



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: 2013/5234/P

Address: 44 Ferncroft Avenue NW3

Description: Basement excavation and extensions.

Case Officer: Eimear Heavey

Date 13 September 2013

The drawings illustrating this application are somewhat incoherent, and not easy to read. It is clear, however, that the general design of the alterations and extensions is poor, and not worthy of this good house, listed in your Conservation Area Statement as contributing to CA character. This is especially disappointing in view of its location next to one of Quennell's listed houses. They could do better than this.

We are more specifically concerned, however, with the disregard the applicant and his advisors show towards the other occupants of the building, at 1st and 2nd floors over the applicants' flat. You will note that the upper part of the house is not even properly shown on the drawings, being indicated only by dotted lines, as if it had been demolished.

The BIA seems correctly worded, as far as it goes, but it contains not one word about the structural safety and security of the upper part of the house, and we note that these residents have, quite understandably, raised strong objections to the application.

Whether or not the precise terms of the CPG and of your Guidance Notes require an applicant in these circumstances to take account of his upstairs neighbours, it is surely wrong, and unprofessional, to ignore them.

The BIA indeed states that there is evidence of previous foundation instability in the neighbourhood; that makes the omission of reference to possible damage even more unacceptable. We call for the BIA to be augmented, so as to address this problem, and give Burland Scale estimates of structural movement.

We also call for stringent conditions to be applied in relation to construction activity on site: minimisation of nuisance from hours of work, noise, dust, mud, obstruction, traffic and parking arrangements, and compensation for loss of amenity. This is the least that the neighbours should expect.

In the absence of these revisions, we call for outright refusal.