

38 Arkwright Rd,  
NW36BH

Mr Obte Hope  
Planning Officer  
Camden Council  
Town Hall Extension  
Argyle Street  
London  
WC1H 8NJ

June 10<sup>th</sup> 2014

Ref: Planning application 2015/3036/P 4 Langland Gardens NW36PY

Dear Mr Hope,

I write to object to the application for a new basement at 4 Langland Gardens for the following reasons.

- 1. There is no habitable existing basement.** The plans are misleading as showing a vague existing basement. There is no habitable basement, but a cellar in the front portion of the house only. Nor was permission for one approved under the recently approved application for a rear extension.
- 2. Size and scale of the proposed basement –** CPG4 notes how an extension below ground can be of an inappropriate scale, (2.54) preferring developments which do not extend beyond the original footprint. I would argue that the proposed basement is of inappropriate scale:

The existing property (prior to recent, un-built planning approval) has habitable areas of **340sqm**. The new basement proposal is **168sqm**.

**This is adding approx 50% of current floor area.**

The new house with both planning permissions would be **578sqm**.

**This is has to be regarded as overdevelopment.**

The new light wells provide another 36sqm of hard standing and with the rear extension new paved areas projecting 13m into the garden beyond the existing property.

3. **Increase in occupancy.** Increase in size of the units from 6 one bed flats to 3 one bed, one two bed and 2 three bed flats will put strain on neighbourhood parking, bin storage, etc and these issues have not been addressed by the application.
4. **Impact on neighbouring properties of this extension** – The BIA has a diagram showing a risk of 6mm surface settlement contours in adjoining properties, and mentions a maximum 9mm in the text. I find it difficult to believe that the impact on the neighbouring properties would therefore be more than “slight” as suggested.
5. **Incomplete information** – The property is in the Redfrog Conservation Area and boundaries are seen as important. The new light well to the street at the increased sized windows does not address the alterations at street level. It is not clear how big the light well is, how far it is from the pavement and whether it has railings.
6. **The impact on local trees – there has not been an arboriculturalist assessment on the impact of the extension on garden trees;** as a Conservation Area works to trees should be identified. *“Permitted development rights are removed within a conservation area if there are any trees which will be affected by the development”*. There are two trees in the back garden, which are noted on the plan, but are not addressed in terms of impact of the excavations. The trees are approximately 18ft and 12ft and one would expect the excavations to impact the root systems.
7. **The potential impact on water levels locally;** Although the BIA notes that as a result of the works, flooding would “not affect the subject property” (P10). The property is at the lower end of Langland Gardens and uphill from Finchley Road which flooded in 2002. The assessment needs to consider the knock on affect the additional hard standing and basement excavation on the wider context.
8. **The Construction Management Plan** required in 2.50 Of CPG4 should include provisions for phasing, management of waste, noise and access, provisions to ensure stability of buildings and land, and provisions for monitoring movement. The construction method statement provided does not address these issues. This is a big development and the neighbours would need this protection.

**For the reasons given I request that the application is refused,**

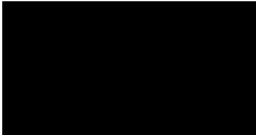
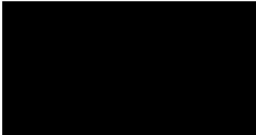
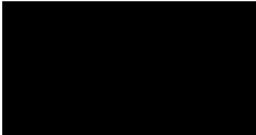
Yours sincerely

Claire Gasson

**Camden Council Customer feedback and enquiries  
Comments on a current Planning Application - Ref. 10113151**

---

**Planning Application Details**

Year	2015
Number	3036
Letter	P
Planning application address	4 Langland Gardens
Title	Ms.
Your First Name	Suzanne
Initial	
Last Name	Grundy
Organisation	
Comment Type	Object
Postcode	NW3 6PX
Address line 1	Flat 5,15 Lindfield Gardens
Address line 2	LONDON
Address line 3	
Postcode	NW3 6PX
E-mail	
Confirm e-mail	
Contact number	

Your comments on the planning application

Mr Obte Hope  
Planning Officer  
Camden Council  
Town Hall Extension  
Argyle Street  
London  
WC1H 8NJ

June 13th 2014

Ref: Planning application 2015/3036/P 4 Langland Gardens

## Camden Council Customer feedback and enquiries Comments on a current Planning Application - Ref. 10113151

---

### Planning Application Details

NW36PY

Dear Mr Hope,

We are very concerned about the application at no.4  
Langland Gardens, which we overlook from our upper floor  
terrace

We object to this basement extension on the following  
grounds:

â€ The size of the proposed extension will add 50% to the  
existing size of the ground area of the house which is  
excessive

â€ The building work and subsequent development would  
have considerable impact on wild-life, green space and  
trees both during construction and after

â€ The occupancy of the house would be massively  
increased putting more strain on already difficult parking and  
services

â€ The scale of this development would seriously affect the  
neighbouring residents

â€ Langland Gardens is very steep with underground  
streams. The construction of a huge basement could  
increase the risk of flooding, a matter which needs thorough  
investigation before approval

We sincerely hope this application will be refused,

Yours truly,

Suzanne Grundy and Fursey McHugh

**If you wish to upload a file containing your comments then use the link below**

No files attached

### About this form

Issued by

Camden Council

**Camden Council Customer feedback and enquiries**  
**Comments on a current Planning Application - Ref. 10113151**

---

**About this form**

Customer feedback and enquiries  
Camden Town Hall  
Judd Street  
London WC1H 9JE

Form reference

10113151