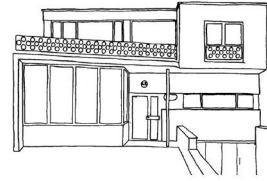


48 MARESFIELD GARDENS
LONDON NW3 5RX



3rd September 2023

Development Management
London Borough of Camden
2nd Floor – 5 St. Pancras Square
c/o Town Hall
Judd Street
London WC1H 9JE

For the attention of Miriam Baptist

**Re : Planning Application Reference 2023/3017/P
50 Maresfield Gardens, London, NW3 5RX**

Dear Ms Baptist,

We refer to the abovementioned planning application on which we have been formally consulted by the Borough Council. Our home, No. 48 Maresfield Gardens, adjoins the southern boundary of the development site.

We wish to OBJECT to the following two aspects of the application proposal:

Excavation of the Basement for the Swimming Pool

There has been a history of subsidence resulting in structural damage to the north side of our house due to the excavation of the existing basement to provide a gym on the south side of No. 50 Maresfield Gardens – this development was granted planning permission on 10th September 2001 under application reference PWX0103437. This work disrupted the foundations of our house, the soil conditions, and lateral loadings.

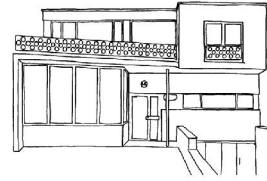
This has resulted in structural cracking and settlement along the north of our house – all since the 2001 basement was constructed next door at No. 50 – with for example the rear balcony slab dropping by 40mm and many of the door openings by over 30mm. Additionally, the retaining garden wall which is 2.3 metres tall, now leans towards our garden. It is holding up all of the soil from No. 50 Maresfield Gardens and the top of this wall now overhangs the base by 150mm.

Furthermore, the excavation of the existing basement at No. 50 Maresfield Gardens has had a significant effect on the ground hydrology in that the lower ground floor to our house now floods when there is heavy rain with water coming up through the walls and floor. This occurred in July 2021 and most recently in August 2023.

These issues will be exacerbated by the current development proposal for No. 50 Maresfield Gardens in that it is not only proposed to extend the depth of the existing basement to 7.5 metres but also to enlarge the footprint of the basement at that same depth to the front and rear in order to provide a swimming pool, so that a great extent of the north flank elevation of our house would be within 2.6 metres of the new enlarged basement.

Policy A5 of Camden's Local Plan requires that basement development should not cause harm to (a) neighbouring properties; (b) the structural, ground or water conditions of the area; and (e) the significance of heritage assets. Clearly, harm has already been caused to the house under criteria (a) and (b) and will be made worse by the current application proposal.

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Regarding criteria (e), I would draw your attention to the fact that No. 48 Maresfield Gardens is a Grade II listed building – List Entry Number 1459049 - having been listed on 25th October, 2018 for both its architectural and its historic interest. The house was built in 1939 at a time when there was a scarcity of building materials. The house has a structural frame composed of reinforced concrete. There are floor plates and cantilevered sections of rooms, and cantilevered balconies, in the same material. There are also sections of external brickwork supported off thin metal angles suspended from the projecting concrete slabs. Reinforced concrete was a relatively new material at that time and the quality of the concrete and reinforcement is likely to be far less than in a modern building. Design life at the time was 50 years.

Thus owing to the nature of the construction and the design of this important work of domestic Modernism, the house can be said to be "fragile" and susceptible to vibration and ground movement. As further harm will certainly occur to the property as a result of the excavation of the basement at No. 50 Maresfield Gardens, this would not only be contrary to Policy D2 of Camden's Local Plan but it would also be contrary to the primary statutory requirement under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990, which requires the **preservation** of listed buildings. Furthermore, the Government's National Planning Policy Framework requires that the significance of a designated heritage asset such as this Grade II listed building should not be harmed unless there are public benefits; in this case there are none.

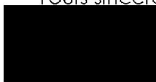
In light of these failures to comply with primary legislation, national and local policies we would request that no further works of excavation are allowed along the south side of No. 50 Maresfield Gardens, in close proximity to the foundations of our house.

Window to the Ground Floor Kitchen - Facing South

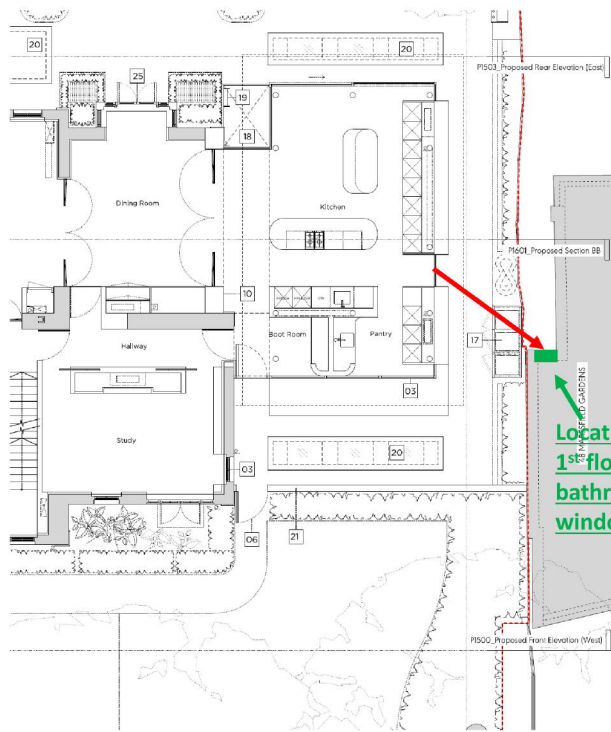
It is proposed to install a window in the south flank elevation of the new ground floor kitchen; this would be within 2.9 metres of the north flank façade of our house where there is a window to the ground floor living room as well as a window to our first floor bathroom. As the proposed kitchen window would be in very close proximity to the existing windows in the north wall of our house and as such would be contrary to Policy A1 of Camden's Local Plan, we would request that this window should be deleted from the application proposal. We enclose a diagram showing the proximity to our first floor window.

We welcome No.50 being lived in but have no choice but to object to aspects of the application that will cause harm and damage to our house. In view of our significant concerns regarding the impact that the development proposed at No. 50 Maresfield Gardens is likely to have on our home we would respectfully request that design changes are made by the applicants to the current scheme.

Yours sincerely



JAMES SIMS



- 07 Proposed timber plant enclosure containing ASHPs and condenser unit
- 08 Proposed painted front door to match existing
- 09 Proposed lift overrun clad to match existing roof
- 10 Proposed section of wall to match existing
- 11 Existing ground beams retained
- 12 Glazed link to new extension
- 13 Proposed vehicle gate
- 14 Proposed rooflight to match existing
- 15 Proposed pedestrian gate
- 16 Proposed timber bike store
- 17 Proposed timber bin store
- 18 Proposed lightwell to replace existing
- 19 Access ladder to proposed lightwell
- 20 Proposed skylight
- 21 Proposed brick garden wall
- 22 Proposed SVP vent
- 23 Tiled roof to new extension
- 24 Paving slabs
- 25 Timber bay window to match existing

Location of
1-floor
bathroom
window

First Issue 29/06/2023 Issued for Planning

PLANNING

Project No. 22022

Client: Private

Date: June 2023

Scale: 1:100 @ A1 / 1:200 @ A3

Project: 50 Maresfield Gardens