

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2026/P	Rob Hagemans	254a Finchley Road	13/05/2015 21:58:36	OBJ	<p>Dear Planning Officer,</p> <p>The proposed development at 41 Froggnal comprises a large basement for which substantial excavation will be needed. In accordance with DP 27.3 and as interpreted by CPG4, it is therefore necessary that the applicant provides a basement impact assessment (BIA). The BIA has a number of sections but its most important function is to ensure that the basement has no detrimental effect on the stability of neighbouring structures.</p> <p>All underground development leads to ground movement, and this inescapably causes some level of damage to structures around it. The BIA must estimate the magnitude and direction of such movement and provide an assessment of the level of damage this causes, so that the Council can make an informed judgement of whether such a level of damage is within the limits of acceptability.</p> <p>The BIA provided by Geotechnical and Environmental Associates does not provide this most essential assessment; rather, it states that "It is recommended that further consideration is given to the possible heave movements, once the basement design and loading have been finalised." But this is exactly what a BIA is supposed to be for! While the makers of the report have kindly included a cornucopia of information the planning regulations do not ask for, they avoid the most important question: What level of damage this development is likely to do to the neighbouring structures on Froggnal, Froggnal Close and Lindfield Gardens?</p> <p>In the absence of such an assessment, the Council does not have the information it needs to make a considered judgement of this proposal. It cannot know whether or not this basement will cause large-scale damage to the numerous residential properties around it.</p> <p>For this reason, I respectfully ask you to refuse this application in its current form.</p>
2015/2026/P	N.H.Freed	Flat 8 14 Lindfield Gardens Flat 8 14 Lindfield Gardens Flat 8 NW3 6PU	12/05/2015 15:02:36	OBJ	<p>Loss of heritage and adverse impact on a setting which is recognised as a key positive contribution to the streetscape in Froggnal</p> <p>Inappropriate mass and scale - a 450% increase in floor space from 4,500 sq ft to 20,500 sq ft</p> <p>Fictitious claim for refurbishment: the proposals are closer to a redevelopment or new build</p> <p>Inappropriate relationship to the street and neighbouring properties, including loss of a gap and infilling between properties</p> <p>Excavation of a basement, which is within 100m of two underground river sources</p> <p>Lack of ecology reports and threat to wildlife</p> <p>Excessive hard surfacing and car parking provision</p> <p>Negative impact on locally listed properties: 39 & 39a Froggnal by Norman Shaw; University College School Porters Lodge and University College School by Arnold Mitchell</p>