

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1047/P	Rob Earrey	Fitzjohn's Priamary School 86a Fitzjohn's Ave London NW3 6NP	30/03/2017 10:28:46	COMMNT	Fitzjohn's Primary School 86 A Fitzjohn's Avenue Hampstead London NW3 6NP

29 March 2017

FAO: Laura Hazelton, Case Officer  
Camden Council  
Planning Solutions Team

REF: Basement Planning Application 76 Fitzjohn's Avenue, London NW3 (Reg 2017/1047/P)

To whom it may concern,

I am writing to you in my capacity as Headteacher of Fitzjohn's Primary School regarding an application for a proposed basement excavation project at 76 Fitzjohn's Avenue (Reg 2017/1047/P). I am afraid that as Headteacher of a primary school located very close to the proposed project, I must object to the project going ahead for the reasons listed below:

- 1) Firstly, the environmental impact of the proposed basement could have a significant effect on the 238 children who attend our school. Disturbingly, the site investigation and basement impact assessment report indicate several issues:
  - a. There is an elevated concentration of lead in the soil at the locality which could be poisonous if disturbed;
  - b. The proposed basement may extend below the water table which could disrupt the local water supply;
  - c. As the site is set atop an aquifer (the saturated zone beneath the water table i.e. an underground layer of water permeable rock, gravel soil or silt from which groundwater can be extracted), the hydrogeological impact could be significant;
  - d. Structural damage from subsidence is possible to the road and public footway.
  - e. Additionally, as per Dr Michael de Freitas, Geologist and Professor Imperial College, has stated that the ground in Hampstead, especially near the Heath, is not as simple as most studies suggest. 'Many of the responses of the silts and clays in the ground are time-dependent because they occur in response to the decay of pore water pressure in the clay horizons of the Claygate Beds and in the London Clay itself. This means that the ground will continue to respond to basement development long after the basement work is complete'. This indicates that the residents and schools in the environ of 76 Fitzjohn's Avenue could be affected by the basement project long after the current owners of the property have sold the property and moved on.

- 3) Hampstead is a Conservation area and the proposed windows are not in keeping with the rest of the

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house and the neighbouring properties.

Most importantly, the site is in area of heavy pedestrian and motor traffic. There are 4 primary schools within a very short distance of the proposed site and as a consequence over 1000 school children will pass the site each day and feel the impact of the noise pollution, consequential dust and vibrations produced by heavy equipment such as excavators, heavy breakers, sizable trucks. The noise and vibrations are of particular concern to me as Headteacher at a school with a large number of autistic children. These disturbances have an outsized negative and unsettling impact on children with neurological issues.

Thank you for your consideration.

Sincerely,

Robert Earrey  
Headteacher Fitzjohn's Primary School

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2017/1047/P	Stephen Williams for and on behalf of Netherhall Neighbourhood Association	Little Hosse A 16A Maresfield Gardens London NW3 5SU	24/03/2017 17:42:50	OBJ	<p>Likelihood of Natural Watercourses below or directly next to No 76 Fitzjohn's Avenue</p> <p>76 Fitzjohn's Avenue is one of a group of 2 storey houses on the east side of the road where there is historic evidence of natural watercourses.</p> <p>The BIA report states "The earliest map studied, dated 1879, shows the site to be undeveloped in an area of fields with a track running along the eastern boundary of the site and two springs to be present nearby, located approximately 90m (elsewhere report states 80m) to the south and 150 m to the west of the site."</p> <p>This is highly misleading. "Shepherd's Well" which sits close by a few metres directly south of 76 Fitzjohn's Avenue at the junction of Fitzjohn's Avenue and Lyndhurst Road may not mark the exact location of the spring. The BIA Report, more importantly, does not refer to the name of the public pathway called the "Spring Path" which, on the east side, runs downhill in a north/south direction directly abutting and along the line of the rear of this and the neighbouring properties. "Shepherds Well" is recorded as the main source of the River Tyburn. The exact site of the spring is now lost beneath residences and its exact route is not known. The location of the "Spring Path" indicates that there is a strong likelihood that the spring ran very close to or possibly beneath the property and not 150 metres to the west. This is supported by the fact that the ground is categorised as Secondary 'A' Aquifer of the Claygate Member, which indicates it has permeable layers capable of supporting water supplies at a local level, but also possibly forming an important source of base flow to rivers. To imply a watercourse runs 90m (or 80m) south and 150m west from the site is based on highly speculative conjecture.</p> <p>The BIA report is therefore deeply flawed.</p> <p>It is proposed to construct a basement 3.5 m deep. This is likely to encounter and disturb natural watercourses causing ground water problems both on the property and to adjacent properties and land.</p> <p><b>Tunnel</b> The BIA does not fully address the impact of the underground Tunnel, which runs beneath the directly adjacent property on its northern side. The excavation and new basement foundations for 76 may adversely affect the stability of no 78.</p> <p><b>Size of Basement</b> The proposals show, in addition to a basement beneath the property, light wells at front and rear that will result in excessive excavation of the site. The new basement is unusually tall (generally greater than the ground and first floors) requiring an excessive and unacceptable depth of excavation, which will exceed the maximum permitted in Camden's Policy DP27 and Guidance Note CPG/4.</p> <p><b>Affect of Basement on Adjoining Properties</b> The NNA can find no reference in the BIA to the impact on the structures nor measures to prevent damage to the adjacent properties as a result of the excavation work and construction of the basement</p>

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					<p>with its new foundations. This property is on a sloping site and the BIA fails to provide full assessment of the impact of ground movement on the two adjacent properties which are each within a metre of the boundary.</p> <p>The Application to construct a basement should therefore be strongly opposed.</p> <p>Windows</p> <p>The proposals show two large side windows facing no 74 which is less than a metre from the boundary. This will result in overlooking and risk the spread of fire between properties.</p> <p>The Netherhall Neighbourhood Association strongly objects to the application.</p> <p>Stephen Williams For and on behalf of Netherhall Neighbourhood Association</p>
2017/1047/P	Harlan Zimmerman	26 Redington Road London NW3 7RB	28/03/2017 10:59:23	OBJ	<p>I walk by this property almost daily (M-F).</p> <p>I object to this planning application on the grounds that the basement proposal is egregious (in terms of size of the basement and effectively extending outside the footprint of the house, if one includes the lightwells at front and rear).</p> <p>Furthermore, the BIA is not fit for purpose, particularly considering the complicated location of the site (e.g. density of adjoining properties and the sloping terrain),</p> <p>It is also totally unacceptable to rely on "future work" to assess and address disturbance to other properties. This makes a mockery of the planning process.</p> <p>Please reject this application and suggest more work and less ambition on the part of the applicant.</p> <p>Thank you</p>
2017/1047/P	Gail Turel	12 Pattison Road	26/03/2017 20:47:01	COMMNT	<p>As a parent of children at Fitzjohns Primary school, I was very concerned to hear of this proposed development. The area is already very congested given how many schools there are, and there are already safety concerns for the children in terms of the heavy traffic and parking issues on Fitzjohns Avenue and the surrounding smaller streets. Substantial building works will inevitably mean greater traffic congestion both on Fitzjohns Avenue as well as the surrounding smaller streets, which will in turn increase the safety risk for the large numbers of children in the area.</p>
2017/1047/P	David Immanuel	13 Lyndhurst Terrace London NW37PE	29/03/2017 10:58:16	OBJ	<p>The construction of the basement may cause significant hydrogeological problems for the neighbours</p>

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2017/1047/P	David Immanuel	13 Lyndhurst Terrace London NW37PE	29/03/2017 10:58:15	OBJ	The construction of the basement may cause significant hydrogeological problems for the neighbours
2017/1047/P	David Immanuel	13 Lyndhurst Terrace London NW37PE	29/03/2017 10:58:14	OBJ	
2017/1047/P	David Immanuel	13 Lyndhurst Terrace London NW37PE	29/03/2017 10:58:13	OBJ	
2017/1047/P	David Immanuel	13 Lyndhurst Terrace London NW37PE	29/03/2017 10:58:11	OBJ	
2017/1047/P	David Immanuel	13 Lyndhurst Terrace London NW37PE	29/03/2017 10:58:01	OBJ	
2017/1047/P	David Immanuel	13 Lyndhurst Terrace London NW37PE	29/03/2017 10:57:47	OBJ	
2017/1047/P	Kit Mee Lim	Flat 9 Newmount 11 Lyndhurst Terrace London NW3 5QA	23/03/2017 13:07:34	OBJ	<p>I am concerned with a basement as:</p> <p>It will set a precedent for all the houses along the road to do so.</p> <p>It may cause an elevated concentration of lead in the soil that may be poisonous and with rain, particles can creep into the water table below. The site is located above an acquirer so the basement construction might affect the flow of water.</p> <p>The house is located on a very busy road, Fitzjohn's Avenue Road and also 5m from a public highway. Would a basement construction lead to subsidence or other repeated structural damage to the road and footpath?</p>
2017/1047/P	Ruth Steadman	Flat 10 55 Fitzjohns Avenue NW3 6PH NW3 6PH	31/03/2017 09:45:21	COMMNT	<p>Fitzjohns Avenue is quite unsuitable for a large basement excavation.</p> <ol style="list-style-type: none"> <li>1. The water table is high; the BIA states that the excavation will extend below the water table. Water monitoring was not satisfactorily done.</li> <li>2. The site is within 5m of a public highway and may lead to structural damage of the road and footway.</li> <li>3. Fitzjohns Avenue is very busy and often congested, and construction vehicles and machinery will considerably aggravate these problems.</li> <li>4. The site is very near 3 schools, Foltzjohns Primary, Devonshire House and St Antony's; there are already considerable parking problems at set down and pickup time, and these will be exacerbated. I therefore object to this proposal.</li> </ol>