



Penny Davis

29 Briardale Gardens London NW3 7PN [REDACTED]

14 May 2015

Mr N Luxton
Planning Officer
Camden Planning Office

Dear Mr Luxton

**RE PLANNING APPLICATION NUMBERS 2015/1718/P AND 2015/1735/P
45 PLATTS LANE**

I wish to object to the above referenced applications on the following grounds:

LIGHTWELL

CDP Section 3, DP25 Conserving Camden's Heritage states that Camden will take account of conservation area statements and management plans when assessing applications within a conservation area. Only permitting development which enhances and preserves the appearance of the area.

Number 45 Platts Lane is a Quennell designed house and together with the other Quennell houses in the road adds to the Redington and Frognal Conservation area. These are referenced in the Redington and Frognal Conservation Statement. Quennell is one of the foremost architects in Hampstead and Hampstead Garden Suburb. His design features uniformity and simplicity, the creation of a lightwell will spoil this and be incongruent with the other properties in the same style. This house is essentially a cottage with a small frontage - a lightwell will clutter the facade and reduce the size of the already small but attractive front garden.

**BASEMENT EXCAVATION (DP27 BASEMENTS AND LIGHTWELLS, CPG4
PERMITTED DEVELOPMENT)**

The applicants have applied for Permitted Development and therefore skirted the need to produce a proper BIA and full geological and hydrological analysis. The potential damage to neighbouring properties has not been estimated. As the house is part of a handed pair, there will undoubtedly be impact on the adjoining property. The existing foundations have been there for many years and changing the balance with

the adjoined house could lead to substantial cracking and subsidence over the years to come.

Extensive ground and structural engineering will be required to ensure the stability of properties. This is an "Engineering Operation" and therefore should be **refused Permitted Development rights**.

CPG4 Permitted Development Rights - states that PD is not allowed "Within a conservation area if there are any trees which be affected"

The applicant does not show trees on the document presented and should be asked to confirm the location of trees (including street trees) which might be harmed by the basement and lightwell.

FLOOD RISK

CDP 27.6 states that Camden will require a development specific flood risk assessment with applications for basements on streets identified as being a flood risk or in an area where historic underground watercourses are known to be present.

In Platts Lane both these flood risks are present. There is a history of surface water flooding in 2002. There is also a historic stream running between the back of Briardale Gardens and Pattison Road which marked the boundary between Hampstead and Hendon, Blacketts Well is also close by. Some of the properties in Pattison Road have an easement relating to flood risk. The lack of BIA means that no mitigation plans have or SUDs have been presented.

The URS report on Strategic Flood Risk Recommendations for Camden 2014 recommends:

Moreover, if a basement development is close to a well or a spring feeding a surface water feature, the effect of groundwater taking a new flow pathway may result in reduced flow to the well or spring. Alternatively, a dormant spring may be reactivated or new spring activated, causing groundwater to take a different flow path....A Basement Impact Assessment should assess the likely damming effect of the development and assess the likely rise in groundwater.

The basement extension and light-well will increase flood risk.

CONSTRUCTION MANAGEMENT PLAN

The excavation will involve substantial soil remove and ground engineering - no CMP has been provided for neighbours. This additional traffic will add to the burden already being placed on nearby streets with the Barrett development in Kidderpore and the proposed development to Kings College Buildings. How will the soil be removed from site?

CDP 26.10 requires basement developments to be accompanied by Construction Management Plans.

Please refuse both applications and request the applicant to produce a full BIA.

Yours sincerely

Penny Davis