- ✘ allow a bay window addition to destroy the design integrity of a terrace;
- ✘ contemplate extremely significant works to a property with only pedestrian access.

Yours faithfully

V Khanna  
15 Meadowbank  
LONDON NW3 3AY

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2021/6074/P	Luey Kelsey	07/01/2022 11:28:16	OBJ	<p>Objection to planning application 2021/6074/P - the construction of a basement at 34 Meadowbank NW3 3AY and ground floor rear extension</p> <p>I wish to make the following objections to the above planning application:</p> <ol style="list-style-type: none"> <li>1. Over-development The excavation of a full basement to this mid terrace property constitutes over-development, particularly bearing in mind the recent granting of planning approval for a full storey roof extension. The Meadowbank development built in 1971 was designed as a dense residential development originally, with many properties having no parking spaces or vehicular access. To allow full storey extensions which turn an original three-storey terraced house into a five-storey house in an already densely designed development and tightly packed community is inappropriate.</li> <li>2. Access The house has no vehicular access or parking space. Access to it is via a small ramp or steps from a private road, and very close to front doors of neighbouring properties. Building works in this location will be highly disruptive to all close neighbours and given the location of the property are likely to restrict access to their own properties. Excavation of a basement will involve the removal of many tonnes of spoil, with nowhere available for a skip to store it for collection. The practicalities of spoil removal have not been considered and the construction management plan does not address basic issues of neighbour access or spoil removal and deliveries to site.  The position of the property and lack of vehicular access render a basement excavation in this location entirely impractical.</li> </ol> <p>In summary, Camden should not give approval for this development because:</p> <ul style="list-style-type: none"> <li>. It is an overdevelopment - from an original three-storey terraced house to a five-storey house in an already densely designed development.</li> <li>. It doesn't have access - the position of the property and lack of vehicular access render a basement excavation in this location entirely impractical.</li> </ul>