



# *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: 2015/0851/P

Address: 2/3 Akenside Road, NW3

Description: Basement and Alterations.

Case Officer: Zenab Haji-Ismail

Date 12 December 2015

We first commented on this application, or a previous version of it, on 6 March 2015, when we expressed our concern over the Basement Impact Assessment. We don't know what has been happening over the past 9 months, but the proposals now presented and supported do not seem very different.

The BIA is very detailed on soil and water contamination, but still does not express an opinion on the structural and subterranean safety of the designs. This is the major function of a BIA, designed to ensure that a basement structure can be constructed safely, and provide reassurance to neighbours.

In this case, neighbours have commissioned and presented a detailed assessment of the applicants' BIA by a distinguished independent expert, Prof De Freitas of First Steps. He has analysed the proposals in far more detail than we can; he presents a number of fundamental objections. We must agree with him

We cant see that any other conclusion to the application can be Refusal, and we urge this on you.