
From: David Castle [REDACTED]
Sent: 08 May 2023 14:40
To: Kate Henry
Subject: Old Coach House - 15 Lyndhurst Tce. NW3 5QA

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Objection from:

THE HEATH & HAMPSTEAD SOCIETY

Old Coach House 15 Lyndhurst Terrace NW3 5QA
Planning ref : 2023/1341/P
Planning Officer Kate Henry Kate.Henry@Camden.gov.uk

The Heath & Hampstead Society objects to the size and extent of the proposed basement excavation which extends to the South boundary and to 50cms. from the North boundary . When added to the many proposed large light wells and the car parking and terrace it leaves approximately only 25% of the entire plot available for green planting . This is excessive development of hard surfacing , environmentally highly detrimental and far exceeds the maximum basement development permitted under Camden Council's Planning Guidance and the adopted Hampstead Neighbourhood plan..

We would like to know why this was not accordingly reduced in the pre-app ? especially as the first floor extension was so well considered .

We also object to basement excavation in this site because of the springs in the immediate vicinity . The next door Language School to the South at 13 which has a Victorian half-basement and is only one metre from the proposed basement (NOT THE 3 METRES STATED IN THE APPLICATION) had severe flooding of over 2 feet of water in its entire basement before being tanked out by the current owner . The neighbour opposite to the East 19 Thurlow Road also had flooding from springs under its kitchen which were also tanked out by the current owners . Therefore the large displacement of water caused by the proposed new basement at 15 is very likely to cause problems to the water table and water ingress to its neighbours . The block is bordered by Spring Walk and Spring Passage and a few houses to its south is an old Hampstead spring . Therefore this is a highly undesirable area for any further basement development .

We therefore trust Camden will either prohibit the basement excavation or at least limit its size , especially distancing it further from its neighbours at 13 and 17/19 Lyndhurst Terrace.

Please refuse this application.

Planning Sub-Committee
The Heath & Hampstead Society .

