



The Heath & Hampstead Society

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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: 2016/3230/P

Address: 3 Downshire Hill

Description: Removal of condition 5 granted under reference 2014/2623/P for excavation of basement storey level and lightwell to side elevation of existing house

Case Officer: Helaina Farthing

Registered 11 July 2016

Consent 2014/2623/P to which this application relates was for the construction of a sizeable basement, which at the time of the original application raised considerable concern regarding groundwater. The basement is on or near a spring line between the Claygate Beds and Band D of the London Clay Formation [NB not London Clay]. Other basements in the area are already leaking, the consultant used by Camden to assess this should look wider than the immediate neighbours for the effect of diverting ground water on other structures - both with and without basements.

Furthermore, the public sewer system is already not coping and flooding Willow Road and South End Green during storms.

Condition 5 may have been unclear as to which standard is called for, but its purpose is clearly stated: *'Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16'*. The standard required should be simply confirmed by Camden's consultant.

We would also propose Thames Water should specifically look at the effect of diverting ground water they encounter into the public sewer system.

Please refuse.