



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: 2014/5915/P 2014/6018/L

Address: 40 Frognal Lane NW3

Description: Basement under garden

Case Officer: Olivier Nelson

Date 15 October 2014

You will be aware that this application is accompanied by no drawings or other descriptions, apart from an insolently worded Design and Access Statement, patronisingly (and very briefly) saying that no harm will be caused by whatever the applicant has in mind. In other words: mind your own business; I will do what I like.

We presume this uncompromising attitude is based on a belief that the proposal, being for a basement, is Permitted Development. We disagree and repudiate this belief, on these grounds;

1. 40 Frognal Lane is a Grade 2 Listed house, in the heart of our Conservation Area, on one of Hampstead oldest and most historic roads. Whatever may, or may not, be deduced from the NPPF, such a contemptuous attitude by the applicant is incompatible with possession of such a heritage asset.
2. We are presently challenging the widely held misapprehension that basements are not development, and are therefore permitted in any circumstances; it would be unwise to assume that this opinion will be upheld, until this is resolved..
3. The setting of a listed building requires protection, under Listed Building legislation. In the absence of any information as to what is proposed, the setting, as well as the building itself, would be put at risk. We most certainly place no trust in what an applicant says in such circumstances. If the garden, lawns, trees, shrubs pathways and flowers would remain untouched (as the applicant says), then why not illustrate this on drawings, to avoid any misunderstandings? There are valued trees in the area, both on and off the site.
4. No Basement Impact Assessment is presented, and neighbouring properties are potentially endangered, not to speak of the listed building itself.
5. No Construction Management Plan is submitted, and the traffic, noise, and general nuisance arising from what plainly is a significant excavation and construction project would be totally uncontrolled. Frognal Lane carries considerable volumes of traffic,

and congestion could be on a Hampstead-wide scale, aspart from major neighbour nuisance.

6. It also goes without saying that no Heritage Statement is presented, contrary to Listed Building legislation; nor is there an application for Listed Building Consent. This seems to be in line with the arrogant attitude taken by this applicant, who plainly cares nothing for Hampstead's environment.

Please refuse