

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3593/P	stephen Ainger	8 downshire hill hampstead london nw3 1nr	04/03/2016 16:11:10	OBJLETTE R	I have never seen such a poorly drawn up and amateurish submssion .This is not good given that is a large terraced house in a high-density area in the centre of Hampstead. The form of the proposed basement is very unusual in that it does not allow for underpinning but just insets the proposed basement by an amount that allows a 45degree slope of earth extending from the party walls on each side, Given water flow this is just not a long term solution and risk the stability of neighbouring homes. This can not be allowed as it is quite clear that it would not be safe The BIA, also makes no assessment of possible damage to the neighbouring buildings which must be done Application must be refused. It is dangerous S D Ainger Chair Downshire Hill Residents' Association
2015/3593/P	stephen Ainger	8 downshire hill hampstead london nw3 1nr	04/03/2016 16:10:56	OBJLETTE R	
2015/3593/P	R Leane	21 Denning Road	06/03/2016 19:37:09	OBJ	I object to this application: 1. The proposed work would involve an unacceptable level of disruption and noise 2. Working from home will be almost impossible much of the time due to the endless extremely frustrating noise. Furthermore their builders have worked on Sundays in the past 3. There is no satisfactory Construction Management Plan. 4. The associated damage and disruption that generally occurs with these excavations would set a worrying precedent for terraced houses on sloping roads near underground rivers in this densely populated area of Hampstead.
2015/3593/P	Janine Griffis	14 Denning Rd NW3 1SU	05/03/2016 11:55:43	OBJEMAIL	On behalf of the Pilgrim's to Willoughby Residents Association, I would like to submit the following objection.  The proposed application fails to provide sufficient evidence that the construction of the basement will not cause harm "to the build and natural environment and local amenity," as required by DP27 and CPG4. This is not the first time the applicant has submitted an inadequate plan for a basement development.  The Basement Impact Assessment is deficient in many respects and fails to demonstrate that the development will be able to "maintain the structural stability" of both no. 26 and the neighbouring properties, as required in DP27. It also fails to address how the development would avoid causing damage to the water environment.  No construction management plan outlining how the development would mitigate the impact of the scheme has been submitted as required by CPG4 in the cases of constrained sites and in conservation areas.  For this reason as well as the others, we urge Camden to reject this application.

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2015/3593/P	Barry Fox	22 Holmefield Court Belsize Grove NW3 4TT	05/03/2016 12:56:22	OBJ	I object to this work on the grounds that the residents in the neighbouring properties have detailed significant flaws in the submitted plans, and thus if Camden permits the work to go ahead on the basis of such flawed planning it will ceate a dangerous precedent for the Borough. Also if, as seems likely, the work compromises the neighbouring properties and their owners sue Camden for permitting the work on the basis of flawed plans, it risks costing Camden money which will have to be found either by reducing other Borough services or increasing rates.
2015/3593/P	Jessica Qaasim	10a Denning Road NW31SU London	05/03/2016 16:06:23	OBJ	<ul style="list-style-type: none"> <li>- The applicant has failed to demonstrate that the work will not lead to ground instability and or flooding in neighbouring flats.</li> <li>- There is basement would set a bad precedent for terraced houses on sloping roads in this part of Hampstead.</li> <li>- This work would propose an unacceptable level of disruption, noise and traffic problems for residents.</li> <li>- Based on third party expert reports, the application contain factual errors and misleading data.</li> </ul>
2015/3593/P	Tim Brooke	24A Denning road NW3 1SU London	06/03/2016 22:08:18	OBJCOMP AP	<p>Comments on the application for basement did at No. 26 Denning Rd.</p> <p>On the basis of excerpts from the report concerning the Basement Impact assessment [BIA] written by Dr. Michael Freitas and Michael Eldred I feel BIA document Holds no water; it is full of inaccuracies, ill researched assumptions, sketchy unclear drawings –hopeful rather than sound statements and unreliable specifications “uncritically copied from another project”, unsupported excavation methods inferred by the drawings and the main body of the BIA . Their detailed analysis is so thoroughly damning that the whole application should be immediately rejected by Camden .</p> <p style="padding-left: 40px;">I have been living in 24 Denning Road with my family since 1966 and have never experienced the kind of disruption ,noise and pollution which we underwent over two years from 2014,and the prospect of a repeated performance with added disturbance and traffic problems for neighbouring residents.</p> <p style="padding-left: 40px;">I feel that basement digging is in no way appropriate for this property situated in a terraced housing complex on a sloping road in a Conservation Area . Digging can trigger subsidence and flooding problems. It is common Knowledge that Willoughby Road had watercress beds which were fed by underground water deposits. Willow Road has many wells, as does the ground just uphill towards Well Walk. There has been much more flooding in the the Denning Road ,Pilgrims Road and Willow Road area which involved removal of floorboards and extensive repair work. A local hydrologist backed up Dr. Freitas"s comments about the 2m gap below the foundations, leaving plenty of space for water seepage and erosion.</p> <p style="padding-left: 40px;">One final point that doesn"t appear in the BIA ,is how the cinema/basement would be acoustically insulated.</p>