



# *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: 2014/5705/P

Address: 69 Redington Road NW3

Description: Basement.

Case Officer: Olivier Nelson

Date 15 October 2014

We note that this application is an amendment to the approved development of 2012/2548/P, said to be a larger basement, and that it escapes being Permitted Development due to its overall depth (4.500).

We raised objection to the original application in 2012 on the grounds that it was not accompanied by a Basement Impact Assessment. It is now said that the BIA now presented did refer to the original proposals; if so, it must have been in the form of an amendment, not advertised at the time.

If it had been, we would have objected, on the basis of incompleteness; it made no reference to the impact of excavations on neighbouring properties.

This application re-presents the same BIA; it still is deficient in this crucial information. One of the major purposes of a BIA, arising from Policy DP27, is to examine the *impact* of the excavation on neighbours.

In the absence of resolution of this issue, we must call for refusal.