



# *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: 2015/1102/P

Address: 1a Frognal, NW3

Description: Additional level of basement

Case Officer: John Sheehy

Date 6 March 2014

The Applicant has a Planning Permission to construct a basement under this existing house; this is the limit set out both in existing LDF DP27 and the 2015 Draft Local Plan now published and under consultation.

A second basement is unacceptable on this, or any other residential, site..

The drawings illustrating the proposal are in any case not adequate to assess its merit; they are structural engineering-based, and do not show non-structural details.

No BIA is presented. Perhaps the Applicant considers that whatever he presented in 2012 or 2013 (the dates of his existing permissions) is adequate now. This cannot be the case; a basement 7 metres deep must involve different, possibly more complex, problems as compared with previous reports (This is assuming he did submit BIA's previously; we have no record of these).

Possibly you may regard drainage as being a matter for Building Regulators only, but we consider that septic tank drainage is an unacceptable and potentially unsafe alternative to a properly designed pumped system.

There is no D/A Report.

Please refuse.