



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: 2016/3900/P 2016/3901/L

Address: 45 Flask Walk NW3

Description: Rear and basement extensions

Case Officer: James Clark

Date 7 August 2016

We have no comments on the planning or architectural design of this proposal, although we would prefer to see less glazing to the rear elevation.

We have concerns, however, on these grounds:

1. Basement Impact Assessment/structural design.

These have been put together with some care, but we are nevertheless worried that the structural implications of the design do not take enough account of the existing structural instability of this house. It has suffered from ground movement in the past, causing damage and the need for underpinning; the impact of the proposed extensions, especially at basement level, could lead to further problems. The assessment, and the structural report, say little about the structural condition of the two adjoining houses, Nos 43 and 47, which were built contemporaneously. Major engineering work is now proposed, which could impact on the fragile early C19 construction of its 2 neighbours.

We appreciate that Party Wall Agreements will be in place with respect to both adjoining houses, hopefully with robust insurance provisions to deal with possible damage, but responsibilities still attach to the Planning process, to ensure that neighbours' interests are properly safeguarded.

2. Construction Management Plan

In fact there is no CMP, only a statement that one will be considered when a contractor is appointed. This is unacceptable.

Access to this site for any construction work, let alone the engineering work on the basement excavations, is extremely difficult. Flask Walk is narrow, with little scope for construction access, parking of spoil skips, etc. A properly worked-out methodology for this is essential, to safeguard neighbours, and the general public, who must have guaranteed traffic flow, full pedestrian access and a minimum of parking restrictions throughout the project. All of this must be specified and set into any permission granted by condition.

Unless these matters are properly dealt with, we must call for refusal.