



The Heath & Hampstead Society

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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: 2013/7195/P

Address: 99a Frognal NW3

Description: New house.

Case Officer: Gavin Sexton

Date 21 November 2013

We note that this proposal follows a previously consented design, and we make no comments on the general site layout or architecture of this application.

We are, however, concerned about several issues:

1. Basement excavations.

We note that the submitted BIA raises no concerns about the effect of the work on nearby houses, but the excavation depth is over 10 metres-at least as deep as the height of adjacent houses, and massive by any standards in a densely developed area. This is not an isolated site in a low-density area.

We note that the excavation will penetrate the interface between subsoil Bagshott Sands and the Claygate Member; known to be a hazardous zone in terms of instability; the potential dangers arising from interference with underground water in this area of Hampstead is well-known.

The BIA seems not to take these issues seriously enough, and we believe that an independent review of the proposals is justified.

2. Construction Management

No Construction Management Plan is submitted. We think that this is clearly needed; access to the site, via a narrow lane, leading onto the narrowest and most congested part of Frognal, is fraught with problems. Traffic interference on Frognal, not to speak of the potential for considerable nuisance from mud, etc from the huge volumes of excavated material exiting the site, probably in very large muck lorries, are real matters of public concern.

3. Trees

Not for the first time, we object strongly to the felling of trees, just to ease development of a luxury house, of no public benefit. All these trees should be preserved.

Please refuse