

Dike, Darlene

From: MANSEL STIMPSON [REDACTED]
Sent: 23 February 2017 11:46
To: Planning
Subject: 15A PARLIAMENT HILL, NW32SY Camden Planning Ref: 2016/2225/P & 2014/7827/P

To: Planning. Camden (please acknowledge receipt of this e-mail)

Dear Sirs,

15A PARLIAMENT HILL, NW32SY
Camden Planning Ref: 2016/2225/P & 2014/7827/P

This e-mail is sent to you on behalf of Hill Court (Hampstead) Residents' Association Ltd, the company which owns the freehold of Hill Court, 16 Parliament Hill, NW32TT. The shareholders are the lessees of the 11 flats in Hill Court which are held by them on long leases and all of us are concerned regarding the proposed work at 15A Parliament Hill which is, of course, directly opposite Hill Court.

On behalf of the company and of the lessees I can say that there is general regret regarding the demolition of 15A, Parliament Hill and some of us made representations when we first heard of the planning application in this connection. However, the reason for this e-mail is the concern felt by those at Hill Court now that further details of the work proposed to be undertaken this year are known to us.

Our most vital concern relates to the extensive work of excavation in relation to the intended new basement. This work in particular is likely to increase the problems for traffic passing up and down Parliament Hill which is a relatively narrow road, but even greater is our concern that the excavation work could lead to ground movement and this, given the position of Hill Court and the steep slope adjoining it at the side and the rear, could readily lead to significant damage to this property. We wonder to what extent due consideration has been given to this issue so as to prevent a situation possibly arising in which the work authorised by Camden led to structural damage to Hill Court necessitating legal action.

We hope that even if the work proceeds exactly as proposed it would not lead to anything quite so drastic as some of us have in mind. However, the lessee of Flat 10, Jean Brock, has spoken within the last few days to a surveyor with reference to the information sent out recently in a February letter otherwise undated from ADL Planning Ltd. The surveyor understood our concerns to the extent of suggesting that we should ask for your assurance that on this work proceeding you will monitor any ground movement involved.

By chance on the day that I discussed the situation with Jean Brock the Evening Standard carried a report referred to objections raised by Lord & Lady Neuberger regarding a proposal for a basement development which would be a first in there Notting Hill street. They feared that the proposed work would be dangerous and cited not only dangers while the work was in progress but possible damage resulting from the dig to neighbouring buildings. The parallel between this and the concerns of the residents of Hill Court confirm that we are right to bring this to your attention.

In the circumstances we would ask not just for an immediate response to this e-mail but in due course for a written assurance to cover the issue raised by the surveyor.

While this e-mail is as stated sent by myself as a Director on behalf of the freeholder and lessees generally, I must also add a personal note. I only became aware of the above mentioned communication by ADL Planning Ltd. which enclosed copies of the proposals seemingly now approved by Camden (that is to say copies of a Construction Management Plan pro forma v2.1 stamped 'Camden') because I was shown a copy of it by my neighbour Jean Brock. I myself (the lessee of Flat 11, Hill Court for over 40 years) did **not** receive a copy and I therefore wonder if others entitled to be contacted have also been missed out. For that matter although it is old history I might mention that Hill Court despite being directly opposite the site of the proposed work was not listed in connection with the 2014 application as a neighbouring property requiring notification. Yet Hill Court, 16 Parliament Hill (erroneously described as Hill House on page 15 of the papers forwarded) is clearly one of the properties most likely to be affected by the work proposed.

Yours faithfully

MSN STIMPSON
Director
Hill Court (Hampstead) Residents' Association Ltd.

23rd February 2017