

[REDACTED]

From: Fowler, David
Sent: 15 February 2017 08:38
To: Planning
Cc: Diver, John
Subject: FW: 31 Willoughby Road 2016/7146/P
Attachments: Contours in Willow Road area.docx

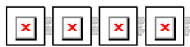
Please upload objection, including attachment.

Thanks,

David

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



From: Diana Ratzer [REDACTED]
Sent: 14 February 2017 16:46
To: Fowler, David
Subject: Fwd: 31 Willoughby Road

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Subject: 31 Willoughby Road

Date: Tue, 14 Feb 2017 16:40:42 +0000

[REDACTED]

To: john.diver@camden.gov.uk

Planning Application No 2016/7146/P

John Diver

I give below my comments on this application.

With many thanks

Diana Ratzer

I live just above Willow Cottages in Gayton Road and am well aware of how much they contribute to the street scene in Hampstead. They are justifiably grade II listed, but some of the buildings' structure is fragile, as has been pointed out in the comments by Glen Robinson et al, and in particular the back retaining wall.

There is much concern about the movement of underground water in this part of Hampstead. It is complex geologically, having the Bagshot Sands, the Claygate Beds and the London Clay in close proximity to one another. How complex it is is shown by the fact that the BIA report presents a BGS map (eg page 11) showing 31 Willoughby Road lying within the Claygate Beds, but the presence of the Claygate Beds was not firmly identified during the investigations.

The BIA report refers to wells in the area but does not mention that at one stage there was a stream running down along Willow Road. *The Victoria History of the County of Middlesex: Volume IX: Hampstead and Paddington Parishes (1989)* states on page 138 "The Fleet tributary ran along the line of Willow Road to the lowest of the Hampstead ponds and fed watercress beds and wells along its length."

On page 13 of the BIA a map is reproduced of river flow, which posits that there is an (underground) tributary which flows down from the Whitestone Pond area through Gainsborough Gardens towards the area of the Hampstead ponds. However, looking at this area on the 1:25 000 Ordnance Survey the shape of the contours strongly support the fact that a watercourse had once run in the vicinity of Willow Road (see attached map where the relevant contours for this part of Hampstead village have been emphasised).

The underground flow of water will naturally be dependent on the amount of rainfall. A winter of heavy rain will give rise to water flows that may not be picked up by a study of insufficient length. In addition, the BIA report does recognise the fact that at the interface of the Bagshot Sands and the Claygate Beds there will be a spring line. Water from such springs, which may not be active year-round, will naturally affect the flow of underground water in the Claygate Beds area, and more markedly so after heavy rain. (The Claygate Beds are mapped on pp 303 and 304 as a Minor Aquifer (Variably Permeable) or as a Secondary A Aquifer.)

There is also the worrying comment on page 13 of the report that "The investigation [presumably at No 44 Willoughby Road] also encountered deposits interpreted as material accumulating at the base of a former pond and there is potential for similar ground conditions beneath number 31 Willoughby Road."

Willow Cottages are in a vulnerable position whereby water flows altered by the nearby construction of an extensive basement could quite substantially destabilise them. I urge Camden to turn down this planning application.

Diana Ratzer

