



# *The Heath & Hampstead Society*

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

## **To London Borough of Camden, Development Control Team**

Planning Ref: 2015/3525/P

Address: 4 Frogna Rise, NW3

Description: Extensions, new basement

Case Officer: Elaine Quigley

Date 21 November 2014

We have no comments on the overall planning and architectural design of this proposal. Its existing charming style will be preserved, and its important trees protected.

We have concerns, however, on the basement proposals, on this small, steeply sloping site. The BIA, rightly, points to the conjunction of Bagshott sands and Claygate member under the site, and in its conclusion it states that there would be significant structural risks to adjoining properties: i.e. No. 2. It makes no assessment, however of the effect of these, by reference to the Burland Scale of damage or any other estimation.

A major purpose of a BIA is to make such an assessment, so as to inform neighbours of these risks, and enable them to take defensive action.

We believe that the BIA should be more open in this respect, so as to enable neighbours to frame any Party Wall Agreement so as to include insurance cover for what at worst could be serious structural damage. We would like this to be incorporated into any permission you may consider granting.