



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: 2013/6162/P

Address: 2 Oakhill Avenue NW3

Description: Basement; conversion: house to 2 flats.

Case Officer: Paul Gardiner

Date 6 November 2013

We have no comments on the general content of this application.

However, we are not satisfied that the Basement Impact Assessment is adequate to protect the interests of adjoining properties. No. 2 is semi-detached, and the house on the other side is very close.

The BIA does not comply with the provisions of CPG4, in that there are no references to the extent of likely impact of the excavations on the neighbouring properties; this is a crucial requirement of CPG4. The BIA is further lacking in important conclusions, by stating: "...further consideration will be given to this at the next design stage....to ensure that movement does not affect the structural integrity of any nearby buildings" This is work which should be included in a BIA---otherwise there is no purpose in producing one before Planning permission is granted.

We are also concerned that 2 trees would be lost in the development process, without any compensating planting.

Please refuse.