



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: 2014/7752/P

Address: 38 Frognal Lane, NW3

Description: Basement

Case Officer: David Peres Da Costa

Date 6 March 2014

The presentation and detail of this application are quite unacceptable, and should not have been validated. The drawings are no more than crude diagrams, with no architectural or engineering detail, and are not suitable for the assessment of their content or merit.

The application description states that the basement is under the house footprint; it is no such thing; it clearly extends 3 metres into the rear garden.

The D/A Statement is dismissively brief, of only a few perfunctory lines, plainly intended to tell you to mind your own business. Not acceptable.

The BIA is unconvincing, not set out as required in the format required by DP27, and the statement that the structure would have “no significant effect” on neighbouring buildings inadequate; without a professional reference to the Burland Scale, it could be read any way.

A thoroughly unsatisfactory application. Please refuse.