

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1747/P	Diarmuid O'Hegarty	30/05/2024 16:36:07	OBJ	<p>Dear Sirs</p> <p>Thank you for the opportunity to comment on this application. I am writing on behalf of CRASH, the Combined Residents' Associations of South Hampstead. This proposed development falls within the area represented by our membership. There are two parts to the application: one part is alterations to the ground floor and the second part is enlarging the existing half basement. CRASH wishes to object to the proposed enlargement of the existing half basement. It should be noted that the floor of the proposed enlargement will be lower than the floor of the existing half basement.</p> <p>Number 28 Canfield Gardens is in a terrace of double-fronted houses which are divided into flats. Numbers 24 to 34 comprise six houses that follow the same design. They are part of a larger terrace that runs from the corner of Compayne Gardens to the junction with Fairhazel Gardens. The Design and Access Statement included in the application shows an aerial photograph of the rear of numbers 24 to 34 marked to indicate that each has a basement. This is correct but only confirms that each of the houses was built with a half basement like no 28's current layout. Each of these houses was built with a half basement and with a window to the rear only. These original windows are not in light wells but are above the ground level at the back of the houses. The proposal is to create a light well at the front which will be completely below the ground level; and a partial light well at the back to allow a lower window.</p> <p>It is noticeable that each of the half basements in numbers 24 to 34 Canfield Gardens is separated by an area that is over half the width of each house that is not a basement. The proposal will create a basement area in number 28 that will adjoin the half basement in number 30 and will have a floor level that will be lower than the floor level of the existing half basement in number 28 and lower than the floor level of the adjoining half basement in number 30. The application states that number 30 has not been surveyed. The application discusses ground levels and drainage for bathrooms and lavatories. The current bathroom and lavatory at number 28 are against an outside wall, have a higher floor level than the proposed extended basement and do not adjoin the half basements in numbers 26 or 30. The new second bathroom and lavatory proposed for number 28 will not be against an outside wall, will adjoin the half basement in number 30 and will have a lower floor level than the adjoining half basement in number 30. The risk of this bathroom and lavatory causing flooding in number 30 has not been adequately considered. The Planning Statement contained in the application addresses flood risk in a generalised way. It does not address the fact that the new bathroom and lavatory in the proposed extension of the basement will be at a lower level than the existing bathroom and lavatory in the current half basement.</p> <p>CRASH understands from the occupant of the existing half basement in number 30 that there is a history of it flooding. CRASH is concerned that the proposed development will adversely affect the existing half basement in number 30 and that this risk has not been given adequate consideration.</p> <p>Number 28 Canfield Gardens is in a part of the terrace that is at the bottom of a slope from Finchley Road. Drainage and ground water runoff are therefore serious concerns. Increasing the basement area and creating a light well at a lower level can only increase the risk of flooding.</p> <p>We request that the application to enlarge the existing half basement, as it stands, be refused.</p> <p>Yours faithfully Diarmuid O'Hegarty Committee Member CRASH, The Combined Residents' Associations of South Hampstead</p>