

# CRASH

*Combined Residents' Associations of South Hampstead*

48 Canfield Gardens NW6 3EB

Zenab Haji-Ismail  
Development & Regeneration Management  
London Borough of Camden  
Town Hall  
Judd Street  
London, WC1 8ND

29<sup>th</sup> October, 2015

Dear Sirs,

**Planning Application Ref: 2015/3981/P**  
**Flat 2, 55 Greencroft Gardens, London NW6 3LL**

CRASH has, as a result of the grave concerns expressed by our members, only now been made aware of the above planning application. Even though the final date for comments has expired, we would ask that you to make a special concession in this instance and take into consideration the very serious objections which this residents' association has to the above application.

As you will be aware, the property at 55 Greencroft Gardens has been divided into 10 flats. Flat 2, as it presently exists, is a studio flat carved from what would have been merely one large reception room of the house as originally built. The extent of the proposed excavation is excessive, more than doubling the square footage of the present premises, and proposing a new rear extension which will extend by at least 3 metres beyond the allowable length of any other such extension in the area – considerably more extensive even than the addition completed in 2014 by the owner of Flat 1 (the left-hand half of the ground floor) as part of approved planning application 2011/2919/P. More importantly, allowing a further extension to be added to the rear of this house will produce, when the measurements of the two extensions are combined, probably the largest addition to any property in this conservation area – additions which together will completely distort and destroy the original features of the rear of this Victorian building. It has not, to our knowledge, been previously allowable to extend across the entire width of the rear of a building in South Hampstead, which will be the result if this further extension is allowed. Consequently neighbours of the adjoining house at No 57, thus separated from the proposed extension by merely the thickness of a fence, will be deprived of considerable light and privacy.

As a result of our ongoing research into the effects of basement excavation in the South Hampstead area, CRASH has indisputable proof that the number of excavations which Camden has allowed in this conservation area has resulted in a noticeable change to the local water table, with numerous reports of rear gardens and properties now being subject to flooding. The properties on the south side of Greencroft Gardens are particularly susceptible since there is an underground stream running between the gardens of this street and Aberdare Gardens. The continuing disturbance of the ground with basement digging-outs and increased cementation can only exacerbate what is already a considerable risk in the area.

The recently completed building works to Flat 1, (2011/2919/P) which included the excavation of a basement under the left hand side of the house, have already had a serious and destabilising effect on the property. There is clear evidence of very serious interior cracking to many of the other flats in the building as well as a large, visible vertical crack to the front left hand side of the building. In addition, the sitting room ceiling in the adjoining property at No 57 was brought crashing down – all of which damage was directly attributable to the basement excavation works permitted at Flat 1.

CRASH contends that to allow further work of the kind specified in the current application will merely exacerbate the damage which has already been inflicted on this and immediately neighbouring houses. Furthermore it would be, in our opinion, unwise to permit further development of the property when the damage caused by earlier works has yet to be professionally investigated, evaluated and mitigated. The effect on the lives of the other occupants of the house, and nearby neighbours – all of whom have already endured damage as a direct consequence of the recent building works in the house, and for which they have yet to receive compensation – is likely to cause only further damage and distress.

CRASH respectfully asks you to refuse this application.

Yours truly,



Peter Symonds  
Chair

The Combined Residents' Associations of South Hampstead