

| | | | |
|-------------|------------|---|------------------|
| 2014/7606/P | 95 Hillway | Creation of a part basement level, loft conversion, erection of single storey side and rear extensions, conversion of existing garage into living accommodation, dormer windows and conservation roof lights to roof. | Jennifer Chivers |
|-------------|------------|---|------------------|

Object

Basement

The proposed basement will construct a dam effectively >12m long across the slopes of Highgate Hill and >3.2m deep. Just down hill will be a further dam, again 12m long (as approved and 14m as now requested in application 2015/0246/P) and >3.3m deep, in total an effective barrier some 24m long across the slope of Highgate Hill. This doesn't seem to be recognised in either Basement Impact Assessment (i.e. that for 95HW nor that for 93HW).

In the BIA rev 2, Dec 14, 9.2, Q2 the report is incorrect in stating it is >100m from a spring line. Within the old carriage way to Holly Lodge (which is in a cutting) there is a spring (just NE of 9 Robin Grove). With this basement (& the swimming pool at 93 Hillway) the foundations will most likely extend into the clay and the ground water flow will be diverted towards this area & increase the flow from the spring.

Section 10.2, Q3 response looks incorrect in so far as it omits the cutting of the old carriage way referred to above.

Section 10.2, Q8 response is also incorrect.



Water flow in Robin Grove

Construction Management Plan

If approval is to be given then it should be subject to a legally agreed Construction Management Plan as required by CPG4 (2.61). This is especially critical given that the down hill house, 93 Hillway, was granted approval to construct a swimming pool 10m long and 2m deep (+foundations, etc), extending beyond the existing rear building line (2013/7128/P). Additionally 91 Hillway already has planning approval for some works and is now applying for some amendments (2013/4512/P and 2015/0245/P). It is probable that the work to these 3 properties will be concurrent.

Because the roads and footpaths are in private hands and thus not controlled by Camden a signatory to the CMP should be the Holly Lodge Estate Committee (effectively taking the place of Highways).

Given the potential damage to both neighbours (93 & 97 Hillway) due to the close proximity of the underpinning and any potential impact of greater flows from the Robin Grove spring a requirement of the CMP should be the need for significant (minimum £5M) public liability insurance to be in place prior to any work starting.

Ground Floor Window.

Window (2) shown on Elevation 11211-A-E-110 R- should match other windows found on the HLE which typically have single brick corbel and tiles under the timber sills.

Chairman, Holly Lodge Estate Committee
Holly Lodge Estate Committee Office
Holly Lodge Estate Yard
Opposite 8 Holly Lodge Gardens
London N6 6AA

03/02/15

Case Officer Jennifer Chivers
Ext 3303
Planning Department
London Borough of Camden

Dear Ms Chivers

Application number : 2014/7606/P

Re planned developments at 93,95 Hillway Holly Lodge Estate.

As you are aware, the Holly Lodge Estate Committee manages the roads and common parts of the estate on behalf of the Trustees. In the recent past there have been some unfortunate occurrences of developments causing dislocation and serious inconvenience to residents and we have concluded that we should attempt to mitigate this by seeking a greater role in the management of the projects.

We have submitted comments on the development at 95 Hillway which you will see reflect this aspiration. I would like to stress that we are not opposing the developments, merely seeking to ensure protection of the Estate and to help to ensure that the projects run with the minimum disruption (for example by managing the traffic flow).

We understand that there is a possibility that the works at 93 and 95 are to be coordinated, which we welcome.

As the owners and managers of the roads and public areas, we believe that it would be useful and appropriate that we should be able to play a part in the planning and management of projects of this magnitude.

Yours sincerely,

Peter Wesley

Chairman HLEC.

Submission to LBC Planning Dept re 95 Hillway

Case Officer Jennifer Chivers. Ext 3303.

Application number : 2014/7606/P

The Holly Lodge Estate is a private Estate and the roads and common parts are owned by a Trust and Managed by a Committee of residents. The Residents therefore have a collective interest in any development in addition to any individual interest and these comments reflect that collective view and are informed by a good deal of formal and informal discussion. In particular a recent history of unfortunate experiences in relation to previous developments has lead the Committee to conclude that it is appropriate and necessary to become more involved in planning matters.

Hydrology.

We understand that the Hydrology report submitted by the applicants is to be subject to independent scrutiny. We would like to draw your attention to the existence of a sunken lane that runs from Holly Lodge Gardens down to Robin Grove, behind the property in question. At the rear of 95 Hillway the lane is about 2m below the general ground level. There is already a small but permanent spring which rises in the middle of the lane, just below the garages (and so less than 100m from 95 HW). It has been flowing for as long as anyone can remember. We request that a searching analysis is done to ensure that the proposed development will not have the effect of diverting groundwater into the lane in such volumes that the lane banks could be de-stabilised or create additional flows from the spring that would need to be managed.

Construction Management.

Camden Planning Guidance 4, Basements & Lightwells, indicate that for basement construction projects LBC will seek the submission of a (Construction) Management Plan. We believe that it is likely that the development will be concurrent with the already approved project at 93 Hillway (2013/7128/P), which also involves considerable excavation and concrete construction. This makes the formulation of a robust CMP even more essential in this case.

As owners and managers of the access roads and gates, and as representatives of the community the Estate Management Committee wishes to be consulted on the drafting of the CMP and to become co-signatories to the agreed version.

This project, especially when taken together with 93 Hillway, will involve a very large number of lorry movements which will need to be planned. In addition, experience with other recent projects suggests that when things go wrong or overrun, the involvement of the Committee can be very helpful for all parties. The Estate has formulated a Builders' Code which is very similar to the equivalent Camden document and which we are able to monitor and we would be happy to work in partnership with the Borough.