



The Heath & Hampstead Society

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2017/1047/P

Address: 76 Fitzjohns Avenue NW3

Description: Basement

Case Officer: Laura Hazelton

Date: 22 March 2017

We object to this proposal, for the addition of a basement and light wells to this Locally Listed building, on these grounds:

1. Size/Bulk

The main part of this basement is beneath the footprint of the host house, but the two large light wells, front and back, enlarge the excavated area considerably.

The depth of the basement is also disproportionate to scale of the existing house. The applicants' sections show this graphically; a basement floor-to-ceiling height of 3 metres greatly exceeds that of the existing floors, without any justification. The overall excavation depth of about 3.6 metres (net of piling depths) exceeds the suggested maximum in Policy DP27 and Guidance Note CPG/4 .

2. Windows

The two giant new windows proposed for the side elevation facing No 74 are completely unacceptable. The neighbouring house is less than a metre from the boundary, and overlooking, noise and light pollution and general intrusion would occur on a grand scale. We doubt anyway that Building Regulations approval would easily be forthcoming (Spread of Fire).

3. BIA

No assessment of possible damage to adjoining properties, by Burland Scale or other means, is made. The statements in the BIA text that "further ground movement assessments" would be necessary are unsatisfactory.

The adjoining houses are no more than a metre from their respective boundaries, and would be potentially endangered.

Please refuse



From: Patricia Orwell [redacted]
Sent: 23 March 2017 11:56
To: Planning
Cc: Spinella, Gio
Subject: 2017/1047/P

I am writing to object strongly to this application to built a basement at 76 fitzjohns ave. This would be detrimental to all the neighbours and to all the schoolchildren who use the area.

It is clear from the application that the information provided onthe water table and possible disturbance is flawed.

In additionthe construction method statement doesnot comply with Camden's proposed policies.

Please reject this application

Patricia Orwell
Sent from my iPat