

Enirayetan, Oluwaseyi

From: Diver, John
Sent: 05 December 2016 10:49
To: Planning
Subject: FW: planning applivcation for 26 Christchurch Hill NW3 1LG

Morning,

Could you upload this as an objection please?

Thank you.

John Diver
Planning Officer

Telephone: 02079746368

From: Kenneth Grange [mailto: [REDACTED]]
Sent: 04 December 2016 20:22
To: Diver, John
Cc: Kenneth Grange; Stephen Morris; Mark Goodier
Subject: Fwd: planning applivcation for 26 Christchurch Hill NW3 1LG

John, please excuse the rigmarole here before my letter to you - naturally I have been keeping my neighbours infotmed

And particularly they too were NOT advised of the application by the Architect as she has claimed!

Begin forwarded message:

From: Kenneth Grange < [REDACTED] >
Date: 29 November 2016 16:33:07 GMT
To: Kenneth Grange < [REDACTED] >
Cc: Stephen Morris < [REDACTED] >, Mark Goodier
Subject: planning applivcation for 26 Christchurch Hill NW3 1LG

Attention John Diver

Dear John, Thank you for your valuable advice so far.

Here are my 'amateur' contributions to the objection to the above.

I use 'amateur' deliberately because the reading of the history and specifics make it clear that this is very much in the territory of high expertise. And I can imagine that some high powered protagionists will be fielded who being well versed in legal and specialist rigmarole can quickly disadvantage an inexperienced neighbour.

What is more is that I do not have the resources to even start a toe to toe with

their experience. So, I hope the following will be read, even used judiciously, in spite of it's naivete.

There are some few relative benefits from having lived in this house for 43 years: and these are more 'practical' than emotional and I ask you to consider the following:

1. Potential disaster from over excavation in this area

This, my own house, is 300yrs old, and moves constantly. This shows that we live on an unstable substructure.

I know this too from seeing frequent failings - even a major collapse at the crossroads of Well Rd and Christchurch Hill which illustrates the same point. All the paving at the SW corner of the crossroads is broken.

It is well known what ancient water courses are below our feet.

Some years ago - more than 10 - there appeared a large hole; c. 2m dia at these crossroads

More recently a main water pipe was fractured, and our kitchen - sub pavement level, was badly flooded..

These should have been recorded somewhere and illustrate the very real unknowns that we live on.

So, even knowing what great promises can be made, and knowing about the lengths that engineers can go to, I firmly believe that to allow a selfish and seeming UNNECESSARY huge excavation and basement making, is, in this place, wholly inappropriate.

And hazardous to nearby buildings. For these reasons, I oppose the application

2. There are mature trees overhead the proposed garden excavation.

The Architect is claiming that she and her advisors have a method of undermining these tree roots with no consequent damage to the trees - themselves greatly valuable in our amenities.

I do not share their confidence. But I do know that if they are proved wrong, no amount of apology even with penalties (those, against the site 'improved values' would be easily afforded - perhaps already allowed for) can compensate for an irreplaceable, invaluable public benefit.

With that reality I cannot be persuaded to indulge the risk and oppose the application.

3. Upheaval and unreasonable disturbance to neighbours

You will know that already Camden have approved the use of this junction for a 2 year plan for trucks serving no 14 Well Road development. Their purpose to make 3 point turns while serving that site. That I objected to, to no avail.

Moreover, there is a huge site in New End - again creating mass upheaval and disturbance and that has already started and new traffic is resulting.

The noise, pollution, and sheer activity will greatly, unnecessarily, disturb and distress the neighbouring life.

These are part of a reason to disallow the oversized ambition in the application.

4. Totality of the basement area

Using the archts figures The sheer scale of the basement size looks grotesque

Finally, John, I see that on page7 of the Archts statement that xiii claim they have consulted with me - this is not so. I have no correspondence to support them.

Thank you, best Kenneth

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Enirayetan, Oluwaseyi

From: Diver, John
Sent: 05 December 2016 11:11
To: Planning
Subject: FW: 26 Chirstchurch Hill NW3 1LJ

Hello again,

Another objection comment if you wouldn't mind?

Thank you again.

John Diver
Planning Officer

Telephone: 02079746368

-----Original Message-----

From: Jacqueline Goodier [mailto: [REDACTED]]
Sent: 30 November 2016 15:58
To: Diver, John
Subject: 26 Chirstchurch Hill NW3 1LJ

Weatherall Lodge
Well Rd
Hampstead
NW3 1LJ

Re- 26 Christchurch Hill NW3 1LG Planning Application 2016/ 5974/P

Dear Mr Diver

We live at at Weatherall Lodge, Well road which is two houses along from 26 Christchurch Hill on Well Road and we have at no stage been consulted by the owner about the proposed planning application.

In 1998, we viewed 26 Christchurch Hill with an intention to buy the property and we were told by the agent then it is a listed property.

I would like you to please confirm this fact.

Irrespective, the scale of the proposed development plan for 28 Christchurch is totally inappropriate out of the question and not in any way in keeping for the upgrade of an important Hampstead house.

The size of the proposed basement building is not in keeping with the size of the existing house. There are old water systems that run under Christchurch Hill including the River Fleet, and an excavation of this size runs the risk of increasing water damage and subsidence to nearby buildings. Can we have written guarantee that the developer would insure against our and other neighbours loss should this occur?

As a matter of fact the land is not very stable. Twice in our 17 years on this road there has been a sink hole form at the junction of Christchurch Hill and Well Road.

The trees are protected on Christchurch Hill and they are important to our neighbourhood and are unlikely to survive such a project.

There appears to be no thought to the neighbours at all. Has there been an impact study on the disruption both structural and with development traffic?

We are not against sensible appropriate development but what is proposed here is quite evidently out of proportion.

I look forward to your response.

Thank you

Yours sincerely

Jacqueline Goodier

Weatherall Lodge, Well Road, London, NW3 1LJ