

25.06.14

S Zmertych
Flat 4, 8 Lindfield Gardens NW3 6PU

Planning Officer, Camden Council
Town Hall, Judd Street London WC1H 8ND

Ref Planning application 2014/ 3625/P - 8 Lindfield Gardens, NW3 6PU

Dear Sir or Madam,

I write to object to the above planning application for the erection of a rear extension and a basement excavation to provide additional living space. The current application follows Application 2013/4006/P, rejected in summer 2013.

As a resident in the building I am acutely aware of the previous subsidence problems which the building has had and having closely reviewed the latest structural engineer's report it is clear that the planning proposal would cause structural instability to the building and be detrimental to the environment and surrounding buildings as well.

"The soil in this area is likely to be fill and loose. It will be highly susceptible to movement/collapse. This is likely to put at risk the structural stability to not only of flat A but also the flats above.

"There could also be disturbance to the waterproofing and alteration to the ground water flow as well as settlement of the soil/made ground below the ground floor slab which in turn could cause damage.

"Any basement development in particular a large one such as this can be detrimental to the environment and the adjacent buildings. The applicant has ignored the uniqueness of the soil conditions in Hampstead".

Previous basement conversions in the neighbourhood on this scale were completed by single occupancy owners. This is not the case here and the disruption would be severe to other occupants of the building.

Light pollution of the glass rear box at night is still a major concern & now with addition of side glass panels, will cause even more light spillage to neighbours.

No Construction Management Plan has been submitted

In the Conservation Area Statement (2000) it suggests "that Lindfield Gardens is possibly one of the poorest stretches of road in the conservation area, due to unsympathetic alterations, dereliction & unsightly forecourt parking areas & to a lesser extent recent new developments". It is also stated that the only exceptions to

this are no.8,10 & 22. Indeed No 8 Lindfield Gardens is identified in the Conservation Area consent as a building which makes a 'contribution' to the Conservation Area. However the new plans still propose the use of contemporary design & materials that set it totally apart from the original character & appearance of the host building & conservation area.

Consultation with local neighbours. There was absolutely no formal consultation process with the 4 other owners of 8 Lindfield Gardens ahead of the new planning submission.

Having lived in this area for almost ten years it saddens me to see the extent to which original buildings are ripped apart from their original state, gardens reduced in size due to increased hard surface areas. Many of the conversions are out of keeping with the original look and feel of the neighbourhoods. It is disruptive and stressful and bad for neighbourhood cohesion.

Yours faithfully,

S Zmertych