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25 November 2015

Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9JE

Dear Sirs

**Case Officer: Ms Elaine Quigly**  
**Planning Application No. 2015/3525/P**  
**Property: 4 Frognal Rise, London NW3 – Planning Application**

Stephen Brandes Architects visited me before submitting their plans. In view of the disruption the application would cause if granted, I requested that the owner, Mr Sonnenthal, would contact me, so that I could ascertain the purpose of the extension, ie: as the two inhabitants of the house are abroad so much, I wondered whether the purpose was merely to add to the value of the house on a resale. Sadly, he has not contacted me, although so near.

I am particularly frightened by the amount of work involved in building the basement areas. My own house (22 Windmill Hill) is already shaking from work being carried out in Admiral's Walk. This, 4 Frognal Rise, is literally next door and we are worried that the heavy piling and vibration will further damage not only our house but the Thames Water equipment in Windmill Hill, which, you will know, has burst a number of times. The latest was in fact in August of this year. Again, you will be aware that Windmill Hill has had problems, including sinkage of the road itself.

My own main worry is with regard to water and flooding. During flash storms, the water rushes down Windmill Hill from the Heath extension. You will be aware that the drains cannot take the flow and there is extensive flooding. The creation of further underground basements may well alter the table again, so that our garden, unfortunately, becomes more like a lake at times and I would appreciate it if this could be investigated by your people. ie: Will the water be guaranteed to flow into the sewer or back into my garden area?

The work will put at risk many of the trees in our garden, which have been protected since we moved in. Whilst a plan has been put forward, I am not convinced that we will not lose any trees, as although the plan does not seem to mention it, all except two are in my garden, as opposed to 4 Frognal Rise. Furthermore, I am not happy with the reference to the trees, stating that some are not particularly important, as frankly, all of them make Hampstead what it is and have been very carefully preserved by us with our gardeners obtaining permission from you for trimming, etc.

I know that works cannot be completed without upsetting traffic flow but we already have a problem in Admiral's Walk and the Swept Path Analysis shows that there will be problems for the Nissan Cabstar, concrete mixer and 8 mm tipper. This is an extremely busy corner and UCS students will pass the site to board the waiting coaches. They will also be collected by private cars, which will cause a certain amount of chaos.

My wife and I are not against progress or necessary works being carried out but question the purpose of causing such inconvenience by adding such volume to a converted stable house.



**R Stephen Rubin**