

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Anurag Jodhawat	flat 8 langland mansions 228 finchley road hampstead nw3 6qa	24/06/2015 12:27:59	OBJ	<p>Planning application 2015/3036/P 4 Langland Gardens NW3 6PY</p> <p>I am posting a comment here to object to the application for a new basement at 4 Langland Gardens for the following reasons:</p> <p>Flooding impact. there are serious concerns about the knock on effect on Langland Mansions which is situated at the lower end of Langland Gardens, especially given the flooding suffered by our property in the past. We would ask that an independent report be commissioned by Camden Council at applicant's cost to report on this important matter, with such report to be widely shared with us and other affected owners.</p> <p>Scale of development. The sheer size of the proposed basement development must be regarded as over-development and stopped.</p> <p>No currently habitable existing basement. We understand that there is currently only a cellar in the front portion of the house and believe that plans are misleading as depicting an existing basement.</p> <p>Strain and impact on neighbouring properties. Increase in number and size of units will present additional strain on our already stretched traffic parking, road safety, bin allocation etc. We would ask that a separate and independent report be commissioned by Camden Council at applicant's cost to assess and evaluate the resulting impacts, with such report to be shared with us and other affected owners.</p> <p>Stability of neighbouring buildings and land. Given the proximity of the proposed development to Langland Mansions (our building is one house away from the proposed development), we are deeply concerned about this aspect and require guarantee and assurances that there will be no adverse impact on Langland Mansions. Again, we would ask that Camden Council commission appropriate report (at applicant's cost) to be shared with us and other concerned owners.</p> <p>Local trees and impact on root and soil systems. We respectfully request that an independent tree and soil consultant be appointed by Camden Council at applicant's cost to evaluate this, with such report to be shared with us and other affected owners.</p> <p>For the above reasons, we kindly request that the application be refused in its entirety.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Danielle Leon	11 Langland Mansions 228 Finchley Road London NW3 6QA	25/06/2015 08:24:14	OBJ	<p>1. Flooding impact. We are seriously concerned about knock on effect on Langland Mansions which is situated at the lower end of Langland Gardens, especially given the flooding suffered by our property in the past. We would ask that an independent report be commissioned by Camden Council at applicant's cost to report on this important matter, with such report to be widely shared with us and other affected owners.</p> <p>2. Scale of development. Sheer size of the proposed basement development (which effectively adds almost 50% more habitable areas) must be regarded as over-development and stopped.</p> <p>3. No currently habitable existing basement. We understand that there is currently only a cellar in the front portion of the house and believe that plans are misleading as depicting an existing basement.</p> <p>4. Strain and impact on neighbouring properties. Increase in number and size of units will present additional strain on our already stretched traffic parking, road safety, bin allocation etc. We would ask that a separate and independent report be commissioned by Camden Council at applicant's cost to assess and evaluate the resulting impacts, with such report to be shared with us and other affected owners.</p> <p>5. Stability of neighbouring buildings and land. Given the proximity of the proposed development to Langland Mansions (our building is one house away from the proposed development), we are deeply concerned about this aspect and require guarantee and assurances that there will be no adverse impact on Langland Mansions. Again, we would ask that Camden Council commission appropriate report (at applicant's cost) to be shared with us and other concerned owners.</p> <p>6. Local trees and impact on root and soil systems. We respectfully request that an independent tree and soil consultant be appointed by Camden Council at applicant's cost to evaluate this, with such report to be shared with us and other affected owners.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Awni Nemer	Flat 6B Langland Mansions	24/06/2015 12:14:48	OBJLETTE R	Awni Nemer, Flat 6B, Langland Mansions

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

June 24th 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 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.

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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

Awni Nemer

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Mrs Elke Perton	17 Lindfield Gardens	24/06/2015 15:12:32	OBJ	<p>I object to this development for the following reasons:</p> <ul style="list-style-type: none">- 4 Langland Garden borders directly onto rear right hand side of 17 Lindfield Gardens. The garden area, where the proposed development is to take place, is very small which means that the proposed extension would almost completely fill the area and back directly on to the garden of 17 Lindfield Gardens overlooking it and affecting privacy. The size of the development for the area is too large.- The proposed basement development will affect the water table: there are underground rivers that go directly in the line of this property and surrounding properties. There have been problems in the past with the water table in the rear gardens at numbers 17 and 19 Lindfield Gardens which both back onto number 4 Langland Gardens. I have lived here for over fifty years and have observed on many occasions the gardens of 17 and 19 Lindfield Gardens become water-logged and in one case the council having to pump water from the end of 19 Lindfield Garden's garden. The water tables vary considerably depending on climate/rainfall and the underground rivers can shift their trajectory up to 10 metres on the horizontal therefore not just going under one garden. Any basement development would alter the river and adversely affect the neighbouring gardens.- The loss of greenery and trees. This property is within a Conservation Area. The aim should be to retain as much as greenery as possible in order that it remains a Conservation Area. The size of the proposed extension would require removal of most of the vegetation and mature shrubs in the remaining garden of 4 Langland Gardens. A previous development at this property has already paved over a large portion of the original garden area. Further building will also affect drainage issues. The excavation for a basement will have an impact on the roots of the two trees in the garden. Finally the with removal of greenery there is the impact on wildlife. <p>For these reasons I request that application is rejected.</p> <p>Yours sincerely</p> <p>Elke Perton 17c Lindfield Gardens London NW3 6PX</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Eric Tsui	Unit 7A Langland Mansions	25/06/2015 02:14:16	OBJ	<p>As the owner of unit 7A at Langland Mansions, we are writing to raise our objection to the application for a new basement at 4 Langland Gardens with the following reasons:</p> <p>1. Safety and Potential Hazard</p> <p>Given the proximity of the proposed development to Langland Mansions, We are concerned that this basement development will have adverse impact on the foundation of Langland Mansions. Furthermore, as Langland Mansions have in the past suffered from flooding, and since we are situated at the lower end of Langland Gardens (the proposed site), we are extremely concerned about the effect of this development in worsening this potential flooding threat. We would therefore ask that Camden Council commission appropriate report (at applicant's cost) to be shared with all concerned owners.</p> <p>2. Strain and Impact on Neighbouring Community</p> <p>We understand that the proposed development is to convert an existing uninhabitable cellar to a habitable area and hence increasing the habitable areas of Langland Gardens by 50%. This proposed increase in the number and size of units will sure present additional strain on our already stretched infrastructure in the area and deteriorate living environment and safety of the community.</p> <p>For the above reasons, we kindly request that Camden Council commission appropriate research and study on the environmental impact of such a development. I trust that once this report is available, the Council will find it unsafe to grant approval to this application.</p>
2015/3036/P	Rahul Rajesh	9B Langland Mansions 228 Finchley Road London NW3 6QA	24/06/2015 12:49:00	OBJ	<p>I have concerns about the potential impact on the stability of the neighbouring buildings and land given the scale of the dig out required for the basement. Langland Mansions, my building, is one house away from the proposed development and I would require guarantee and assurances that there will be no adverse impact.</p>

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2015/3036/P	Jack Ung	7B Langland Mansions 228 Finchley Road London NW3 6QA	24/06/2015 11:59:41	COMMNT	<p>Dear Sir / Madam,</p> <p>I am writing to object to the planning application for an extension and basement excavation in 4 Langland Mansions.</p> <p>As you are aware, Langland Gardens slopes significantly downwards from Frognal to Finchley Road. In times of rainfall there is a significant amount of surface water which does not always drain away efficiently. As the property I own is at a lower evaluation that No.4, I have significant concerns about how an excessively large basement excavation would impact the water drainage in the area. Especially if excess rainwater will be diverted by the basement sub-structure which will impact other properties and trees.</p> <p>I also note that this property will be developed to significantly increase not only habitable space, but also occupancy. Parking on Langland Gardens is already at a premium and in my view cannot accommodate this type of speculative expansion. In addition, the available parking will be significantly reduced during this development.</p> <p>Therefore I respectfully suggest that the Camden Planning Committee refuse this application.</p> <p>Kind regards,</p> <p>Jack Ung</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Giles Heron	Flat 9A Langland Mansions 228 Finchley Road Hampstead LONDON NW3 6QA	24/06/2015 13:52:56	OBJ	<p>From the description given it's unclear to me whether this permission is to expand two existing flats from 2 to 3 bedrooms or to add two new 3 bedroom flats.</p> <p>At any rate I would appreciate an update from the council as to the considerations given to the impact of this development on.</p> <p>1) the stability of neighbouring buildings. Being only 2 buildings away I am concerned that such major excavations might impact on the foundations of our block (Langland Mansions).</p> <p>2) ground water. Langland Gardens is the lower part of the slope up to Whitestone ponds etc. I believe we're about mid-way between the Westbourne and the Tyburn. A basement excavation on this scale might impact the flow of ground-water?</p> <p>3) mains water supply. We have frequent water cuts (due to ageing mains under Finchley Road I suspect), and insufficient water pressure (some mornings I have to delay showering until the pressure improves). Adding more housing will only exacerbate the problem, surely?</p> <p>4) parking. Given that Finchley Road itself is a Red Route there is severe contention for parking spaces on Langland Gardens and the surrounding roads. On many occasions I've had to park my car a good five minutes walk (up a steep hill!) from my flat. More housing capacity would seem to inevitably lead to more cars and hence more pressure on spaces.</p> <p>5) other local services. For example the GPs in the area are already oversubscribed. More people will only make this worse.</p> <p>While I understand the need to add more housing in London, given the chronic shortage, I am concerned that rather than carefully planned brownfield developments which bring their own infrastructure capacity that what we're currently seeing is developers looking to add properties or bedrooms in the more expensive areas in order to make an easy profit.</p>

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2015/3036/P	albert may	228 finchley road langland mansions flat 2	24/06/2015 11:30:04	OBJLETTE R	Dear Mr Hope, Planning application 2015/3036/P 4 Langland Gardens NW3 6PY

We are writing to object to the application for a new basement at 4 Langland Gardens.

1 Flooding impact. We are seriously concerned about knock on effect on Langland Mansions which is situated at the lower end of Langland Gardens, especially given the flooding suffered by our property in the past. Any new basement isolation, with the newest technology is likely to re-route the water and humidity to older established properties in the neighborhood (especially in view of the downhill shape of langland gardens and langland mansions being at the bottom of the street). We require that an independent report be commissioned by Camden Council at applicant's cost to report on this important matter, with such report to be widely shared with us and other affected owners.

2 Scale of development. Sheer size of the proposed basement development (which effectively almost double the property habitable area) must be regarded as over-development and stopped.

3 No currently habitable existing basement. We understand that there is currently only a cellar in the front portion of the house and believe that plans are misleading if depicting an existing basement.

4 Strain and impact on neighbouring properties. Increase in number and size of units will present additional strain on our already stretched traffic parking, road safety, bin allocation etc. We would ask that a separate and independent report be commissioned by Camden Council at applicant's cost to assess the possibility to add four incremental parking bays, specifically allocated to the applicant plans and to be set up on his land property (like some owners have done on langland mansions). If the applicant increases the original number of residents, it seems normal that he also increases, on his dedicated plot of land, the number of parking slots devoted to it (there is no excess capacity on our street).

For the above reasons, we kindly request that the application be refused in its entirety.

Yours sincerely,

Albert May & michele Fajtmann

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Sally Friend	6a Langland Mansions 228 Finchley Road NW3 6QA NW3 6QA NW3 6QA	25/06/2015 13:44:07	APP	6A LANGLAND MANSIONS FINCHLEY ROAD HAMPSTEAD NW3 6QA

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

24 June 2015

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 13m into the garden beyond the existing property.

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2/....

- 2 -

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

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

Sally Friend

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Caroline Nahmias	10a Langland Massions 228 Finchley Road NW3 6QA	25/06/2015 12:35:07	OBJLETTE R	10a Langland Mansions, 228 Finchley Road, NW3 6QA

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

June 25th 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 13m into the garden beyond the existing property.

3. 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

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>find it difficult to believe that the impact on the neighbouring properties would therefore be more than “slight” as suggested.</p> <p>4. 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.</p> <p>5. 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.</p> <p>For the reasons given I request that the application is refused,</p> <p>Yours sincerely Caroline Nahmias</p>

2015/3036/P	Aparna Ilangovan	1a Langland Mansions 228 Finchley Road NW36QA NW36QA NW36QA	24/06/2015 20:34:31	OBJ	<p>Dear Mr Hope,</p> <p>I write to object to the application for a new basement at 4 Langland Gardens.</p> <p>I am very concerned about the impact of flooding on our building, Langland Mansions. 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. I therefore completely object to this application. I sincerely hope that we will not have to take further action to prevent this move.</p> <p>Yours Sincerely Miss Aparna Ilangovan</p>
2015/3036/P	Stefano Baioni	flat 10 Langland Mansions 228 Finchley Road	24/06/2015 12:13:39	OBJ	<p>I am seriously concerned about knock on effect on Langland Mansions which is situated at the lower end of Langland Gardens, especially given the flooding suffered by our property in the past.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Khatibi	4b Langland Mansions London NW3 6PY	24/06/2015 15:06:03	COMMNT	Dear Sir, Planning application 2015/3036/P 4 Langland Gardens NW3 6PY

We are writing to object to the application for a new basement at 4 Langland Gardens. Flooding impact. We are seriously concerned about knock on effect on Langland Mansions which is situated at the lower end of Langland Gardens, especially given the flooding suffered by our property in the past. We would ask that an independent report be commissioned by Camden Council at applicant's cost to report on this important matter, with such report to be widely shared with us and other affected owners.

Scale of development. Sheer size of the proposed basement development (which effectively adds almost 50% more habitable areas) must be regarded as over-development and stopped.

No currently habitable existing basement. We understand that there is currently only a cellar in the front portion of the house and believe that plans are misleading as depicting an existing basement. Strain and impact on neighbouring properties. Increase in number and size of units will present additional strain on our already stretched traffic parking, road safety, bin allocation etc. We would ask that a separate and independent report be commissioned by Camden Council at applicant's cost to assess and evaluate the resulting impacts, with such report to be shared with us and other affected owners.

Stability of neighbouring buildings and land. Given the proximity of the proposed development to Langland Mansions (our building is one house away from the proposed development), we are deeply concerned about this aspect and require guarantee and assurances that there will be no adverse impact on Langland Mansions. Again, we would ask that Camden Council commission appropriate report (at applicant's cost) to be shared with us and other concerned owners.

Local trees and impact on root and soil systems. We respectfully request that an independent tree and soil consultant be appointed by Camden Council at applicant's cost to evaluate this, with such report to be shared with us and other affected owners.

For the above reasons, we kindly request that the application be refused in its entirety.

Yours sincerely,

Sanam Khatibi (flat 4b)

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Alberto Pravettoni	3 Langland Mansions 228 Finchley Road NW3 6QA	24/06/2015 14:32:23	OBJ	<p>Dear Sirs,</p> <p>We respectfully ask that the development related to application 2015/3036/P be stopped as there are several major concerns that this development creates to the neighbouring buildings.</p> <p>Specifically, we would like to mention these detailed issues</p> <ol style="list-style-type: none">1) Overdevelopment - the size of the proposed increase (50% of the liveable area) would further strain the traffic and safety on the road, bin management,....2) Potential flooding - unfortunately there is history of flooding, and given the position of our building, Langland Mansions, we are very worried that there could be danger of new floodings that could severely damage the stability of the building. We seek an independent professional report - to be paid by the proponent - to be shared with the Council and the owners of the neighbouring buildings3) Land movements - again, the sheer size of the proposed development could have a very negative impact on the neighbouring properties, and as such we would seek to have the application stopped. As a minimum, we would kindly ask for an independent professional advice to be shared with the Council and the owners of the adjacent buildings. <p>In summary, we strongly feel that the proposed development should be stopped for the abovementioned reasons.</p> <p>Best regards Alberto Pravettoni</p>
