



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: 2016/1263/P

Address: 11 Fitzjohns Avenue NW3

Description: Basement

Case Officer: Gideon Whittingham

Date: 22 March 2017

We object strongly to this renewed application, for basement excavation and construction, at this Locally Listed building.

The new basement is proposed under a rear extension to the original house, which we query could ever have been given Planning permission. It not only extends 15 metres into the rear garden, but is of an inferior design with a low-pitched corrugated roof whose appearance is industrial; it is grossly out-of-character with the house (note: locally listed) and with our Conservation Area. We would be glad to receive your confirmation that it has been legally built.

The proposed basement would extend a further 5 metres beyond the existing excrescence, taking it 20 metres into the rear garden. This greatly exceeds the limits suggested in Policy DP27 and Guidance Note CPG/4, especially when the additional light wells are considered, and is greatly damaging to the garden, and to local green space generally.

We are also concerned that the excavation and construction process would be unacceptably intrusive to existing residents, both at No 11 and neighbouring premises.

This is another example of the “salami-slicing” tactic, where successive applications may appear insignificant, but which cumulatively add up to an unacceptable development. We deprecate this tactic, hope you see through it, and frustrate it.

Please refuse.