

**Dike, Darlene**

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**From:** Diver, John  
**Sent:** 23 February 2017 10:43  
**To:** Planning  
**Subject:** FW: 13022017 Objections to Application PA2016 7146 P Proposed basement works at 31 Willoughby Road NW3 1RT

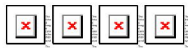
Hello,

Could you upload this as an objection to 2016/7146/P please?

Thank you,

John Diver  
Planning Officer

Telephone: 02079746368



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**From:** Lawrence Mackintosh [REDACTED]  
**Sent:** 22 February 2017 18:22  
**To:** Diver, John  
**Subject:** 13022017 Objections to Application PA2016 7146 P Proposed basement works at 31 Willoughby Road NW3 1RT

Dear John Diver

I am sending this e-mail as an objection to the above proposal. I write as a resident of Hampstead since 1963.

I am sorry to be unable to register this objection via the LBC website which must create extra work for you. I shall therefore be as brief as possible.

1 I understand that the site of the proposed works is within the Hampstead conservation area so that presumably the relevant constraints will apply.

2 The site adjoins the listed Victorian terrace of cottages known as Willow Cottages which are therefore in danger of being adversely affected by the proposed development.

3 The rear lower retaining boundary wall of Willow Cottages is also listed and therefore must be afforded the appropriate protection.

4 The proposed basement works will impact on the direction of the underground water courses in the area which could lead to water damage and flooding in the listed Willow Cottages. Other premises in the area could also be similarly harmed.

5        This water displacement would be bound to damage and weaken the not very robust foundations of Willow Cottages.

6        The proposed new reception room at 31 Willoughby Road will overlook several of the Willow Cottages thus reducing their privacy and damaging the quality of life of those residents.

7        The proposed development will greatly increase the size of 31 Willoughby Road to a scale surely inappropriate to its neighbourhood.

8        The scale of works required for the proposed development will cause severe traffic disruption, noise and air pollution for at least eighteen months in an already severely congested area.

9        Large lorries removing spoil from the site and other vehicles delivering materials are bound to interfere with existing traffic and pedestrian use. The site is on the route used by parents and children on the way to and from the numerous schools in the area. Their safety would be compromised by the increased volume of traffic envisaged for this development.

10       Past experience suggests the risk of increased crime to premises close to the site whilst work proceeds.

11       The plans submitted fail to indicate what is proposed for the rear listed boundary wall which I understand has already been severely damaged by the scheme applicant.

12       Children of Willow Cottages currently enjoy a safe play area at the rear of the cottages. This area also affords rear access to the Cottages. These arrangements will be dangerously affected by the basement excavation works.  
The application fails to address this problem.

I should be grateful if you would arrange for my objection to be taken into account when this application is considered.

Yours sincerely

Lawrence Mackintosh