



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: 2012/5825/P

Address: 8 Pilgrims Lane NW3

Description: Basement and other extensions

Case Officer: Rob Tulloch

Date 1 December 2012

We now have seen a copy of Michael De Freitas's report on the hydrogeological issues arising from this application, dated 28 November 2012, commissioned by a neighbour. We assume you have also seen this.

It is plain from this that, despite what appear to have been extensive engineering investigations by the applicants' consultants Arup, and a 65-page report by them, they still have not got this right.

We will not repeat the conclusions reached in the De Freitas report, but we are still greatly concerned that the security and safety of adjoining properties, and that of No.8 itself, are not yet assured, in terms of DP 23 and 27.

Until this can be properly assured, we must call for refusal.

Dear Sir,

I am writing to object to this planning application from the point of view of trees, flooding and urban drainage.

The point at which Pilgrims Lane turns slightly north from No 10 Pilgrims Lane is the position of the spring line on the boundary between the Claygate Beds and band D of the London Clay Formation (British Geological Survey North London England and Wales Sheet 256. 1:50,000 series; Ellison RA (2004) 'Geology of London: Special Memoir for 1:50,000 Geological Sheet 256 (North London)' British Geological Survey, Keyworth). The application has provided no expert description of the soil here and appears not to understand the implications. There is no solid London clay here: ground water will be passing through all the silt and sand partings that should theoretically be here and certainly are. Due to glacial effects, the Bagshot and the Clay materials outcropping on the slopes of Hampstead have merged over time to form a sludge material; this has now dried and hardened covering the layers present. As a result, digging or excavating into this layer of material can generate slope instability and access water under pressure in sand partings as occurred with disastrous consequences for 22 Christchurch Hill and its downstream neighbours and trees.

Some rear gardens on the south side of Pilgrim's Lane backing onto Downshire Hill are very very boggy in winter. The tall line of water-hungry trees along the rear garden boundaries from odd numbers 12 to 52 Pilgrims Lane and odd and even 5 to 16 Downshire Hill are testament to the Victorians' attempts to reduce the impact of ground water, springs and seeps in the area.

The ground water flowing under this whole area of Pilgrims Lane passes west to east and joins the main tributary flow under and along the south side of Keats Grove directly into South End Road, the original site of the Western arm of the river Fleet. The Fleet here is in a large sewer with the surface water from Pilgrims Lane and Downshire Hill also draining directly into it parallel with Keats Grove. An old culvert which predated this newer drain was discovered in the recent work by the Corporation of London in the garden of Keats' House. The modern main sewer and local drainage however do not cope during periods of heavy rain and flash flooding, as can be seen in photographs of the severe flooding in 2002 which reached several feet deep in places at its worst.

Camden refused to give permission for the enormous double basement under 9 Downshire Hill and the entirety of its garden, but an Inspector gave permission for the work at Appeal. His inexperience in hydrogeology is evident in his report. When this basement is finally built, quite a significant stretch of Pilgrim's Lane is already going to be experiencing increased winter flooding and high rainfall problems at best.

12/12/2012

Dear Mr. Tulloch,

I'm writing to object (yet again) to the latest attempt to make substantial basement changes at 8 Pilgrim's Lane. The plan remains wholly inappropriate.

For example -

- The scale of the development on the garden and patio of the building is - to put it mildly - "outsized". Surely this will have an adverse effect on the quality of the host building.
- The impact of this unnecessary and wrong building work on neighbours from danger to pedestrians, to noise and to road disruption is not tolerable. That section of the lane is dangerous for pedestrians as it is (narrow and speeded) and narrowing it further shows contempt for the safety of residents.
- The impact on drainage on neighbours together with concerns over stability.

Additionally this area is full of springs and wells and streams and given we've just had a very dry period I think it a real risk that you have not checked on appropriate groundwater conditions for a suitable time.

I have also discovered that there are high and dangerous levels of soil contamination and am concerned that Camden and the developer can guarantee there is no risk to neighbours. Finally I'm a little perturbed at a potential conflict of interest given Arup are apparently both employed by the developer to assess the risks ("impact") of development AND by Camden Planning on Basements.

I would urge you to reject this application. I would also like to register my frustration at the willingness of Camden to not just refuse these seemingly endless applications for this site.

With many thanks for your attention to this matter,

Mark Haworth

24 Pilgrim's Lane.



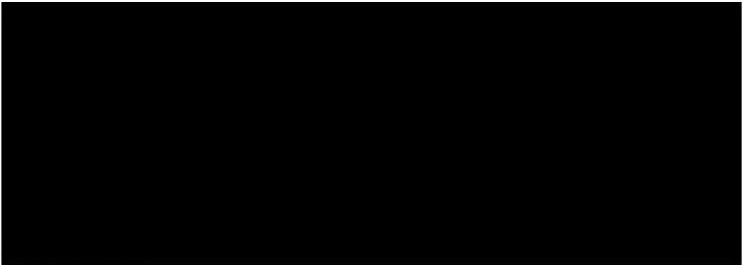
Dear Rob Tulloch

I write to object to Planning Application 2012/5825/P.

As a frequent visitor to 10 Pilgrims Lane, I have seen the chaos which can be brought to this narrow one-way street by a parked delivery vehicle. I am all in favour of essential maintenance or sympathetic restoration of 8 Pilgrims Lane, but when most of the development proposed is the excavation of a large basement, I feel that it is entirely unreasonable to subject the residents of Pilgrims Lane to a year or more of noise, dust and traffic chaos during the construction of what is simply luxury space, hidden underground because it is inappropriate for a historic Arts and Crafts house.

More importantly, it seems to me that much professional opinion in Camden is opposed to the excavation of large basements in Hampstead because of the notorious problems caused by unusual variations in the water table and by earth movement. I believe that the proposed basement for 10 Pilgrims Lane would be a positive danger to the surrounding area and especially to 6 and 10 Pilgrims Lane.

Regards Colin Barnfather.



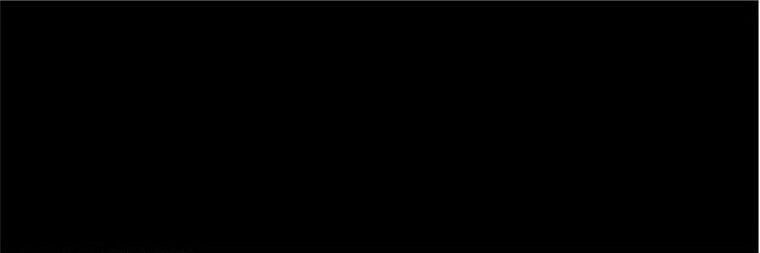
Dear Rob Tulloch

I oppose Planning Application 2012/5825/P because:

I often go to Pilgrims Lane and I know how narrow the street is. If 8 Pilgrims Lane needs maintenance or restoration that is one thing and I think residents would put up with the inevitable disruption involved. But I think that it would be very wrong for the residents to have to endure a year or more of noise, dust and traffic chaos just so that 8 Pilgrims Lane could have a luxury modern basement quite out of keeping with this fine old house.

Much more significantly, I understand that these large basements can cause subsidence in neighbouring properties. As you know, Hampstead is particularly vulnerable to subsidence and water table problems and so I think that planning permission for the work planned for 8 Pilgrims Lane should be refused.

Regards, Julie Barnfather.



Your Ref: 2012/5825/P

Dear Rob Tulloch

I am writing to express my concerns about the unnecessary disruption, anxiety, and inconvenience caused to neighbouring house owners. Many other people not living in the immediate vicinity of the proposed development will also have re-plan their journeys.

If a house doesn't provide everything one desires, then the answer is to move house, not threaten other people's peace of mind and the stability of their own property.

We have only to see what has happened in South Hill Park when a swimming pool was excavated and the house next door has suffered serious instability.

I hope the application will be turned down.

Yours faithfully

Dear Mr Tulloch,

I hope this message finds you well.

My family and I live at No. 7 and No. 7a Pilgrims Lane, virtually opposite the proposed basement development at 8 Pilgrims Lane.

A number of issues in the proposal are of great concern to us. The most obvious being the effect on Groundwater Flow which the report admits is impossible to predict. Considering the age of the buildings on this section of Pilgrims Lane (ours is over 200 years old), the proposal to build such an ambitious development seems highly speculative. I find it difficult to believe a computer model can accurately predict the effect on surrounding properties. And the potential for future heave and damage remains, by the report's own admission, unknown.

It goes without saying that the development would also be extremely difficult to carry out on this narrow winding section of Pilgrims Lane, which is the only way we can access our garage and driveway.

I just feel that in this case it's too large a peg for this particular hole, and opens up all those involved to a host of liability issues.

I would respectfully ask you to reject this application as it is clearly in opposition to the interest of the residents, and potentially dangerous to our homes.

I hope you will consider my comments.

Yours sincerely,

C. Green

This message is confidential and is intended solely for the addressee named above and may not be forwarded or published without the consent of the sender. If you are not the intended recipient please notify the sender immediately, and please delete the message from your system without disclosing the contents to any person or taking copies.

12/12/2012

| Application No: | Site Address: | Case Officer: | Consultees Name: | Consultees Address: | Received: | Response: | Comment: |
|-----------------|--------------------------------------|---------------|------------------|--------------------------------------|---------------------|---|----------|
| 2012/5825/P | 8 Pilgrims Lane London NW3 1SL | Rob Tulloch | Miss Helen Evans | 24 Willoughby Road NW3 1SA | 27/11/2012 09:17:38 | I object to this planning application on the following grounds: 1. I am very worried about subterranean excavations in an area with so much groundwater, and the impact of such excavations/new basements on neighbouring properties 2. I understand that there will be a negative impact on already limited garden space. 3. The construction will be extremely disruptive to neighbours and those trying to use the very narrow road at Pilgrim's Lane. | OBJ |
| 2012/5825/P | 8 Pilgrims Lane London NW3 1SL | Rob Tulloch | Mr Michael White | 16 Willow road NW3 1TJ | 28/11/2012 13:21:49 | This is yet ANOTHER application which fails to address the reasons why we all objected before, and why the application was turned down before. The developer clearly holds the people of this neighbourhood and Camden's planners in complete contempt As before, the proposal would affect the stability of surrounding houses and the risk of groundwater flooding. It would also cause ENORMOUS disruption to everyone in the area - and I think we've all suffered enough over the years. So I object. | OBJ |

| Application No: | Site Address: | Case Officer: | Consultees Name: | Consultees Address: | Received: | Response: | Comment: |
|-----------------|--------------------------------------|---------------|-------------------|-------------------------------------|---------------------|--|----------|
| 2012/5825/P | 8 Pilgrims Lane London NW3 1SL | Rob Tulloch | Mr Alexander Moss | 14 Pilgrims Lane NW3 1 SN | 28/11/2012 14:53:18 | <p>This application does not appear to address the concerns indicated when the previous application was refused. The long term affects of such a deep basement cannot be certain. It will, undoubtedly, change the flow of underground and overground water in ways that cannot be predicted and have not been assessed by the consultants' reports. Indeed it would not be possible to assess them. Furthermore, the cumulative effect of this and other deep basements (eg 8 Downshire Hill for which consent was recently granted) will only be known when the developments have been completed.</p> <p>Bearing in mind that neither this proposal nor that at 8 Downshire Hill add any living accommodation the unquantifiable risk of future damage seems excessive in relation to the benefit.</p> | OBJ |

Ab

Comments Form

Name... SIMON RAGGETT.....

Address... 35 PILGRIM'S LANE, NW3 1SS.....

Planning application number... 2012/5825/P.....

Planning application address... 8 PILGRIMS LANE, LONDON NW3 1SL.....

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

BASEMENT EXCAVATION SHOULD TAKE ACCOUNT
OF OTHER PROPERTIES.

Application No:
2012/5825/P

Site Address:
8 Pilgrims Lane
London
NW3 1SL

Case Officer:
Rob Tulloch

Consultees Name:
Miss Elizabeth
Costalas

Consultees Address:
22

NW31SY

Received:
29/11/2012 09:21:52

Printed on: 30/11/2012 09:05:05

Response:
A domestic building of this size does not need an extension with the ensuing long term disruption of building work and the unknown issues of stabilisation.

The extension will not add anything to the community or aid those who cannot find accommodation

Comment:
COMMNT

Application No:
2012/S825/P

Site Address:
8 Pilgrims Lane
London
NW3 1SL

Case Officer:
Rob Tulloch

Consultees Name:
Ms Lynne Zilkha

Consultees Address:
18 Kemplay
Road
London

NW3 1SY

Received:
02/12/2012 20:04:53

Printed on: 03/12/2012 09:05:04


Response:

I object to this basement excavation development. Issues still outstanding are:
-adverse effects on the stability of the site and drainage;
-the size of development would have an adverse effect on the quality of the host building;
-and the disruption of the construction on highway and danger to pedestrians.
This third proposal calls for a new basement under part of the house as well as the garden and will require an excavation of 4.9m. During the construction process of over 1 year, the road at this restricted point will be narrowed further and no detail of the impact on pedestrians has been provided.

The application includes a study that indicates a danger of groundwater flooding.

Comment:
OBJ

Steven and Mirela Bruck
21A Carlingford Road, Hampstead, London NW3 1RY



By E Mail

Mr R Tulloch
Planning Department
London Borough of Camden

1 December 2012

Dear Sir,

Application 2012/5825/P, 8 Pilgrim's Lane NW3


We are writing in respect of the planning application for a basement extension at Pilgrim's Lane which is close to our property and within the area of the Pilgrims to Willoughby Residents Association of which we are members. We believe that the following concerns are shared by many in the district;

We, like so many local residents are very disturbed at this latest example of over development in the area. The property was originally designed to fit in with the local environment and is relatively modest from the outside. The proposed development seems inappropriate for the site and location.

We are concerned at the potential effect of the works and excavation in the short term and long term on neighbouring properties, the impact on surface and ground water flows and the considerable disruption to the entire neighbourhood which will inevitably arise from the extended works in this narrow road which is a major exit point to the High Street for local traffic. Although this will not affect us directly we are also saddened by the loss of two trees and garden space. We understand that two previous planning applications have been declined and are concerned at repeated reapplications which appear driven by self interest rather than concern for the neighbourhood.

As residents in Hampstead we look to you and your office to prevent such over development which would be to the detriment of the local environment and to neighbours who wish to peacefully enjoy their properties. We trust that this application will be declined accordingly.

Yours faithfully



Steven M Bruck

Mirela Bruck

5 Kemplay Road
LONDON
NW3 1TA
2nd December 2012

8 Pilgrim's Lane NW3: Planning Application 2012/5825/P

Dear Mr Tulloch

We own a house a short distance from 8 Pilgrim's Lane in Hampstead and we are writing to you about our concerns regarding planning application **2012/5825/P**. We believe that the scale of this proposed basement project is inappropriate, and potentially harmful, for the area. We describe our main objections below:

Preservation of conservation area

Number 8 Pilgrim's Lane is an attractive Arts and Crafts-style house which enhances the Hampstead conservation area. The house is highlighted as interesting in the Hampstead Conservation Area Statement. In our opinion the proposed basement development is likely to detract from the building itself and its environment. Houses in and around Pilgrim's Lane are generally quite tightly packed together, including the terrace of houses adjoining no. 8 to the right. No. 8 is also by far the most "bulky" house in the area. We believe that the scale of the basement project, which goes outside the building footprint, is disproportionately large both for this house and for such a dense area of housing.

Risk of flooding

We are concerned about the risk of flooding in the area given the local relief. Our own road, Kemplay Road, slopes directly downwards towards number 8 Pilgrim's Lane. During periods of high rainfall, in particular much of May and June this year, rain flows down Kemplay Road and can be seen pooling on the section of Pilgrim's Lane where number 8 is situated. We believe the basement development will increase the risk of local flooding and are alarmed by the fact that the developer's consultants undertook their groundwater investigation during a very dry period.

Impact of construction on pedestrians

This application does not address the impact on pedestrians of the construction and narrowing of Pilgrim's Lane to traffic for over a year. Along with many other parents and carers, I (Sarah) walk along this stretch of Pilgrim's Lane daily as I take my two young children to and from school and

| Application No: | Site Address: | Case Officer: | Consultees Name: | Consultees Address: | Received: | Printed on: 07/12/2012 09:05:08 Response: | Comment: |
|-----------------|--------------------------------------|---------------|-------------------|-----------------------------|---------------------|---|----------|
| 2012/5825/P | 8 Pilgrims Lane London NW3 1SL | Rob Tulloch | Mr Marc Samuelson | 9 Willow Road NW31TJ | 03/12/2012 11:58:48 | <p>I write as a resident of Willow Road for some 24 years. We live very close to the junction with Pilgrims Lane.</p> <p>This application is yet another example of overdevelopment in this conservation area and we urge Camden Planning to resist it and reject it.</p> <p>The steady addition of basements to houses in our area is creating dangerous instability and the whole district is built over the River Fleet, with obvious consequent dangers.</p> <p>While Camden debates the long term policy issues surrounding basement expansion there are several concurrent applications which might be approved now, but are sure not to be in the years to come as it is later agreed by the Council that this has to stop. Please therefore refuse this application, given the likely trend in planning thinking over the next few years, and for solid reasons that are already well rehearsed</p> <p>Thank you Marc Samuelson 9 Willow Road NW3</p> | COMMMT |