

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0474/P	Peter Jones	01/05/2022 13:34:50	OBJ	<p>I would like to object to this application on the following grounds. First of all the excavation of what amounts to a double basement and secondly the inappropriate scale bulk and design of the proposed rear extension.</p> <p>Although the application expresses the basement excavation in terms of it being a single basement excavation, it is quite clear that taking the existing basement level into account the proposed excavation is well below the 3 meters measured from pavement level at the front indicated in Camden's guidance notes. The character of the Primrose Hill Conservation area is such that many of the houses and indeed the houses of the Fitzroy Road terraces were built originally with a basement, giving a distinctive rhythm and character. I feel that the proposed basement would not enhance or preserve the architectural and historical features and character of the area taken as a whole, or the Fitzroy Road terrace as a contributor to the area.</p> <p>I do not think that the application pays enough attention to the potential impact on neighbouring properties both in terms of structural stability and the impact of the construction activity on the lives of the occupants of numerous adjacent properties. The nature of the site and the limited area available on the site for working and storage of materials would indicate that the implementation of the excavation project would be complex. I can see nothing in the application that indicates a working methodology or that would address the amount of material that the excavation of the double basement at the depth proposed would produce. The working at depth in a confined space beneath a building and adjacent to buildings which were constructed using traditional methods and materials would create an unacceptable risk which is not addressed adequately in the application. It would seem that should the proposal be granted, the responsibility for construction would be ceded to the contractor with oversight of the contractor's proposal by a 'qualified person'. This seems to be inadequate for this complex project and the wrong way round in that a robust and detailed methodology should be available for scrutiny before the project is reviewed and before any consent is given. It is the equivalent to saying 'trust me'.</p> <p>Of course, construction works are a fact of life in London, but the impact of this proposal on the amenity of neighbours is disproportionate. The space created by the proposal would seem to be sub-optimal for future occupants in terms of outlook and daylight. The garden appears to be compromised in terms of its ability to host large plants and trees.</p> <p>We welcome our new neighbours who have just moved in. The existing house is a more than adequate dwelling for a single family. I support the proposal to incorporate the existing basement flat into the house as a whole. Although this will involve the loss of a housing unit it will give our new neighbours significantly more space and it will be at 5 stories, as large as any other house in the terrace. If a more modest extension can be proposed this would further enlarge the envelope of the dwelling. The basement proposal would not enhance the basic nature of the housing stock except perhaps in terms of value.</p> <p>The proposal shown in the application is unsustainable overdevelopment in its concept and in its construction. There are plenty of gyms and cinemas nearby and it is difficult to see how the application can be in the public interest, weighing against it the detrimental impacts outlined above. Local plan policy A1 does not seem to have been met.</p> <p>In terms of the proposed rear extension. From the plans available this appears to be dominant rather than subservient to the rest of the house. Its scale and bulk are out of rhythm with the majority of the other houses</p>

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				<p>in the Fitzroy Road terraces. Some exceptions to this were given permission in the 1980s, but recent permissions have maintained the character and rhythm of the rear of the terraces. The existing closet wing is subsumed into a large glazed area which encompasses the entire width of the plot at more than double height. Overall the design in terms of the proposed materials is not polite or in scale. The style of the existing extensions is one where London stocks are used to blend in rather than, as is proposed, materials that emphasise the edifice.</p> <p>Unfortunately our new neighbours did not share their proposals before submitting them.</p>
