



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: 2014/5285/P

Address: 39 Roslyn Hill NW3

Description: Basement under rear garden.

Case Officer: Gideon Whittingham

Date: 17 Sept 2014

This proposal, to excavate a basement-level leisure facility 15 metres into the rear garden of this block of flats, to a depth of up to 4 metres, goes against the letter and spirit of Policy DP27 and CPG4.

The destruction of gardens, with their grass, trees, shrubs and flowers, is contrary to these policies and guidance. In this case, part of the excavated area would be covered in grass on a thin layer of earth, but a substantial area would be left open in the form of a sunken courtyard, with paved/decked floor surfaces. The basement would extend over the whole width of the site, from boundary to boundary, with no room for planting along the boundary fences. The garden would therefore be fully devastated.

The proposal is made in the name of the occupier of the basement flat. The owners/occupiers of the flats at the 3 upper floors would therefore be deprived of amenity space and a green outlook. Their opinions are not stated.

The BIA makes no reference to any assessments of possible damage to adjoining buildings from the excavation works. No. 39 is semi-detached, and the excavations extend out into a zone close to 2 houses in Thurlow Road (Nos. 30 and 30a); they all could be affected. Such an assessment is a requirement of Policy DP27.

Please refuse.