

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6700/P	M Salter	31 Denning Road	13/02/2015 11:59:05	OBJEMAIL	We are concerned that insufficient studies into the structural and flooding implications of a proposed basement have been carried out. Given the narrow footprint of the building, the proximity of party walls, the existence of under water streams and ponds close by, and the fact that it is mid-terrace built on a slope, the documentation does not appear to demonstrate that the appropriate and necessary level of thorough study has been performed in order to determine the possible impact of such a basement. In fact the documentation submitted states that there is no underground stream or pond within 1.5km of the site which would appear to be factually incorrect. In previous basement excavation work carried out in Denning Road, such excavation has caused actual flooding on a number of occasions to a number of houses.
2014/6700/P	Ms I.M.Hersov	30 Denning Road London NW3 1SU	09/02/2015 15:30:15	COMMNT	The construction information is inadequate - there is no proper drawings or construction plan. The information about the lack of risk of flooding is wrong - Denning Road is part of a high risk area. The tests for measuring underground water flow are inadequate too. I add this information to my original comment expressing concern at any major development of basements on this road.
2014/6700/P	phyllis turvill	9 denning rd london NW3 1ST	12/02/2015 11:11:14	COMMNT	I object on following grounds 1 BIA contains errors; Hampstead ponds are within 1.5km of proposed site; there was a significant flood in this area in the 19 seventies when I was living in 21 Denning Rd;; The City of London is so concerned about flooding that dam works on Hampstead Heath are to be started soon if possible significant they have not already done so. I believe that further basement works may lead to ground instability and/or flooding in an area where the street is not flat. 2The proposal is in my view excessive in scale. 3 the probable noise and disruption is unacceptable. 4 The owners showed disregard for Camden requirement of notification; this is a poor start.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6700/P	Janine Griffis	14 Denning Road NW3 1SU NW3 1SU	04/02/2015 13:53:44	OBJ	<p>I am writing on behalf of the Pilgrim's to Willoughby Residents Association to object to this proposal and to ask that it be withdrawn on the basis of its wholly inadequate Basement Impact Assessment.</p> <p>I would like to make the following points:</p> <ul style="list-style-type: none"> • The applicant has failed to consult with any neighbours, the Pilgrim's to Willoughby Residents Association or the Heath & Hampstead Society about the potential impact of the basement construction; • Contrary to statements made by the applicant, Denning Road is adjacent to an area identified by Camden's "flood risk management strategy", figure 3iii, as a "high risk" area, at risk of a 1 in 30 year flood; also untrue is the statement that "there is not a pond, lake or river within 1.5k of site" – the Hampstead No 1 Pond and the beginning of the Fleet River is less than 400 metres from the site; • There is no construction management plan to show how this construction will be carried out safely and how to minimise damage to the local conservation area and amenity; • One trial pit dug to a metre and left open for 3 days is inadequate to determine water table surface; • Because of inadequate investigations, the proposed method of "hit and miss" is inappropriate; • The drawings submitted are inadequate and fail to show the existing basement or its location (i.e., is it within 3 meters of a party wall) <p>We understand that Planning Enforcement is currently investigating several separate breaches of planning consent at the site and think it only reasonable that these are properly resolved before any additional planning consent is granted.</p>
2014/6700/P	David Millett and Gillian Morris	33 Denning Road London NW3 1ST	13/02/2015 16:10:06	OBJ	<p>We wish to object to this application for the following reasons:</p> <p>(1) The application erroneously states that there is no pond, lake or river within 1.5 kilometres of the site. The site is barely 100 metres from Willow Road, which marks the course of the River Fleet, a substantial enough watercourse to have formed one of the principal sources of supply of freshwater to eighteenth century London. The area is, of course, full of springs.</p> <p>(2) The application states that there have been no recorded areas of flooding in the area; we understand that there were floods in Willoughby Road in 2002.</p> <p>(3) The applicant has failed to demonstrate that these works will not lead to ground instability and/or flooding.</p> <p>(4) The Basement Impact Assessment contains no details of the depth or scale of the proposed excavations.</p> <p>(5) The proposed works would involve an unacceptable level of disruption, noise, and potential traffic problems.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6700/P	Vineeta Manchanda	6,Denning Road	13/02/2015 11:51:50	COMNOT	<p>Building basements so near the Fleet River in a sloping terrace sets a bad precedent. Current works have lead to breaches of planning rules at this sitting should be resolved before this can be considered.</p> <p>Inaccuracies in application: It is within 1.5km of water;flood risk is 1 in 30 not 1 in 1000;there was flooding in Willoughby Road in 2002.</p> <p>Excessive development for a property in a conservation area. Extensive development on a property in Denning Road led to the death of a workman some years ago; Inadequate detail in application, eg dimensions of the basemen within footprint of house.</p> <p>Most importantly failure to demonstrate with accurate information that there will be no ground instability and/or flooding.</p>
2014/6700/P	Barry Fox	22 Holmefield Court	14/02/2015 18:00:17	OBJ	<p>I object to the planning application for excavation at 26 Denning Road on the grounds that applicant is either ignorant of important facts or is hoping that by ignoring them they will go away.</p> <p>Applicant says there are “no areas of significant site slopes local to the site. Oh really? The whole road and area is on a hill!</p> <p>Applicant says “there is not a pond, lake or river within 1.5 km of the site”. It seems applicant has never bothered to visit the site! The huge Hampstead Ponds/Lakes are just across East Heath Road and underground rivers such as the Fleet run very close by. The City of London is currently planning to build dams because of concerns over these ponds/lakes.</p> <p>Applicant says there are “no recorded areas of flooding existing in the area”. Which isarrant rubbish. Applicant cannot have checked local press archives, talked to residents or community bodies; all are only too well aware of floods which have affected the area including Denning Road, where the sewers have been unable to cope with heavy rainfall.</p> <p>Applicant says construction will be by “hit and miss” methodology, which seems a hilariously clear admission that applicant has not done any real research. In fact the whole application is so inadequate, whether by design to deceive or by ignorance, sloppiness or crass incompetence, that it is downright scary to think of these same people digging out the footings of a building which is part of a terrace. Perhaps the applicant comes from another planet – or the application is an early April Fool joke.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6700/P	Glen & Barbara Scarcliffe	24 Denning Road	13/02/2015 12:53:41	COMMNT	<p>We object to the proposed basement on the following grounds:</p> <ul style="list-style-type: none"> - The application is inadequate - the two page "basement assessment" does not provide sufficient information and falls short of Camden's guidelines (CPR 4) for basement impact assessments. - The "basement assessment contains errors regarding the proximity of waterways, risk of flooding and actual flooding in the area. - The drawings/floorplans are inadequate in that they do not show proper measurements and dimensions of the proposed basement, or distance from boundaries and party walls. - The application refers to "increasing the depth of the existing sub-basement floor level" and says "the property has a deep sub-floor so the additional depth is approx 1.5m." The "basement assessment" says "In fact a partial basement (lower sub-floor) to No 26 already exists." We understand from a previous tenant of the property that, while there is some space below the floor joists of the lower ground floor, it is questionable whether an excavation of approx 1.5m would be sufficient for an actual basement. We would not call what we understand to be the existing sub-floor space an existing partial basement. - The proposal is inappropriate for terraced houses in this Conservation Area, being excessive in scale. - The work would involve an unreasonable level of disruption, noise and possible traffic problems. - The proposed basement would set a bad precedent for terraced houses on a sloping site in this Conservation Area. - We understand that an Enforcement Officer has been appointed by Camden to deal with breaches of planning permission regarding dormer windows and possibly the two storey extension now being built, and that a Camden Tree Officer has visited the site regarding unauthorised tree felling - we believe any breaches and enforcement matters should be fully resolved before this new application is considered.
2014/6700/P	Barry Fox	22 Holmefield Court	14/02/2015 17:59:55	OBJ	<p>I object to the planning application for excavation at 26 Denning Road on the grounds that applicant is either ignorant of important facts or is hoping that by ignoring them they will go away.</p> <p>Applicant says there are "no areas of significant site slopes local to the site. Oh really? The whole road and area is on a hill!</p> <p>Applicant says "there is not a pond, lake or river within 1.5 km of the site". It seems applicant has never bothered to visit the site! The huge Hampstead Ponds/Lakes are just across East Heath Road and underground rivers such as the Fleet run very close by. The City of London is currently planning to build dams because of concerns over these ponds/lakes.</p> <p>Applicant says there are "no recorded areas of flooding existing in the area". Which is arrant rubbish. Applicant cannot have checked local press archives, talked to residents or community bodies; all are only too well aware of floods which have affected the area including Denning Road, where the sewers have been unable to cope with heavy rainfall.</p> <p>Applicant says construction will be by "hit and miss" methodology, which seems a hilariously clear admission that applicant has not done any real research. In fact the whole application is so inadequate, whether by design to deceive or by ignorance, sloppiness or crass incompetence, that it is downright scary to think of these same people digging out the footings of a building which is part of a terrace. Perhaps the applicant comes from another planet – or the application is an early April Fool joke.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6700/P	David Millett and Gillian Morris	33 Denning Road London NW3 1ST	13/02/2015 16:10:16	OBJ	<p>We wish to object to this application for the following reasons:</p> <p>(1) The application erroneously states that there is no pond, lake or river within 1.5 kilometres of the site. The site is barely 100 metres from Willow Road, which marks the course of the River Fleet, a substantial enough watercourse to have formed one of the principal sources of supply of freshwater to eighteenth century London. The area is, of course, full of springs.</p> <p>(2) The application states that there have been no recorded areas of flooding in the area; we understand that there were floods in Willoughby Road in 2002.</p> <p>(3) The applicant has failed to demonstrate that these works will not lead to ground instability and/or flooding.</p> <p>(4) The Basement Impact Assessment contains no details of the depth or scale of the proposed excavations.</p> <p>(5) The proposed works would involve an unacceptable level of disruption, noise, and potential traffic problems.</p>
2014/6700/P	S Ridley	4 Denning Road	15/02/2015 13:36:10	COMMNT	<p>I am informed that there are factual inaccuracies in the current application. Please ensure it is factually correct before any planning permission is granted.</p> <p>I live at 4 Denning Road and think it would be an unfortunate precedent to grant an approval. Denning Road primarily comprises terraced houses and the building of a basement extension would cause unwelcome disruption to the road for an extended period of time.</p>
2014/6700/P	Claudia Nielsen	38 Denning Road	12/02/2015 21:45:54	OBJ	<p>I wish to object to this development on the ground that there is evidence that basement excavations can have a detrimental effect on neighbouring buildings. Hampstead is an area of known underground waterways and the possibility of instability is great. My house - No 38 - has already suffered from subsidence in the past so it is vulnerable.</p>
2014/6700/P	Keith Adamson	27 Denning Road NW3 1ST NW3 1ST	13/02/2015 13:53:56	OBJ	<p>I would like to oppose the creation of a sub-basement floor level at No26 Denning Road, (directly opposite to me) on the grounds that inadequate thought has gone into the effects on the local water table and water courses, and the amount of disruption to the immediate area could be substantial (it may be noted that, so far, the street has been blocked several times, (once for more than 30 minutes) by trucks and skip lorries, and parts of the road have sometimes been cordoned off, without, as far as I am aware using parking suspensions or permits.,</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6700/P	Clive Newman M.Sc., B.Sc, A.C.G.I.	28a Denning Road London NW3 1SU NW3 1SU	10/02/2015 13:31:08	COMMNT	<p>The documentation supplied does not deal with the safety of the proposed basement nor its potential adverse effect on existing structures. The site is on a slope with existing water courses. The ground level hydrology can be adversely affected by creating obstructions in the sub strata, with alterations to the existing water courses.</p> <p>Denning Road is on the Hampstead slope. Any interference with the water table has the potential to increase existing problems. There has been no proper study.</p> <p>In adjacent lower ground floors the Northern Line underground trains are audible. It has not been assessed whether the proposal would increase the existing noise.</p> <p>No management plan seems to exist to minimise the effects on the immediate neighbours, some of whom are in their Eighties and Nineties.</p>
2014/6700/P	Nicky Pearson	18b Carlingford Road London NW3 1RX	12/02/2015 09:24:29	COMMNT	<p>I would like to strongly object to this application. This mad phase of digging into basements that have been in place since the Victorian times causes damage to the surrounding properties and untold future problems with subsidence. This work is often carried out by greedy developers obsessed only by increasing the value of the property with absolutely no care or concern for current neighbours or residents in the street. The process involves heavy vehicles working noisily throughout the day, often having equipment in place 24/7 to dry the property when water floods into the basement. This is a conservation area, don't let this application go through.</p>
2014/6700/P	phyllis turvill	9 denning rd london NW3 1ST	12/02/2015 11:10:50	COMMNT	<p>I object on following grounds</p> <p>1 BIA contains errors; Hampstead ponds are within 1.5km of proposed site; there was a significant flood in this area in the 19 seventies when I was living in 21 Denning Rd; The City of London is so concerned about flooding that dam works on Hampstead Heath are to be started soon if possible significant they have not already done so. I believe that further basement works may lead to ground instability and/or flooding in an area where the street is not flat.</p> <p>2The proposal is in my view excessive in scale.</p> <p>3 the probable noise and disruption is unacceptable.</p> <p>4 The owners showed disregard for Camden requirement of notification; this is a poor start.</p>
2014/6700/P	Jill Durdin	27 Denning Road Hampstead NW3 1ST	07/02/2015 15:20:45	OBJ	<p>I object to any further digging down as it must make the surrounding landscape more unstable. I cannot believe we can ever have evidence to suggest it's safe.</p> <p>Also, it will increase the amount of work vehicles and skips at the site, when there is already a constant stream, often blocking the road and taking up parking space with no permit. Can someone make sure they pay for permits like we residents have to.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6700/P	Sarah Wason	28 Denning Road London NW3 1SU	09/02/2015 14:21:24	COMMNT	<p>We would like to object to this application (Ref: 2014/6700/P) for the following reasons:</p> <ul style="list-style-type: none"> • The BIA is completely inadequate and has not been independently reviewed; furthermore the author does not have the CGeol qualification required under CPG4 #2.11. • The ‘hit and miss’ underpinning construction sequence is completely inappropriate for this site because the applicant has not ascertained information about the structure of the ground. A simple trial pit left open for 3 days is totally insufficient for measuring underground water flows. Boreholes of several metres deep need to be bored into the ground in order to find the composition of the various strata. As there are no boreholes there is no data on the conductivity of the underground water under contrasting weather conditions. • London Borough of Camden’s Strategic Flood Risk Assessment dated 03/07/2014 reveals that Denning Road, in figure 3iii, is situated in a “high risk” area, at risk of a 1 in 30 year flood, so the information provided by the applicant is inaccurate • It is not the case that “there is not a pond, lake or river within 1.5k of site” – the Hampstead No 1 Pond and the beginning of the Fleet River is less than 400 metres from the site • The applicant additionally states that that there have been no recorded areas of surface flooding existing in the area which is also not the case; Willoughby Road had surface water flooding in 2002 • Figure 3 viii within the URS report of July 2014 shows the street located next (approx 20 yards away) from an area classified as having: “significant danger of flood hazard – 1.25 – 2.5 meter – danger for most”. • There are no existing and proposed drawings with dimensions to show exactly what is proposed within the current footprint of the house • We understand from a previous occupant of the property that there is, at best, a two foot sub-floor, ‘crawl space’ under the house rather than “a partial basement” as suggested by the applicant • The terrace of houses are situated on a slope and no consideration has been given to this in the BIA • There is no construction management plan to show how this construction will be carried out safely and how to minimise damage to the local conservation area and amenity • There has been no consultation with the immediate neighbours including elderly residents who live immediately adjacent to the proposed works and the impact it might have on their quality of life • Camden Council Planning Enforcement Team is currently investigating several separate breaches of planning consent at the site and therefore it is only reasonable that these are properly resolved before any additional planning consent is granted.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6700/P	Rob Leane	21 Denning Road London NW3 1ST	12/02/2015 15:32:34	OBJ	<ul style="list-style-type: none">- the proposal is inadequate lacking proper measurements, a proper impact assessment or demonstration that it will not lead to ground instability or flooding- it is inaccurate - e.g. there is a river within 1.5km of the site (the Fleet River)- they have already abused their existing planning application in many ways, which I believe is under investigation, and should not be given further opportunities to abuse the system- for the many of us who work from home during the day, the noise and disruption is unacceptable. These days Hampstead, which is meant to be quiet, is a non stop building site during the day.- it seems madness to start doing these basements on terraced house situated on a hill. Once one house has done it, they all will!
