

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7146/P	Janine Griffis	14 Denning Rd NW3 1SU NW3 1SU	24/01/2017 18:27:55	OBJEMAIL	<p>On behalf of the Pilgrim's to Willoughby Residents Association, I would like to lodge an objection to this basement proposal for the following reasons:</p> <p>As argued by the residents of Willow Cottages, a basement in this location, built to a depth of 4.1m, would likely change the flow of underground water in ways that could put at risk the Grade II listed Willow Cottages and the listed boundary wall;</p> <p>These changes have been inadequately modeled and therefore have not fully addressed mitigation measures;</p> <p>Insufficient attention has been given to the protection of the 8m chestnut within 5m of the new development and the Construction Management Plan does not adequately address how the root protection zone will be maintained and monitored.</p>
2016/7146/P	Yana Zarifi	19 Willoughby Road	25/01/2017 13:40:10	INT	<p>construction of the basement triggers instability in the area. my house, built on a slope already has water seeping in as a result of basement constructed nearby.</p> <p>Doors and windows have altered angle, swelling is causing cracks. This might increase more rapidly. (prior to underground constructions the structure of my house had been stable for 35 years)</p> <p>Noise, vibration dust and traffic affects the neighbourhood and my work and health.</p>

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2016/7146/P	Chappell	Flat 2 5 Denning Road Hampstead London NW3 1ST	30/01/2017 19:02:37	OBJ	<p>If passed in the short term our tranquil neighbourhood will be subjected to months and months of noise, vibration, dust and the inevitable fleet of heavy lorries. Also inevitably even though this will be denied by the applicant's parties there will be structural movement and cracking of neighbouring properties.</p> <p>In the long term, the slopes of Hampstead especially on the southern side are fragile with several rivers emanating from this area. The southern slopes of Hampstead are the most vulnerable with Claygate over sand. The Claygate allows water to easily pass through it; however the construction of a basement forms a damming effect, making the clay expand on one side of the building more than the drier side on the other. The area we live in being one of the worst hence the water surfaces forming the Hampstead Ponds.</p> <p>A high profile case was that of St Stephen's Church where the Royal Free Hospital caused a damming effect and the major subsidence of the church. Clay swells and contracts by around 7% in volume across the seasons. By changing the hydrogeology from the front to back of the house and potentially across the house (as the land slopes both ways) will cause differing swell characteristics in the clay and therefore problems. The critical angle of stability for this clay is around 7°. Arup's advice is 'the construction of a basement may be the triggering factor which initiates an instability problem in an area which otherwise would have remained stable for the foreseeable future'. They also say that a period building built using lime mortar will move with the clay. As basements have to be built of rigid concrete construction this can have a detrimental effect. By digging down and putting the building onto a different soil stratum than the attached house, this will cause differential movement between the houses. In a survey published by Camden in February last year, they record 'Approximately one quarter of respondents suffered damage to their property. 25% windows and doors sticking; 19% internal fractures; 20% external cracking; etc'.</p> <p>An basement application was recently submitted from a neighbouring property; No. 33 - this would further disrupt the stability of the soil and make up in this area also the flow of the water table.</p>
2016/7146/P	Dominic Hatje	36 Willow Road Hampstead London NW3 1TN	29/01/2017 09:13:06	COMMNT	<p>I am extremely concerned that the proposed basement will have a damming effect and could lead to flooding.</p> <p>The excavation works for this proposal will cause considerable disturbance and inconvenience to residents.</p> <p>I believe that my property is likely to suffer damage if the proposed works go ahead.</p>