

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3067/P	CRASH	07/10/2023 12:45:30	OBJ	<p>This OBJECTION is submitted on behalf of CRASH (the Combined Residents' Associations of South Hampstead).</p> <p>First and foremost, CRASH remains implacably opposed to the creation of, or extension to, basements within the conservation area for many reasons but primarily the harm, often very serious harm, caused to neighbouring properties and the effect that basement structures can have on sub-surface water. The location, flows and extent of the streams and springs in South Hampstead - and in wider Hampstead - are not fully understood but there is evidence that the diversion of underground water caused by basement excavation can be, and often is, harmful. CRASH is concerned that no BIA has been provided.</p> <p>The Applicant's submitted form states "no" to questions about trees and loss of open space at the site when it is quite obvious that there are mature trees in the garden and that there will be substantial loss of open space caused by the extension at the rear of the property and the lightwell at the front.</p> <p>CRASH notes, that, yet again, half-height coal cellars are being described as 'existing basements' to justify their excavation to provide additional habitable space. Due to the high water table in South Hampstead these cellars were never intended to be lived in, being created for storage only. CRASH further notes that the proposed rear extension of the existing basement extends beyond the footprint of the current building.</p> <p>CRASH shares the concern of neighbours about loss of amenity - in particular, privacy - should the proposed rear extension be granted approval. It is aware that where other properties in the SHCA have proposed railings around front lightwells Camden planners have insisted that grills rather than railings be installed. CRASH shares the planners' view that railings are incongruous and unsympathetic in the conservation area. The application makes mention of an air-con unit to be located in the rear garden but details are not provided. Camden is urged to refuse consent.</p>
