



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: 2014/6224/P 2014/6473/C

Address: 26 Netherhall Gardens. NW3

Description: New house. Demolition of existing house.

Case Officer: Angela Ryan

Date 29 October 2014

We object to this application, on these grounds:

1. Demolition of the existing house

This house is listed in your Conservation Area Statement as making a positive contribution to the Conservation Area. It is in effect, locally listed.

It includes many features typical of the Area, and in general architectural design sits well into the street scene of Netherhall Gardens; a good example of contextual urban design. The applicants make a predictable attempt to denigrate its qualities, describing it as mediocre. We strongly disagree; it displays no architectural fireworks, but its quiet congruity with the neighbourhood's character is an important lesson to today's architects and urban designers.

Possibly, more money can be made from demolition and rebuild; when has that been a reason for the destruction of a community asset?

The applicants have not made a sound case for the demolition of a locally listed building.

2. Basement construction.

The almost complete destruction of the rear garden by basement construction, over more than one level, makes it non-compliant with Policy DP27. The lie of the land behind this part of Netherhall Gardens makes what is described as a single basement in fact a multi-level construction. Drawing Section C-C indicates this graphically. It is too large, too deep, and attempts over-development of the site.

The Basement Impact Assessment and accompanying structural report are also most unsatisfactory. No site-specific soil survey has been done, only some test pits; this does not comply with the provisions of CPG4. No Burland Scale assessment of possible damage to adjoining properties is made—a major requirement of the basement policies. However, there are indicative statements made, including : "...development is likely to increase the differential depth of foundations relative to adjoining properties, which may result in structural damage" No design undertakings are made as to how such damage could be avoided. This is just not good enough, especially in an area such as this, known for ground instability and flooding.

Please refuse

