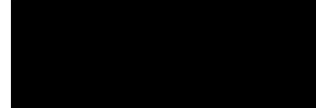


F

Flat 8, 14 Lindfield Gardens,
London NW3 6PU U.K



10 June 2015

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

June 10th 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.

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 lightwells provide another 36sqm of hardstanding and with the rear extension new paved areas projecting 1.3m 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;** 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

A solid black rectangular box redacting the signature of Neville H Freed.

Neville H Freed