



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: 2015/3036/P

Address: 4 Langland Gardens, NW3

Description: Basement and rear extension.

Case Officer: Obote Hope

Date 2 June 2015

We note from the D/A Statement that the rear extension indicated on the drawings of this proposal may have received Planning permission under previous application 2015/0315/P. We objected to that proposal (5 February 15) on the grounds of, amongst other issues, the intrusiveness of the roof-top terrace.

The permission document for 2015/0315/P does not refer to this terrace, and we have assumed that it was omitted, perhaps following PO's advice. We see that it is still shown on the drawings, however. Seemingly the Applicant believes he has permission for it.

We sincerely hope this not the case; it would be particularly intrusive, and lead to widespread loss of privacy and noise pollution. We would be glad to have confirmation of the position.

Regarding the basement, we are unconvinced by the Basement Impact Assessment's view that the harm to adjoining house No 2 would be limited to Burland Scale 1. This road is notorious for its history of foundation instability and flooding, and the bland conclusions reached in the BIA seem suspect. We consequently call for an independent review.

The BIA also states that no trees would be affected by the excavations. At least 2 trees are shown on the site survey drawing, which would certainly be at severe risk. This is unsatisfactory.

Please refuse.