

From: BM S [REDACTED]
Sent: 21 January 2016 16:02
To: Shane.ODonnell@camden.gov.uk; Planning
Subject: 13 Kylemore Road NW6 2PS - Comment on Planning Application 2015/6424/P

RE: Planning Application 2015/6424/P

A number of neighbours and members of the local Residents Association have asked me to write

to you with concerns about this ambitious application to over develop one of the houses on the road - including , basement, front light well, rear extension, loft and roof terrace. This plan is no in keeping with accepted planning and design considerations and insensitive of the surrounding dwellings and neighbours. The rear extension appears too-large and the roof terrace will overshadow and involve loss of amenity to neighbours.

Houses on that side of Kylemore Road have been subject to ground water flooding and drainage problems.

Other nearby basement developments have created more modest light wells, meaning less ground loss from the the front garden and been constructed with some care to preserve both the cohesion of the frontage with adjoining properties (see 5 & 7) and not greatly reduced or disrupted existing and necessary drainage.

A Basement Impact study was provided with this application but is incomplete and missing key facts. The drawings are not entirely clear and we would hope that a hydrology study would have been provided. There has been no communication with neighbours on the part of the applicant, no scoping or site investigation as we understand it and in this and several other respects their application does not follow the 'good practice' and basement development guidelines which we have contributed to with CRAAC and Camden.

We request that this application be refused.

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Brigid Shaughnessy
Secretary & Co-Chair
West Hampstead Gardens & Residents Association
(WHGARA)