

ERICA JONG ARCHITECTS
design . planning . management

**Response to
Public Consultation Comments**

**26 Christchurch Hill
London NW3 1LG
Basement extension
2016/5974/P & 2016/5975/L**

January 2017

48 Fairhazel Gardens London NW6 3SJ
T: 020 7372 5768 M: 0783727911
www.ericajongarchitects.com
info@ericajongarchitects.com

Prepared by:
ERICA JONG ARCHITECTS

Issued date:
January 2017

Reference:
EJA/P0036

© Erica Jong Architects

No part of this report is to be copied in any way
without prior written consent

Every effort is made to provide detailed and
accurate information, however, Erica Jong Architects
cannot be held responsible for errors or inaccuracies
within this report

CONTENTS

1.0	BACKGROUND	4
2.0	COMMENTS RECEIVED	5
3.0	RESPONSE TO COMMENTS RECEIVED	6
APPENDIX A:	COMMENTS RECEIVED	10
A1	Comment 1 - Ms Moynihan	11
A2	Comment 2 - Mr Goldstein	12
A3	Comment 3 - Sir Grange	13
A4	Comment 4 - Mrs Goodier	14
A5	Comment 5 - Dr Harding (Tree Officer for Heath & Hampstead Society)	15
A6	Comment 6 - Mr Morris	16
A7	Comment 7 - Sir Grange	17
APPENDIX B:	APPLICANT'S LETTERS TO NEIGHBOURS	18
B1	Letter 1 - 18 Christchurch Hill	19
B2	Letter 2 - 24 Well Road	20
B3	Letter 3 - 53 Christchurch Hill	21
B4	Letter 4 - Weatherall Lodge	22
B5	Letter 5 - Providence Corner	23

1.0 BACKGROUND

- 1.1 This document addresses comments received from neighbours of 26 Christchurch Hill and by the Heath & Hampstead Society during Public Consultation in relation to the listed building consent and planning application for the construction of a basement extension.
- 1.2 The proposed construction of a basement extension is under the modern wing only of Grade II listed dwellinghouse and garden including demolition and rebuild of detached garden studio/garage.
- 1.3 Prior to submission of the planning application and listed building consent, pre-planning application advice from Camden Planners was sought on two separate occasions (2014 & 2016).

The first pre-application advice (2014) established a reasonable footprint for the proposal. The second advice (2016) was sought at the point when comprehensive supplementary documentation including Basement Impact Assessment, structural report, heritage & planning statement, arboricultural report and Design & Access Statement were available to further inform the Case Officer.

The proposal followed the feedback received on both occasions.

- 1.4 In order to avoid any potential risk to the lime tree, the “tunnel” section has now been omitted from the proposal. This has also resulted in a further reduction to basement footprint. The footprint (gross external area) of the proposed extension covers approximately 13% of the site with the basement extension only adding a modest net internal area of approximately 58m².

2.0 PUBLIC CONSULTATION COMMENTS RECEIVED

- 2.1 Please refer to Appendix A for the comments received from Public Consultation regarding the proposed basement extension.
- 2.2 Direct consultations between the Applicant and the neighbours are not mandatory. However, the Applicant has consulted the adjoining neighbours (22 Christchurch Hill and 5 Well Road) particularly regarding party wall issues; and, the immediate neighbour, Cannon Cottage, which property is directly opposite of the proposed development. 6 Well Road was also informed.
- 2.3 Following the Public Consultation, the Applicant responded in writing to each neighbour who raised the comments addressing their concerns. The letters from the Applicant are appended in Appendix B.

3.0 RESPONSE TO COMMENTS RECEIVED

3.1 Response to each of the comment is noted as follows:

3.1.1 Comment 1

by *Elena Moynihan of 18 Christchurch Hill London NW3 1LG (dated 12th November 2016)*, see Appendix A1

Response 1

The proposed basement extension is to accommodate the demands for extra space as the Client's family has recently grown with two children. At the same time the Client has their elderly parents moving in to their home to take care of them.

The proposed design has been arrived at after careful consideration and development of a number of option design studies exploring different layouts encompassing both internal and external fabric and the surrounding context.

As the house is a listed building, a basement is proposed under modern wing of the house (built in 1973) and the post-war studio (annexed to the main house), with a link between the two. The proposal has minimal impact on the existing building's internal layout and fabric of the external built envelope, and no impact on the existing 19th century building's internal layout or external fabric.

The character and appearance of the building and wider conservation area would not be affected, nor would the work result in any loss of residential amenity to neighbouring properties.

3.1.2 Comment 2

by *Anthony Goldstein of 24 Well Road London NW3 1LH (posted on Camden Planning website dated 05th December 2016)*, see Appendix A2

Response 2

We believe that we have addressed the comments raised by number 24 Well Road, namely:

- I. The construction method is specifically chosen in order to protect the mature tree, as described in the arboricultural, BIA and structural reports. Please note that since the objection was made, the revised planning submission now omits the "tunnel" section of the proposal. Therefore, the concern raised regarding the existing lime tree is now no longer relevant.
- II. We are aware of the water table issue encountered by 22 Christchurch Hill which sits at a substantially lower elevation and close to an ancient spring.

GEA's assessment, as summarised in the BIA, is that this is unlikely to be an issue for 26 Christchurch Hill. Additionally, 24 Well Road which is at a similar elevation to 26 Christchurch Hill has a basement of much larger footprint than that under proposal; we are not aware of any similar issues arising during that construction.

GEA (geotechnical engineers) and Price & Myers (structural engineers) have responded to the queries raised by Campbell Reith, the independent BIA assessor. Please see the revised planning submission (which includes the omission of the “tunnel” construction.)

- III. We are also aware of the other two proposed projects and have developed the approach to traffic management with these in mind, as outlined in the Construction Management Plan.

3.1.3 Comment 3

by Kenneth Grange of 53 Christchurch Hill London NW3 1LH (dated 29 November and 04th December 2016), see Appendix A3

Response 3

- I. The comments regarding ancient watercourses, past “sink holes” and failures of main water pipes are addressed in GEA's response to the queries raised by Campbell Reith.
- II. Please refer to Response 2, Item (I) above.
- III. Please refer to Response 2, Item (III) above.
- IV. The proposed basement is relatively small in scale in comparison to the nearby basement of 24 Well Road (planning permission granted in 2009), and is of a similar size to that of 22 Christchurch Hill (planning permission granted in 2007). The omission of the “tunnel” section has further reduced the footprint. The proposed basement complies with London Borough of Camden policy being under the extension line (new wing dated 1973).
- V. The Applicant consulted the adjoining neighbours (22 Christchurch Hill and 5 & 6 Well Road) and the immediate neighbour, Cannon Cottage (the property that is directly opposite of the proposed development), as noted in the Construction Management Plan.

3.1.4 Comment 4

by *Jacqueline Goodier of Weatherall Lodge, Well Road, London NW3 1LJ (dated 30th November 2016), see Appendix A4*

Response 4

- I. Please refer to Response 3, Item (V) above.
- II. Please refer Response 3, Item (IV) above. with regard to the size of the proposed basement. The only visual elements were the three walk-on flush glazed rooflights (which have now been further reduced to a single smaller glazed area and positioned further away from the rear of the main dwellinghouse as part of the revised planning submission), and the ground-level glazed canopy over the sunken courtyard, which abuts a vertical green wall and screened by a newly planted mature apple tree.
- III. GEA's BIA and their response to Campbell Reith's queries, refer Response 3, Item (I), address the concerns regarding the water systems under Christchurch Hill
- IV. Please refer to Response 1, Item (I) above.

3.1.5 Comment 5

by *Dr Vicki Harding, Tree Officer for Heath & Hampstead Society (uploaded on Camden Planning Website dated 07/12/16), see Appendix A5*

Response 5

- I. Please refer to Response 3, Item (I)
- II. Please refer to Response 2, Item (I)

3.1.6 Comment 6

by *Stephen Morris of Providence Corner Well Road NW3 1LH (dated 13/12/16), see Appendix A6*

Response 6

- I. The concerns regarding land stability and hydrogeology are addressed in GEA's BIA and in their response to the queries raised by Campbell Reith.
- II. Please refer to Response 2, Item (I)
- III. Please refer to Response 2, Item (III)

3.1.7 Comment 7

by Kenneth Grange of 53 Christchurch Hill London NW3 1LH (dated 12th December 2016), see Appendix A3

Response 7

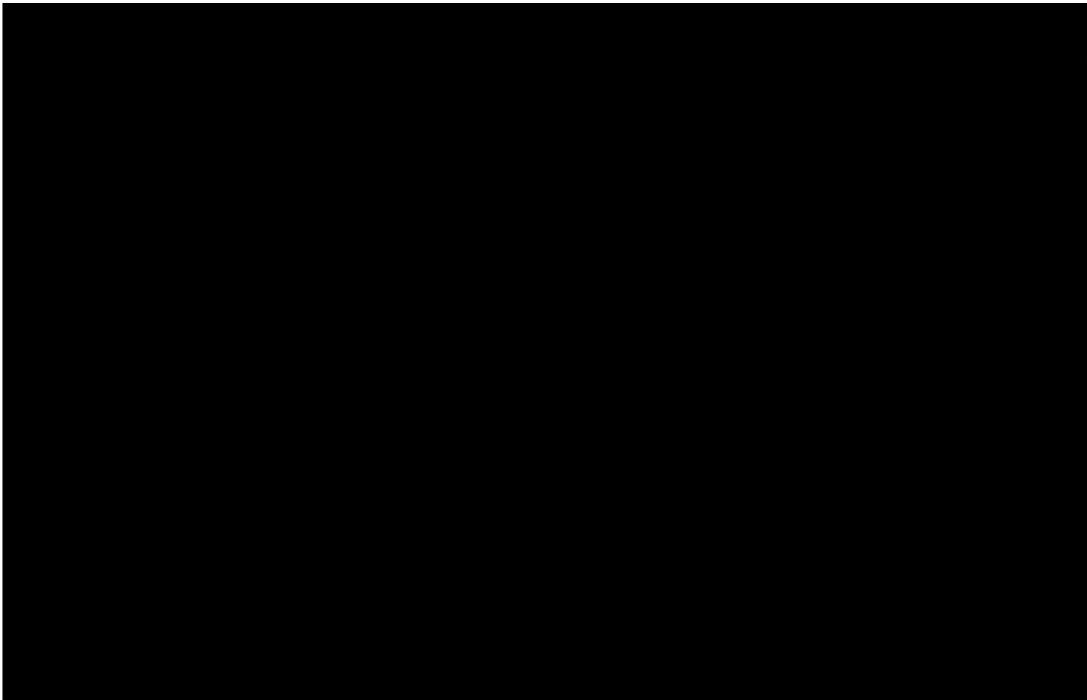
The concerns related to traffic management during construction have been addressed in the draft Construction Management Plan.

**APPENDIX A
COMMENTS RECEIVED**

**APPENDIX A1
COMMENT 1 – MS MOYNIHAN**

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5974/P	Elena Moynihan	18 Christchurch Hill	12/11/2016 18:53:27	OBJ	Christchurch Hill ha already generously given to the oligarchs' world of basement. Please no more pointless basements, strongly object.

**APPENDIX A2
COMMENT 2 – MR GOLDSTEIN**



Dear Sirs,
I am writing with some concerns regarding this application.
I live close to the property, on Well Road.

1. The method that somehow suggests that the existing substantial tree can be maintained, by excavation beneath. With such an extensive basement this requires careful consideration. I am sceptical.

I note that another specimen was removed close by recently.
And sadly a number of other mature trees are being removed at the moment.
So maintaining of the remaining trees is of concern.

2. I am aware that their adjoining neighbour on Christchurch hill had considerable problems with the water table when excavating.
So I am concerned as to the general stability of the area at that corner of Well Road and Christchurch.

3. Traffic management of trucks, especially as we have two big projects being carried out in 2017/8, that shall use Well Road for movement of heavy trucks.

4. I have yet to review the architects drawings of the new building adjoining Well Road.

I would appreciate an acknowledgement of this email, as I am contacting you both directly, rather than through your website system.

Many thanks,

Anthony Goldstein.
24 Well Road
LONDON NW3 1LH.

**APPENDIX A3
COMMENT 3 – SIR GRANGE**

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
[REDACTED]
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

]

APPENDIX A4
COMMENT 4 – MRS GOODIER

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

APPENDIX A5
COMMENT 5 – TREE OFFICER FOR HEATH & HAMPSTEAD SOCIETY

2016/5975/L and 2016/5974/P 26 Christchurch Hill, London NW3 1LG

Construction of a basement extension under the modern wing of GII listed dwelling house (C3) and garden incl. demolition and rebuild of detached garden studio (C3).

This is one of the most hydrogeologically challenging sites of Hampstead and in view of the listed buildings at risk in its vicinity, I am asking for refusal of this application. This is in my role as Tree Officer for Heath & Hampstead Society with an interest in the hydrogeology of the area and its potential effect on trees here.

GEA in their Basement Impact Assessment report went back to the 1879 OS map but the 1866 OS map also shows the house as present in 1866. Not only this, but many wells and springs plotted around the area:

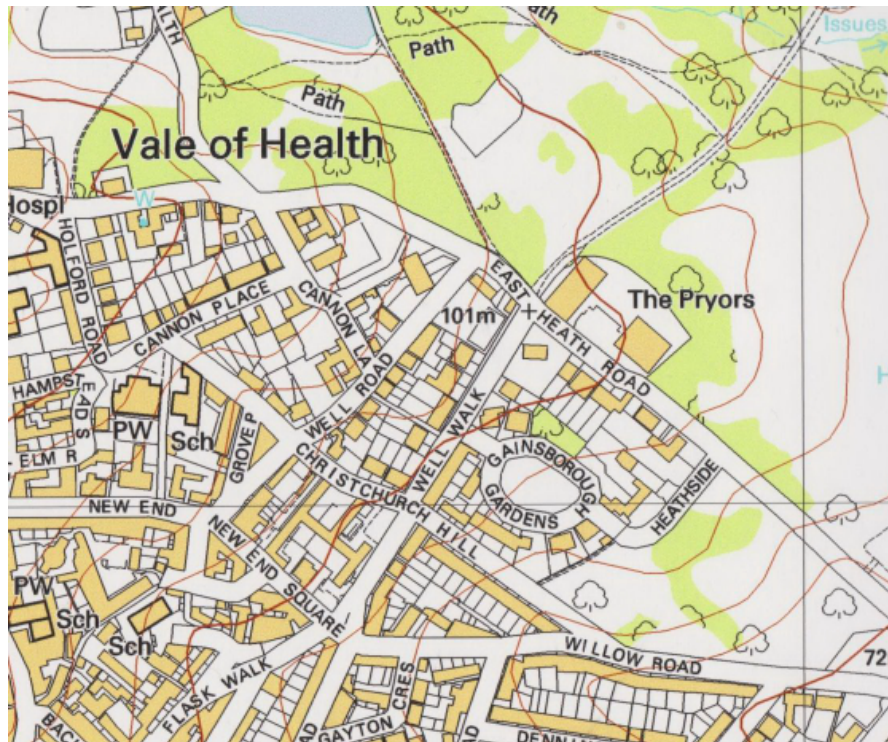


The Redington Froggnal and Hampstead Neighbourhood Forums have commissioned Arup to produce a map of water courses and features in our area. From their interim results (still far from fully inclusive) many features can be seen in the immediate vicinity:



The GEA BIA report acknowledges that: 'The boundary between the Claygate Member and overlying Bagshot Formation is approximately 50 m to the northwest at a level of approximately 110 m OD, around 6.00 m above the level of the site.' The report fails to state the relevance of the dotted line here on the British Geological Survey map, and that it is a spring line. It is almost unbelievable that the answer to the second question from 3.1.1 'Subterranean (groundwater) Screening Assessment': "Is the site within 100 m of a watercourse, well (used/disused) or potential spring line?" is 'No'! This very partial desktop study completed by those who are unfamiliar with the conditions in Hampstead is completely inadequate.

The modern OS map shows that Christchurch Hill runs at exactly right angles to the contour lines, indicating that groundwater is likely to follow this course. The stream that runs beneath the passageway from Well Road to Well Walk and in the past fed the public well here before flowing to the pond previously on the site of the central gardens of Gainsborough Gardens (see 1866 OS map) follows this same course to the east.



Coupled with evidence from the 'Flood map for surface water', this shows that while 26 Christchurch Hill might not be at high risk of flooding, many roads very nearby are. Any construction that affects the surface run-off and groundwater to these roads as 26 Christchurch Hill does here is risky for them.

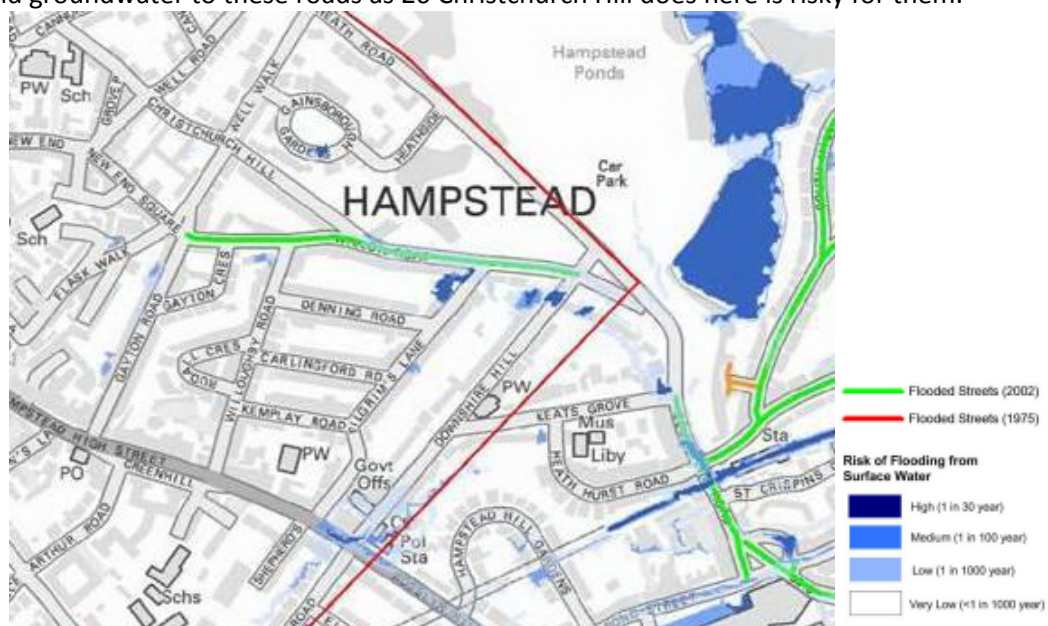
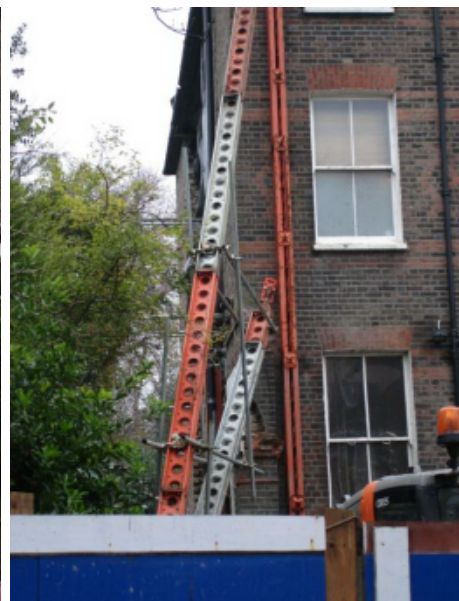
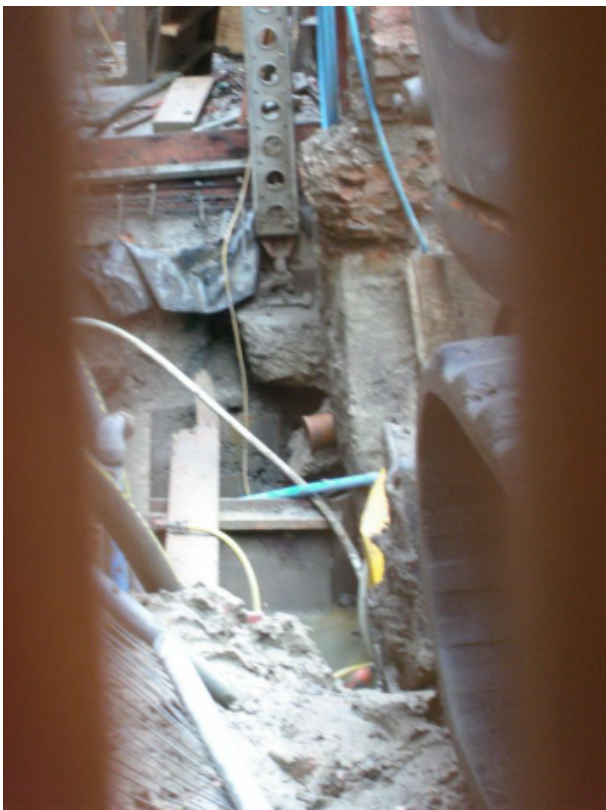


Figure 3iii) Environment Agency updated Flood Map for Surface Water from 'London Borough of Camden Strategic Flood Risk Assessment 2014'.

This whole area is prone to subsidence and roadway collapse from erosion of the silt from the underlying soil by ground water action. The crossroads of Well Road and Christchurch Hill here have a long history of very large (2 metre wide) pothole formation - often referred to by locals as sink holes. The pavements in this area are virtually never flat!

The key concern for this plot is that it is immediately 'up-stream' of its neighbour 22 Christchurch Hill that underwent a pretty catastrophic event during digging out of its basement. This event from 2007-9 is either unknown or ignored in this application.

The BIA report notes that: 'The neighbouring No 22 to the southeast of the site was granted planning permission for the excavation of a single level basement in June 2007.' However it fails to report that the basement dig here broached water under pressure in a sand parting, a lake rapidly formed under the house and there was immediate settlement of the building and its semi-detached neighbour requiring shoring up. The pictures below were taken some time after (December 2008) *while* 24 hour pumping was on-going.



It took the developers here 18 months to solve this problem and stop the water gushing, while neighbours had to tolerate the noise of 18 months of 24 hour pumping of this water. The erosion that this water caused and subsequent settling of the buildings' foundations - not to mention that of the roadway - would have been very rapid and very expensive to put right. The delay of 18 months alone must have been very expensive.

It would appear to be common sense to expect the path of this water under pressure in a sand parting to pass through 26 Christchurch Hill. This indicates that -

- a single borehole advanced to a depth of 15.45 m by means of a dismantlable cable percussion drilling rig;
- a series of three window sampler boreholes advanced to a depth of 6.00 m;
- two manually excavated trial pits to depths of between 1.00 m and 1.10 m;

- is totally inadequate, particularly as only TP2 is likely to have encountered this water course.

Considering the history of this site and the presence of a known water course, a rigorous survey right across its potential pathway should be undertaken until it is found. Such water-containing sand partings can be easily missed by conventional borehole separation distances and a form of scanning is suggested to avoid breaching it again, following discussion and guidance from the experts and construction team of 22 Christchurch Hill. This would be more likely to avert a crisis whereby local trees could be drowned and local buildings, local services and the roadway again have their foundations undermined. The large proportion of silt and sand within the clay here means it is very erodible, and from the experience of 22 Christchurch Hill and elsewhere in Hampstead, this can be very rapid.

It is unusual for planning permission to be given for a basement below a listed building, and particularly a building with such detrimental neighbouring hydrogeological and subsidence history. In order to protect this listed building and its listed near neighbours - up to 300 years old - it is requested that Camden refuse this application. If Camden is minded not to refuse this application despite the risk to listed buildings, it is requested that it still requires that planning permission is not given until

- 1) Appropriate groundwater exploratory measures are taken to establish the course of the water under pressure that inundated the 22 Christchurch Hill site and clearly likely to traverse the 26 Christchurch Hill site.
- 2) Appropriate measures are described that will be used to protect the trees and buildings on site and nearby from water inundation
- 3) It is known that effective measures will be available in the event of a sudden rapid unexpected breaching of the water course that is under pressure
- 4) Appropriate grouting and other engineering techniques are extensively used in order to prevent movement of this and neighbouring buildings, particularly those that are listed.
- 5) Appropriate insurance to cover the added risk to recompense neighbours and the tax payer for damage to property, private and public, by ground water inundation, soil erosion and building subsidence/collapse.
- 6) Thames Water is made aware of the risk and provides a report concerning the risk to nearby roads downstream that are presently a flood risk.

Since even testing, such as the penetration of boreholes, may breach the water course, I ask that Camden do not leave this to a section 106 but ensure that the appropriate experts demonstrate that they are fully aware of what is involved here prior to permission being granted.

The BIA states: "any interpretation is based upon GEA's engineering experience, **local precedent where applicable** etc." [my italics]

This is most clearly not the case.

Tree Protection

While the Tree Protection proposed by the arboriculturalist may be thought appropriate for this application, I am still concerned that existing paving slabs are deemed sufficient protection for the lime tree T6, and *if this application is consented*, request additional protection is provided leaving a large margin for error regarding the weight of machinery that might be used, particularly in the event of rapid water inundation and the resultant need for extra shoring up of the sides of the dugout basement.

Pumping equipment should also be available in readiness for such an event to prevent drowning of the trees' roots on this site and of neighbouring and street trees.

Dr Vicki Harding

Tree Officer, Heath & Hampstead Society

**APPENDIX A6
COMMENT 6 - MR MORRIS**

**Providence Corner
Well Road
London NW3 1LH**

Camden Planning
London Borough of Camden
2nd Floor
5 Pancras Square
London N1C 4AG
By email

13 December 2016

Dear Sir/Madam

26 Christchurch Hill London NW3 1LG: Proposed basement extension etc

Planning/Listed Building Applications 2016/5974/P and 2016/5975/L (“the Application”)

I write in relation to the above planning and listed building applications and submit the following representations.

Introduction and background

I am the owner of, and reside at, Providence Corner, Well Road. This is the property directly facing 26 Christchurch Hill across the other side of Well Road.

The Application states that the Applicant has consulted neighbours on his proposals. However at no stage, has the Applicant or any of its advisers, contacted me about the Application. Given my proximity to the site and the very substantial nature of the proposal, I am disappointed that they have not done so. Nevertheless I welcome the opportunity now to put forward my representations.

First, I invite particular attention to the topography of the land at the site and at my property, and in particular the fact that the land in general is on a steep hill from north down to south. Please also note that on the north side of Well Road, my property is bounded by an old listed retaining wall, which bows outwards. That wall in turn retains a substantial amount of ground and soil upon which my property stands (at a higher level).

Secondly, as you will be aware, over the past number of years there have been numerous planning and other applications made in respect of 26 Christchurch Hill. A central issue on those applications has been the importance of maintaining the trees which run on the inside of the Well Road boundary of 26 Christchurch Hill and in particular the lime tree, designated T2 on the current plans. In the course of these earlier applications, I, together with at least one other neighbour, have expressed concern about the importance of retaining these trees. This concern has at all times been properly recognised by Camden Planning and by the Council’s tree officers. (This is against the further background of the loss, a few years ago, of a very large horsechestnut tree at the site, on the pavement just on the other side of that Well Road boundary).

Thirdly, it is clear that the proposed extension is a very substantial development indeed, both as regards its potential impact and as regards the works themselves. No doubt Camden Planning will scrutinise the application with great care and proceed with all due caution.

Fourthly, there are, or will be, going on in the neighbourhood two other major developments involving very substantial works, namely the Nurses Home on New End and the development at 14 Well Road – each of which have detailed traffic/construction management plans

Against this background, I raise three concerns arising from the proposed development: Impact of basement upon ground and land stability; impact upon trees; and impact of the works themselves upon traffic and the neighbourhood.

(1) Excavation and Basement Impact Assessment

The basement proposed is large and extends all the way up to the Well Road boundary of 26 Christchurch Hill. As a very close neighbour, I wish to be assured that the proposed basement will have no adverse effect (1) upon the stability of the ground/land either on Well Road itself or upon which neighbouring properties (including my own) nor (2) upon issues relating to water and the flow of underground water. For example, because of the steepness of the slope of the land, at times of rain, water runs down the hill and presumably down through the land in substantial quantities. I also wish to be assured that there will be no adverse impact upon the stability of the retaining wall to my property on the north side of Well Road. The stability of that wall is an issue of public safety, given the position of the pavement and the road.

In this regard, I note the lengthy Basement Impact Assessment Report (“BIA Report”), prepared by Geotechnical & Environmental Associates (“GEA”) submitted in support of the Application. I now understand that your department is carrying out or commissioning a Third Party audit of that Report. In this regard, I would like confirmation that indeed such an audit or report will take place and that it will be carried out by suitably qualified and independent experts.

Secondly I cannot see from any of the documents supporting the Application (whether in the Design and Access Statement, the BIA Report or otherwise) that specific consideration has been given to the impact of the proposed basement and excavation works upon the land upon which Well Road stands nor upon my property at Providence Corner (including but not limited to the retaining wall). In this regard, I therefore request that Camden Planning seeks reassurance from the Applicant’s engineers and from GEA that they are satisfied that there is no risk to the land on Well Road nor to the land at Providence Corner.

(2) Trees

I have a substantial concern about the impact of the development upon trees. I do not repeat representations I have made on this issue in relation to earlier applications for 26 Christchurch Hill. I refer to them and can, if need be, send further copies of those earlier representations. I recognise that this is an issue which Camden Planning’s tree officers have always considered with appropriate care and attention.

I have read both the Design and Access Statement in relation to trees and the Arboricultural Report of Wassells of 27 October 2016 submitted in support of the Application. I note that most particularly that the proposed development has a potential impact upon trees T2 and T6. Given the loss of trees in the neighbourhood over recent years, I suggest that it is essential that the proposed development does not result in the immediate loss, or weakening over time, of any trees at all.

As regards lime tree T2, I note that very special basement tunnelling is proposed so as to ensure no damage to the roots or any other part of that tree. I understand that some London authorities have specific guidance about the impact of basement developments upon trees and have specific depth limits to allow for sufficient depth of ground between the surface and the top of the basement, to ensure no root damage. I understand that in the present case 1.5m to 1.8 m depth is being allowed. I was unable to find such similar limits in CPG 1 Design. Does Camden have any such policy?

In any event I ask Camden Planning to ensure that it is entirely satisfied that the depth of ground being allowed is sufficient to ensure the integrity of tree T2, with no risk of damage to the tree or its roots.

Secondly, I ask Camden Planning and in particular its tree officers to scrutinise with care the proposed works and in particular the construction methodology which is said to protect tree T2. In due course, I would wish to have the opportunity to see the comments of the tree officers and their analysis of the proposals to safeguard that tree. In this regard I note with some concern the observation of Wassells at page 7 of their report that there should be monitoring over 3 years of changes in condition and growth of T2 following construction of the basement. This suggests that the development may have an adverse impact upon T2. I respectfully suggest that by that time it is likely to be too late to rectify such adverse impact.

(3) Impact of the works themselves

Here, I address the issue of the works themselves, the excavation of the land and how the excavated earth will be removed. I have been advised that there is a serious concern about the trucks which will be taking away the excavated earth and how they are going to manoeuvre around the very narrow roads of the neighbourhood and where the trucks are going to be parked whilst awaiting loading etc. For example, turning areas, if any, are very limited. The junction of Well Road and Christchurch Hill has had its own stability issues in the past. I believe there are water courses/drains running under the road. There is little if any space to turn at the junction of Well Road and Cannon Lane. Well Road itself is very narrow, as is Christchurch Hill as it comes up from Well Walk.

You will no doubt also be aware of the traffic management issues which the neighbourhood is already facing, and will face, from existing developments at the Nurses Home and at 14 Well Road. As regards the latter, I understand that the traffic management plan already envisages using the junction of Well Road and Christchurch Hill as a turning point. I therefore invite Camden Planning to consider the traffic management issues in relation to this Application in conjunction with the existing issues arising on those other two developments.

I recognise that the impact, upon the neighbourhood and upon those living and working in the area, of works from development are, at worst, usually temporary. Nevertheless I do ask that you consider that in the present situation, the neighbourhood may be subjected to such a period of prolonged disturbance that it is not reasonable for it to be imposed, and that at all times all relevant neighbours are fully consulted on an ongoing basis.

Conclusion

If there is further information which I can usefully provide, do not hesitate to contact me.

In the meantime, I thank you for your kind attention.

Yours sincerely

Stephen Morris

**APPENDIX A7
COMMENT 7 - SIR GRANGE**

From: Diver, John
Sent: 14 December 2016 10:49
To: Planning
Subject: FW: re 26 Christchurch Hill NW3

[REDACTED]

Thank you,

John Diver
Planning Officer

Telephone: 02079746368

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

From: Kenneth Grange [mailto:[REDACTED]]
Sent: 12 December 2016 18:02
To: Diver, John
Cc: Stephen Morris; Mark & Jacqueline Goodier; Kenneth Grange
Subject: re 26 Christchurch Hill NW3

Dear John.

I know this is beyond the deadlines that have been declared, but in view of none of our - the immediate neighbours and I - having been, as stated by the Architect, consulted in advance - I hope very much that you will add the following to my objections. A point to note in this is that the architect for The No 14 Well Road site did most carefully warn us of the Traffic issue for their site.

This comes about because I have been shown a draft of Stephen Morris's carefully argued letter of objections.

I know that he has already consulted a well qualified engineer about the whole proposed development.

And from that it is dramatically clear that by far the most serious issue for us - of the 3 issues - is that of potentially disastrous consequence; namely the impact - the physical impact - on the roadways and surrounding homes coming from the heavy plant and vehicles at this road junction.

To repeat my arguments; I have seen, and suffered directly, from land slip and collapse at the junction of Christchurch Hill and Well Road

I did tell you that I have been assured that the other close by major development at No 14 Well Rd will be ameliorated by assuring that any vehicles carrying heavy loads will have emptied their loads and be empty when they use the junction - in their case - for three point turning. The junction is simply too fragile for this hazard

This is needed, as you know, because their traffic will enter and exit their site from East Heath Road.

So, if their works - likely less damaging than those at No 26 - has been 'eased' by Camden by handling as described then surely Camden have an even greater problem to deal with at No 26 where all the site traffic either working on the site or carrying away and delivering very heavy loads will be concentrated directly alongside the vulnerable junction.

There is also the fact that both sites are likely to be worked simultaneously and over many months, even years.

Stephen Morris has directed me to the Draft Traffic Management Plan - some 68 pages of it.

Please John, as a matter of urgency tell me how I can see a copy of that Plan.

Thank you John

Kenneth Grange (Sir)

**APPENDIX B
APPLICANT'S LETTERS TO NEIGHBOURS**

APPENDIX B1
LETTER 1 - 18 CHRISTCHURCH HILL

Elena Moynihan
18 Christchurch Hill
London NW3 1LG

19th January 2017

Mr Ron Pascalovici
26 Christchurch Hill
London NW3 1LG

Dear Ms Moynihan

Re: 26 Christchurch Hill London NW3 1LG: Planning application and Listed Building Consent

I noted your comment made during the public consultation for the above, and would like to take this opportunity to write to you and address your comments directly.

I have been living on Christchurch Hill since 1998 and moved to the current residence in 2010. Since then, my family has grown, now with two young children. At the same time, I wish to have my elderly parents move in to my home to allow me to take care of them.

The constraints of a listed building mean it is challenging to find a way to increase living space. I sought pre-planning application advice from Camden Planners on two separate occasions (2014 & 2016) which guided the current proposal. The proposal concerns only the modern wing of the listed building and garden.

The footprint (gross external area) of the proposed extension covers approximately 13% of the site with the basement extension only adding a modest net internal area of approximately 58m².

I hope the above is of useful. I would be much happy to meet, discuss and share information directly should you wish.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Ron Pascalovici

26 Christchurch Hill
London NW3 1LG
E: rpascalovici@yahoo.co.uk
M: 0771 220 0775

APPENDIX B2
LETTER 2 - 24 WELL ROAD

Anthony Goldstein Esq
24 Well Road
London NW3 1LH

19th January 2017

Mr Ron Pascalovici
26 Christchurch Hill
London NW3 1LG

Dear Mr Goldstein

Re: 26 Christchurch Hill London NW3 1LG: Planning application and Listed Building Consent

I noted your comments made during the public consultation for the above. I was informed that it was not mandatory to consult all neighbours, however consulting adjoining and immediate neighbours is recommended. Therefore, I contacted 22 Christchurch Hill and 5 Well Road, and also Cannon Cottage and 6 Well Road. It is regrettable that 24 Well Road was not consulted prior to the submission of the application. Therefore, I would very much like to take this opportunity to write to you and address your comments directly.

I have been living on Christchurch Hill since 1998 and moved to the current residence in 2010. Since then, my family has grown, now with two young children. At the same time, I wish to have my elderly parents move in to my home to allow me to take care of them rather than going down the care home route.

The constraints of a listed building mean it is challenging to find a way to increase living space. Hence, pre-planning application advice from Camden Planners was sought on two separate occasions (2014 & 2016). The current proposal followed Planners' advice and was carefully considered.

I particularly fond of the greenery of Hampstead, as I have been residing here since I moved to London. I understand your concern in regard to a potential impact upon the lime tree that may be impacted by the proposed "tunnel" technique. In order to avoid any potential risk to the lime tree, the "tunnel" section has now been omitted from the proposal. This has also resulted in a further reduction to basement footprint. The plot of the property is reasonably large. The footprint (gross external area) of the proposed extension covers approximately 13% of the site with the basement extension only adding a modest net internal area of approximately 58m².

With regard to your comment in relation to ground/ land stability and issues encountered at 22 Christchurch Hill during their basement construction, please be assured that highly reputable professional consultants have been appointed to guide the proposal. In addition, an independent third party basement impact assessor, Campbell Reith, is auditing the proposal prepared by Geotechnical & Environmental Associates (the geotechnical engineers) with further input of Price & Myers (the structural engineers).

Similarly, in respect of potential traffic impact during construction, a detailed draft Construction Management Plan has been prepared by Price & Myers. During the pre-construction stage, prior to commencement of works on site, community liaison will take place between the contractor and the local community. The contractor will liaise with the local school and any other construction sites to co-ordinate vehicle movements. The construction project manager will also ensure that residents are aware of how the construction works are progressing and provide the residents with the opportunity to raise any issues that may arise.

Should you require any further information, please do not hesitate to contact me.

In the meantime, I hope the above is of useful. I would be much happy to meet, discuss and share information directly should you wish.

Yours sincerely

Ron Pascalovici

26 Christchurch Hill
London NW3 1LG
E: rpascalovici@yahoo.co.uk
M: 0771 220 0775

APPENDIX B3
LETTER 3 - 53 CHRISTCHURCH HILL

Sir Kenneth Grange
53 Christchurch Hill
London NW3 1LH

19th January 2017

Mr Ron Pascalovici
26 Christchurch Hill
London NW3 1LG

Dear Sir Grange

Re: 26 Christchurch Hill London NW3 1LG: Planning application and Listed Building Consent

I noted your comments made during the public consultation for the above. I was informed that it was not mandatory to consult all neighbours, however consulting adjoining and immediate neighbours is recommended. Therefore, I contacted 22 Christchurch Hill and 5 Well Road, and also Cannon Cottage and 6 Well Road. It is regrettable that 53 Christchurch Hill was not consulted prior to the submission of the application. Therefore, I would very much like to take this opportunity to write to you and address your comments directly.

I have been living on Christchurch Hill since 1998 and moved to the current residence in 2010. Since then, my family has grown, now with two young children. At the same time, I wish to have my elderly parents move in to my home to allow me to take care of them rather than going down the care home route.

The constraints of a listed building mean it is challenging to find a way to increase living space. Hence, pre-planning application advice from Camden Planners was sought on two separate occasions (2014 & 2016). The current proposal followed Planners' advice and was carefully considered.

I particularly fond of the greenery of Hampstead, as I have been residing here since I moved to London. I understand your concern in regard to a potential impact upon the lime tree that may be impacted by the proposed "tunnel" technique. In order to avoid any potential risk to the lime tree, the "tunnel" section has now been omitted from the proposal. This has also resulted in a further reduction to basement footprint. The plot of the property is reasonably large. The footprint (gross external area) of the proposed extension covers approximately 13% of the site with the basement extension only adding a modest net internal area of approximately 58m².

Please be assured that highly reputable professional consultants have been appointed to guide the proposal. In addition, an independent third party basement impact assessor, Campbell Reith, is auditing the proposal prepared by GEA (the geotechnical engineers) with further input of Price & Myers (the structural engineers). With regard to your comment regarding ancient watercourses, past "sink holes" and failures of main water pipes are addressed in GEA's response to the queries raised by Campbell Reith.

Similarly, in respect of potential traffic impact during construction, a detailed draft Construction Management Plan has been prepared by Price & Myers. During the pre-construction stage, prior to commencement of works on site, community liaison will take place between the contractor and the local community. The contractor will liaise with the local school and any other construction sites to co-ordinate vehicle movements. The construction project manager will also ensure that residents are aware of how the construction works are progressing and provide the residents with the opportunity to raise any issues that may arise.

Should you require any further information, please do not hesitate to contact me.

In the meantime, I hope the above is of useful. I would be much happy to meet, discuss and share information directly should you wish.

Yours sincerely

Ron Pascalovici

26 Christchurch Hill
London NW3 1LG
E: rpascalovici@yahoo.co.uk
M: 0771 220 0775

**APPENDIX B4
LETTER 4 - WEATHERALL LODGE**

Mrs Jacqueline Goodier
Weatherall Lodge
Well Road
London NW3 1LJ

19th January 2017

Mr Ron Pascalovici
26 Christchurch Hill
London NW3 1LG

Dear Mrs Goodier

Re: 26 Christchurch Hill London NW3 1LG: Planning application and Listed Building Consent

I noted your comments made during the public consultation for the above. I was informed that it was not mandatory to consult all neighbours, however consulting adjoining and immediate neighbours is recommended. Therefore, I contacted 22 Christchurch Hill and 5 Well Road, and also Cannon Cottage and 6 Well Road. It is regrettable that Weatherall Lodge was not consulted prior to the submission of the application. Therefore, I would very much like to take this opportunity to write to you and address your comments directly.

I have been living on Christchurch Hill since 1998 and moved to the current residence in 2010. Since then, my family has grown, now with two young children. At the same time, I wish to have my elderly parents move in to my home to allow me to take care of them rather than going down the care home route. The constraints of a listed building mean it is challenging to find a way to increase living space. Hence, pre-planning application advice from Camden Planners was sought on two separate occasions (2014 & 2016). The current proposal followed Planners' advice and was carefully considered.

I particularly fond of the greenery of Hampstead, as I have been residing here since I moved to London. I understand your concern in regard to a potential impact upon the lime tree that may be impacted by the proposed "tunnel" technique. In order to avoid any potential risk to the lime tree, the "tunnel" section has now been omitted from the proposal. This has also resulted in a further reduction to basement footprint. The plot of the property is reasonably large. The footprint (gross external area) of the proposed extension covers approximately 13% of the site with the basement extension only adding a modest net internal area of approximately 58m².

With regard to your comment in relation to ground/land stability and sink holes please be assured that highly reputable professional consultants have been appointed to guide the proposal. In addition, an independent third party basement impact assessor, Campbell Reith, is auditing the proposal prepared by Geotechnical & Environmental Associates (the geotechnical engineers) with further input of Price & Myers (the structural engineers).

Similarly, in respect of potential traffic impact during construction, a detailed draft Construction Management Plan has been prepared by Price & Myers. During the pre-construction stage, prior to commencement of works on site, community liaison will take place between the contractor and the local community. The contractor will liaise with the local school and any other construction sites to co-ordinate vehicle movements. The construction project manager will also ensure that residents are aware of how the construction works are progressing and provide the residents with the opportunity to raise any issues that may arise.

Should you require any further information, please do not hesitate to contact me.

In the meantime, I hope the above is of useful. I would be much happy to meet, discuss and share information directly should you wish.

Yours sincerely

Ron Pascalovici

26 Christchurch Hill
London NW3 1LG
E: rpascalovici@yahoo.co.uk
M: 0771 220 0775

**APPENDIX B5
LETTER 5 - PROVIDENCE CORNER**

Stephen Morris Esq
Providence Corner
Well Road
London NW3 1LH

19th January 2017

Mr Ron Pascalovici
26 Christchurch Hill
London NW3 1LG

Dear Mr Morris

Re: 26 Christchurch Hill London NW3 1LG: Planning application and Listed Building Consent

I noted your comments made during the public consultation for the above. I was informed that it was not mandatory to consult all neighbours, however consulting adjoining and immediate neighbours is recommended. Therefore, I contacted 22 Christchurch Hill and 5 Well Road, and also Cannon Cottage and 6 Well Road. It is regrettable that Providence Corner was not consulted prior to the submission of the application. Therefore, I would very much like to take this opportunity to write to you and address your comments directly.

I have been living on Christchurch Hill since 1998 and moved to the current residence in 2010. Since then, my family has grown, now with two young children. At the same time, I wish to have my elderly parents move in to my home to allow me to take care of them rather than going down the care home route.

The constraints of a listed building mean it is challenging to find a way to increase living space. Hence, pre-planning application advice from Camden Planners was sought on two separate occasions (2014 & 2016). The current proposal followed Planners' advice and was carefully considered.

I particularly fond of the greenery of Hampstead, as I have been residing here since I moved to London. I understand your concern in regard to a potential impact upon the lime tree that may be impacted by the proposed "tunnel" technique. In order to avoid any potential risk to the lime tree, the "tunnel" section has now been omitted from the proposal. This has also resulted in a further reduction to basement footprint. The plot of the property is reasonably large. The footprint (gross external area) of the proposed extension covers approximately 13% of the site with the basement extension only adding a modest net internal area of approximately 58m².

With regard to your comment in relation to ground/ land stability, and surface/ ground water, please be assured that highly reputable professional consultants have been appointed to guide the proposal. In addition, an independent third party basement impact assessor, Campbell Reith, is auditing the proposal prepared by Geotechnical & Environmental Associates (the geotechnical engineers) with further input of Price & Myers (the structural engineers).

Similarly, in respect of potential traffic impact during construction, a detailed draft Construction Management Plan has been prepared by Price & Myers. During the pre-construction stage, prior to commencement of works on site, community liaison will take place between the contractor and the local community. The contractor will liaise with the local school and any other construction sites to co-ordinate vehicle movements. The construction project manager will also ensure that residents are aware of how the construction works are progressing and provide the residents with the opportunity to raise any issues that may arise.

Should you require any further information, please do not hesitate to contact me.

In the meantime, I hope the above is of useful. I would be much happy to meet, discuss and share information directly should you wish.

Yours sincerely

Ron Pascalovici

26 Christchurch Hill
London NW3 1LG
E: rpascalovici@yahoo.co.uk
M: 0771 220 0775