



# *The Heath & Hampstead Society*

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

## **To London Borough of Camden, Development Control Team**

Planning Ref: 2013/7379/P

Address: 51 Fitzjohns Avenue NW3

Description: Basement and extensions.

Case Officer: Seonaid Carr

Date 22 December 2013

.We are not happy with the way in which the Basement Impact Assessment has been put together and presented. This building is one of the largest in Fitzjohns Avenue, and is located close to its neighbours on each side.

Whereas much of the BIA complies in format with the provisions of CPG4, we are concerned about the following:

1. The approved engineers have presented ground investigation reports based on boreholes and tests carried out at sites remote from 51 Fitzjohns Avenue: viz:  
3/5/7 Fitzjohns Avenue,  
Trinity Church , Finchley Road,  
TA Centre, College Crescent,  
all of which are several hundred metres distant.

Subsoil conditions in Hampstead are known to be extremely varied.

Site specific ground investigations must be carried out.

2. The engineers' assessment of possible damage to adjacent buildings indicates that movement and cracking up to 2 to 5 mm.in extent is possible. They offer no robust remedial action in the event of such damage, which could be serious; surface cracks of these dimensions are capable of repair, but damage to waterproof membranes could be significantly more difficult and expensive to repair. No indemnities against such damage are offered, which are not invariably matters covered in Party Wall Agreements.

Indemnities must be made a condition of any Permission.

As things stand, therefore, we call for refusal.