

## **PLANNING APPLICATION PUBLIC COMMENT**

Application number: PP/17/07888  
Site Address: 132B Fulham Road, LONDON, SW3 6HX  
Proposal: Demolition of dwelling house and erection of a two storey 2-bedroom detached house with subterranean development

**Comment received:** I refer to the Application registered on 21 December 2017 regarding the Demolition of dwelling house and erection of a two storey 2 bedroom detached house with a subterranean development 132B Fulham Road, London, SW3 6HX.

Having considered the information regarding the Application from the Council's website, I am writing to object to the Application based on the following reasons:

(1) Access Blockage to Hospitals/ Fire Station: In view of the deficient site access (with the only access being the single door way on Fulham Road), skips and lorries to be parked on the yellow line opposite to the bus stop would inevitably block and/ or disrupt Fulham Road for 22 months. Needless to say, traffic at peak times will be horrendous. More alarmingly, the blockage might hinder the neighbourhood from access to essential facilities including three major hospitals (C/ Westminster, Marsden, and Brompton hospitals) which are 0.5 miles away and also the Chelsea fire station.

(2) Structural: The intended deep basement tunnels are worryingly close to the foundation of 130-132 Fulham Road, upon which the Georgian listed town houses situate. The intended tunnels also extend to the ground where the Victorian perimeter wall of 35 - 37 Cranley Gardens situate, being only 1 meter away from the main building of a seven-storey 19th Century mansion. I am therefore deeply concerned about the risk and potential damage to neighbouring properties (and a requirement for "very good workmanship" and an ongoing "monitoring regime ...to manage risk"). As an occupier of property nearby the development subject to the Application, I am equally concerned that the basement excavations may cause building collapses nearby.

(3) Disruptive: The building works may take up to 20 months and the associated traffic congestion arising from large vehicles loading each day will prove to be very disruptive to a number local residents, as well as 3 major hospitals nearby on the already busy Fulham Rd. Further, increased noise for local residents for this prolonged period coupled with the resultant diminishing light and visibility (some of the Cranley Gardens flats will have less light & visibility) could be very disruptive.

(4) Conservation Area: 132b is situated in the Thurloe/Smith's Charity Conservation Area of RBKC and it is important to preserve the nature and proportions of the existing building at 132b, which was originally conceived in 1899. It should be noted that buildings in the area are purely 19th century architecture (from Onslow to Angelsea Arms through Selwood Terrace, Elm Place, to the Art Deco cinema and the landmark Smith Charity Estate, Cranley Gardens and Evelyn Gardens). The neighbourhood paid premium for labour and materials to maintain this beautiful historic homes which undoubtedly are assets to London. The intended detached house is of no public, social or environmental value.

(5) Consultation with Neighbours: The previous application was strongly objected by the Kensington Society. It is disappointing that this Application was not communicated to and consulted with the neighbours whose views are obviously neglected.

I wish the Council will take into account of the views of all affected parties in this Application, including and importantly, the neighbourhood in the subject area and refuse the Application.

Sent by:

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