

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4186/P	Paul Goss	45 Twyford Ave London N2 9NU	05/09/2016 11:13:07	COMNOT	Dear Sirs Application 2016/4186/P

I am making these comments as Churchwarden of Christ Church which adjoins the site. My responsibilities include the protection of the Church property.

I note that both the planning authority and the residents association may have comments on proposed design and materials,

So I firstly ask that any development neighbouring an important listed parish church of architectural significance and currently completing a first refurbishment after 170 years be taken into some account in design and materials especially regarding the immediate stone pillar beside the Beech tree (T1). We will expect the developers to approach us directly regarding any join to our property.

Secondly the Church emergency exit and daily Nursery access is immediately beside the proposed development and we ask that any permission is conditional on maintaining this gate access at all times.

Thirdly we have a local concern re drainage: since the paving of Hampstead Square the church has suffered several major and damaging inundations of water under doors during rainstorms. Replacing a current 'soft' wooden fence with a 'hard' masonry or brick wall seems likely to increase that run off and we would like surface drainage improved in the proposal such that rainwater runoff is properly dealt by the new development.

Lastly the major beech tree (T1) may be the (root) cause of a slumping and collapse of a drain in the stone surface of our churchyard. I would hope that any treatment of the tree would seek to avoid neighbouring damage, perhaps with a root impermeable barrier.

Yours faithfully

Paul Goss  
Churchwarden, Christ Church, Hampstead Square

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