

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0315/P	Peter Kukielski	2 Langland Gardens London NW3 6PY	18/02/2015 13:44:04	OBJ	<p>My wife and I own the adjoining home at 2 Langland Gardens. I wish to make the following comments regarding the proposed plans for 4 Langland Gardens:</p> <ol style="list-style-type: none"> 1. The description lists the proposed extension as “residential minor alterations”. The proposed work is by no means minor – it is a major project that has the potential to significantly impact the structural and hydraulic integrity of my adjoining home at 2 Langland Gardens. 2. I am concerned with the lack of engineering information about the proposed new basement and its associated foundations. My home adjoins 4 Langland Gardens (2 Langland Gardens and 4 Langland Gardens are semi-detached). In order to avoid impacts, if indeed impacts are avoidable, a certified engineer’s assessment and report on the robustness of the building and its ability to withstand the proposed changes is necessary. Permission should not be granted until this assessment and report have been prepared and shared with the neighbours and our insurers. 3. I am concerned about the potential impact that the proposed basement will have on the hydraulic and geotechnical stability of my home. An engineering study should be performed to ensure that the proposed design will not bring added pressures to the adjoining structure. 4. My home has a waterproof membrane lining the basement walls – I am concerned that excavation of the proposed basement adjacent to my basement could result in puncturing of the membrane and compromising my home’s water tightness and hydraulic integrity. A plan should be provided which indicates how the work would be performed to avoid damage to the membrane. 5. Excavation of a basement will impact ground water flow as 2 Langland Gardens is on a downward slope to 4 Langland Gardens. A basement impact study should be performed to assess design needs in order to ensure that there are no adverse impacts on the adjoining property at 2 Langland Gardens. 6. Engineers performing engineering and impact studies should have relevant experience in the local area. 7. The proposed terrace(s) at the first floor level of the proposed addition on the east side of the property will lead to a loss of privacy of my ground floor living space, patio and gardens. There is no stated provision prohibiting the proposed timber wall around the terrace being removed or replaced in the future by other materials such as glass or a railing or balustrade, which would result in a direct loss of privacy in my home. Having a balustrade at the south end of the terrace results in a loss of privacy of my home. Furthermore, there is potential for an increase in noise pollution at the level of the terrace, which is unprecedented in the area. There should be a provision that the flat roof tops of the extensions should not be accessed except for maintenance. Permission for the terrace(s) should not be granted. 8. In addition, the area experiences high winds. First floor terraces with outdoor furniture could lead to debris being lifted by strong winds which could endanger neighbouring people and property and give rise to substantial liability. 9. The west single storey addition abuts 2 Langland Gardens directly at the property line. There are currently fencing and garden beds at the property boundary - how this will be dealt with in terms of security and disturbance must be addressed. This proposed extension should also make provision for screening or frosted glass at the glazed areas of the extension as it is on higher ground than my adjoining 2 Langland Gardens home and will lead to a loss of privacy. 10. There was no survey information in the plans submitted as to the neighbouring properties, and impact on these properties should be further considered. 11. The number of street parking spaces assigned to 4 Langland Gardens should be made known.

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2015/0315/P	Miss J Hollingworth	Flat B 6 langland gardens Hampstead London	19/02/2015 11:05:42	COMMNT	12. The substantial revisions to the proposal suggest that the comment period should be extended. During the extension period the necessary engineering impact studies, reports and mitigation designs could be undertaken.
2015/0315/P	Janet Gompertz	Flat 7 11 Lindfield Gardens London NW3 6PX	19/02/2015 18:04:06	OBJLETTE R	<p>2015-0315 P. 4, Langland Gardens.</p> <p>I am a long standing resident in Lindfield Gardens who was involved in making this a Conservation Area. I also look on to the rear of number 4, Langland Gardens.</p> <p>I write to express my concern that the developers have submitted three different sets of plans within this consulting period, one set of which has been redacted. Additionally revised plans have been submitted. This has left me completely confused as to the developers' ultimate intentions.</p> <p>However, it would appear that the plans for the development of the basement of this building would involve digging out, to some degree, with consequent disturbance to the shallow foundations of Victorian houses, such as this one.</p> <p>Additionally the plans to build on to the rear of the property would result in a reduction to the size of the rear garden and reduce space for water soak away. This end of Langland Gardens already suffers from drainage problems after heavy rain fall, being situated at the bottom of a steep hill. This development, if it were to receive approval, would only serve to exacerbate this problem.</p> <p>Little by little the greenery and garden space in our area is being given over to excessive development, to the detriment of the character of our neighbourhood. It is the large gardens, the greenery and the spaces between houses that make Hampstead the desirable location it currently enjoys. Once the gardens and greenery are reduced, they are lost for ever.</p> <p>I strongly urge Camden Council's Planners to reject this development and to conserve the greenery that remains.</p> <p>Yours faithfully, Janet Gompertz Flat 7,11, Lindfield Gardens, NW3 6PX.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0315/P	cynthia rand	2 Langland Gardens	18/02/2015 12:39:27	OBJ	<p>With regard to the proposed plans at 4 Langland Gardens, I respectfully wish to make the following comments:</p> <ol style="list-style-type: none"> 1.Regarding the increase in the depth of the proposed basement, I am concerned with the lack of engineering information about both the existing and proposed foundations. As my house adjoins 4 Langland Gardens (2 Langland Gardens and 4 Langland Gardens are semi-detached), it would be reasonable that they have an engineer's examination and report on the feasibility of the existing building being robust enough to withstand the proposed changes. As well, there are concerns with regard to the impact that the proposed basement will have on hydraulic and geotechnical stability. An engineering study should be performed to ensure that the proposed design will not bring added pressures to the adjoining structure. The adjoining property at 2 Langland Gardens has a waterproof membrane lining the basement walls – I am concerned that excavation of the proposed basement adjacent to my basement could result in puncturing of the membrane and compromising my home's hydraulic integrity. Also, a basement dig-out will impact ground water flow as 2 Langland Gardens is on a downward slope to 4 Langland Gardens. It would be wise to have a basement impact study performed as well to ensure that there are no adverse impacts on the property adjoining and neighbouring. Engineers performing engineering and impact studies should have relevant experience in the local area. 2. The proposed second storey extension and the terrace at the first floor level of the proposed addition on the east side of the property will lead to a loss of privacy of my ground floor living space, patio and gardens. There is no provision prohibiting the proposed timber wall around the terrace being removed or replaced in the future by other materials such as glass or a railing, which would definitely mean a direct loss of privacy in my home. Having a railing at the far (south) end of the terrace results in a loss of privacy from the south side. There is potential for an increase in noise pollution at the level of the terrace, which is unprecedented in the area. There should be a provision that the flat roof tops of the extensions should not be accessed except for maintenance. There are no existing two storey extensions in the surrounding area and it would be a large imposition in the garden areas of Langland and Linfield Gardens. 3. The west single story addition abuts 2 Langland Gardens directly at the property line. There are currently fencing and garden beds at the property boundary - how this will be dealt with in terms of security and disturbance will need to be addressed. This proposed extension should also make provision for screening at the glazed areas of the extension as it is on higher ground than my adjoining 2 Langland gardens home and could lead to a loss of privacy. There was no survey information in the plans submitted as to the neighbouring properties, and impact on these properties should be further considered. 4. The proposed rooftop terrace represents a serious risk of overlooking into the gardens below at 2 Langland gardens, resulting in a loss of privacy. It is a radical and unnecessary amenity space. It is unprecedented in the area as well. It also has the potential to increase noise pollution. I see there have been revised plans submitted 11/2/15, but it is unclear if this part of the proposal was withdrawn.

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					<p>5.The proposed roof terraces are of concern from a point of withstanding high winds which occur in our area, potentially leading to debris being taken in these winds and causing damage to property or people.</p> <p>6. If permission for works is given, I would like to appoint an independent engineer to verify the integrity of the building at Number 2 Langland Gardens, to avoid potential impact during and after the works are completed, and perhaps a bit of time after as the seasons will demand varying water and settling conditions.</p> <p>7. It appears from the submitted drawings that the proposed extension on the west side adjoining 2 langland gardens is actually on the property line. I am not sure of the setback rules in this area and this should be addressed beforehand.</p> <p>In principle, I am in favour of building maintenance which is sorely needed as the rental property has been neglected, and I would welcome further information on the proposals to improvements to 4 Langland Gardens. As they stand now, and with the revised changes, I oppose the plans dated as of 11/2/15. It is unclear and I was unable to speak directly with the planning officer today, as of this writing. The structure at 4 Langland Gardens exists presently as a multi-dwelling, high turnover occupancy building under single ownership.</p>

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2015/0315/P	Janet Gompertz	Flat 7 11 Lindfield Gardens London NW3 6 PX	19/02/2015 19:03:39	OBJLETTE R	<p>I am a long standing resident in Lindfield Gardens who was involved in making this a Conservation Area. I also look on to the rear of number 4, Langland Gardens.</p> <p>I write to express my concern that the developers have submitted three different sets of plans within this consulting period. The application document has been redacted making it difficult to see what is actually intended. This has left me completely confused as to the developers' ultimate intentions.</p> <p>However, it would appear that the plans for the development of the basement of this building would involve digging out, to some degree, with consequent disturbance to the shallow foundations of Victorian houses, such as this one.</p> <p>Additionally the plans to build on to the rear of the property would result in a reduction to the size of the rear garden and reduce space for water soak away. This end of Langland Gardens already suffers from drainage problems after heavy rain fall, being situated at the bottom of a steep hill. This development, if it were to receive approval, would only serve to exacerbate this problem.</p> <p>Little by little the greenery and garden space in our area is being given over to excessive development, to the detriment of the character of our neighbourhood. It is the large gardens, the greenery and the spaces between houses that make Hampstead the desirable location it currently enjoys. Once the gardens and greenery are reduced, they are lost for ever.</p> <p>I strongly urge Camden Council's Planners to reject this development and to conserve the greenery that remains.</p> <p>Yours faithfully, Janet Gompertz Flat 7,11, Lindfield Gardens, NW3 6PX.</p>
