

## **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 am writing to you as owner of Flat 4, 35 Cranley Gardens and as a resident of 37 Cranley Gardens to object to the application for the demolition of the existing building and construction of three storey house on 132b Fulham Road in which was originally conceived in 1899 as a 1 story billiard room extension to 37 Cranley Gardens. As such we strongly disagree with the Cousins & Cousins Design & Access Statement (section 1.0) that the new build will be "both inspired and sympathetic toward its context". This is a highly misleading and inaccurate statement.

I strongly urge an RBKC rejection of this highly unsatisfactory planning application. Such a rejection would be appropriate for a borough council which prides itself on "more than anywhere else preventing basement developments" (Trudi Elliott of RTPI, 6 December 2016 at the RBKC planning debate "Planning The Future").

Please consider the following as a preliminary list of the points I like to bring to your attention on the above application:

1) Structural: I like the rest of my family are very concerned about the basement excavation and 20 month construction period, which may have material adverse affects on our building that is 100 years old (and neighbouring properties) due to soil movement or subsidence (either during construction or at some point in the future). There is also a party wall to 35/37 Cranley Gardens which may be damaged. by the deep excavation for the basement which will be going to at least 4.5m below the ground level of the adjacent to my property and therefore, despite the theoretical calculations provided in the soils report, poses a huge risk of ground movement and thus subsidence and damage to the whole building, which is a 7 storey high block of flats. Besides, the Ground Movement Assessment Report of October 2016 prepared by CGA to support the application acknowledges risk and potential damage to neighbouring properties and this is not acceptable under any circumstances as the life of my family can be put at risk.

2) Right of Light: I am also concerned that the proposed development, in particular the raising of a length of party wall substituting the fences and hedges with bricks and cement are going to result in a loss of light and increased sense of enclosure that will cause adverse effect on our residential amenity. A more

specific assessment has been commissioned by the freehold company to a Chartered Surveyor specialising in rights of light and daylight & sunlight amenity, and has been sent to you separately.

3) Privacy: The 132b plot is overlooked by 35 and 37 Cranley Gardens and the light from excessively large and numerous light wells and roof lights will spill directly into No37 Cranley Gardens during night time. A more detailed analysis of this light pollution that will affect in particular my household but also the rest of residents can be found in the objection filed by the Kensington Society. However it is my intention to obtain an independent opinion on the expected level of light pollution.

4) Design and heritage: The proposed development does not respect the existing context, character and appearance and I do not believe that it is taking advantage of any available possibility to improve the quality and character of buildings, the area and the way it functions. The building, its suggested materials and style are more in keep with the Malibu California area than Thurloe and Smith's Charity Conservation Area. Again to further articulate this important aspect of British heritage I understand the free hold company has retained a chartered architect specialised in the provision of professional and technical advice on projects involving new development in historic areas and the conservation, who will be able to file a report.

5) Traffic & Congestion: The building works may take up to 20 months (per the Construction Traffic Management Plan prepared by Caneparo dated April 2016), and prove to be very disruptive to a number of 35-37 Cranley Gardens and local residents both in terms of noise and congestion. There is a double length bus stop directly opposite the entrance to 132b leaving a maximum 8 meter road space to the opposite kerb, so the additional presence of a parked, high sided commercial vehicle reduces that substantially and although Caneparo Associates calculate 'two large cars' can pass I believe it is very unlikely. Moreover, bus routes 14, 211, 345 and 414 serve Fulham Road and commercial vehicles favour this arterial route to Central London, so traffic will gridlock with larger vehicles almost straight away. A brief taster of what it means having Fulham road running single lane in this junction has been provided few weeks ago with the road work in Old Church street, the gridlock was so severe that it was propagated to South Kensington and Brompton Road.

6) Visibility: The building of 132B is clearly visible from a large number of properties which overlook it (Cranley Gardens, Fulham Road, Elm Place, Selwood Place and Elm Park Gardens among others). From certain angles (in particular from the Fulham Rd in front of number 132) the proposed new build with its harsh lines and glass/concrete structure would appear totally out of keeping with its neighbours and deliver an ugly contrast to the adjacent Grade 2 listed Georgian terrace. I strongly disagree with the Montagu Evans Planning & Heritage Statement (section 1.5) which states that the

new build will "enhance the setting of nearby listed buildings"; on the contrary we believe this proposal will substantially detract from them.

It goes without saying that there are lists of additional points that concern me that have been brought to your attention already by the several other objections and that I am not reporting here for brevity.

Sent by:

Paola Graziola

Flat 4, 35 Cranley Gardens  
London

Date of Comment:  
Comment type:

SW7 3BD  
16/02/2018 18:07:34  
Objection