

**From:** nicole sochor [REDACTED]  
**Sent:** 27 October 2015 10:25  
**To:** Planning  
**Cc:** Rupert  
**Subject:** 2015/4373/P

Dear Camden Planning,

I am a Hampstead resident who wants to lodge a protest against the planning application at 13 Kemplay Rd, NW3.

Here are my reasons:

The creation of a cross-over and off-street parking would wreck the garden and be detrimental to the Conservation Area. This proposal is contrary to DP25, Policy T2 of the emerging Draft Local Plan, the Hampstead Conservation Area Statement and the Hampstead Area Design Guide. Emerging Policy T2 will require all new developments in the borough to be car-free with the exception of wheelchair accessible parking. It also will "resist the development of boundary treatments and gardens within existing development to provide off-street parking."

There is an inadequate BIA. Basements can be very complex engineering operations in Hampstead, where there are complex hydrogeological issues. It is completely wrong to permit someone to build a basement, unless they can prove beyond doubt that it will not damage their neighbours' property. In this case there are justifiable fears of subsidence and water issues.

The Basement Impact Assessment fails to mention the presence of numerous underground streams in the area or the potential impact on 15 Kemplay Road. It is wrong that this neighbour should suffer for the benefit of property developers. There should include a trial bore hole and proper tests for the presence of underground water.

Damage from proposed basement development: The BIA acknowledges that there are nearby trees but fails to answer Q6 of the Slope Stability Screening Flowchart. It does not mention that the proposed basement excavation would be within a tree protection zone. There seems to be no tree survey.

The scheme does not harmonise with the character of the area. I also believe it is over-development. This over-development of Hampstead must stop. Furthermore it is wrong for developers to exploit the right-or-buy situation as highlighted in the Daily Mail. Camden should not let them get away with it. It totally distorts the purpose of right to buy and deprives poor people of homes in favour of foreign investors. Camden should buy back the property - there must be the legislation to enable this.

Lightwell:

CPG4 states that "In plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This will be unacceptable in streets where lightwells are not part of the established character and where the front gardens have an important role in the local townscape." The proposed lightwell will extend to just 2 metres away from the pavement and will further erode the front garden. The leafy front gardens are features of this particular terrace. The design is clearly out of keeping with the backwater charm of the street.

I live at 33 Briardale Gardens, where residents on our street are currently fighting a proposal to dig the first retrofit basement in a Quennell house on this Conservation Area street. We have been advised by top experts Michael de Freitas and Michael Eldred, experts in hydrogeology and ground engineering, **that the proposal 2015/3668/P will cause 'severe damage' Burland Level Three** or more to our house and our neighbour's, continuing over several years, because of the unstable nature of ground (a former brickfield), a culvert and underground stream in the back gardens, high slope instability and high flood risk. We have been advised because of the cramped nature of the retrofit site, that no remedial actions to mitigate damage such as building a wall to stop soil erosion are possible. There **ARE** cases where basements should **NOT** be built in Hampstead. Camden has a duty of care to innocent neighbours and must resist damaging developments. Please protect the neighbours of Briardale Gardens, and of Kemplay Rd.

Yours Sincerely,

Nicole Soehor, 33 Briardale Gardens, London NW3 7PN.