

Dike, Darlene

From: Michael Nourse [REDACTED]
Sent: 17 August 2017 00:45
To: Thuaire, Charles; Smith, Kristina; Planning
Cc: Stark, Stephen (Councillor); [REDACTED]
Subject: RE: 2016/5613/P- Hillview, Vale of Health

Dear Ms Smith

Regarding your reply to the VOHS's request for calls for an independent review of certain aspects of Hillview's planning applications 2016/5631/P and 2017/4397/P etc and my own recent request (copied below) for at the very least a Basement Impact Assessment:

Hillview **is** creating a basement all be it not a deep one. By lowering all the existing ground floor they are going beneath the current **base** of the existing ground floor excavating out the earth and so creating a new **basement** or a new ground floor in the space created by digging down exactly as is done for a new basement. In this case as explained in my previous request, copied below, the potential consequences of excavating down however deep or indeed little could well be disastrous for the neighbours and so then the terrace as a whole, the problems/damage might not happen soon but, as is more likely, some years later when the people responsible may well be gone. A Basement Impact Assessment, at the very least, should be undertaken. Camden in this case should insist on a Basement Impact Assessment and leave it to the developers to prove it is not necessary by challenging the request in court. Camden should not be hoping for the best leaving us, if we do suffer damage to our homes, to sue the Council sometime in the future.

Kind regards

Michael Nourse and David Burnett

From: [REDACTED] **On Behalf Of** Michael Nourse
Sent: 21 July 2017 19:52
To: Thuaire, Charles; Smith, Kristina; 'planning@camden.gov.uk'
Cc: [REDACTED]
Subject: RE: 2016/5613/P- Hillview, Vale of Health

To Camden Planning

RE: 2016/5613/P- Hillview, Vale of Health

My house is directly next to Hillview.

Reading the method statements etc recently posted online by Camden which are very detailed it is clear that the demolition and re-build of Hillview entails works far more in excess of what was detailed earlier in the planning stage.

In addition to the **underpinning** on all 4 sides Hillview is also lowering (excavating ie into basement) the lower ground floor and putting in a lowered concrete slab over the whole area including the rear extension.

Because of the unique circumstances of The VOH's unstable ground type and with a strong constantly flowing stream running just under Hillview's ground floor, this has been seen through test holes by

Ellen Solomons Chair VOHS, and more streams flowing under the house particularly from under the hill opposite and down from the lake in the very large garden of Manor Cottage directly opposite Hillview there is a danger that interrupting the current conditions that have evolved over 138 years odd under the whole terrace as well as the change of water flows etc which will affect all the terrace on both sides of Hillview and under Hillview itself which could then result in all of the terrace becoming unstable and subsiding and cracking and basements developing damp or worse from diverted water a FULL Basement Impact Assessment should be carried out. We also have no idea what impact The Garden Houses' very deep excavations happening so close to Hillview's will have on everything.

Some statements from Hillview reports recently posted online by yourselves:

3.3to underpin the entire property down to suitable natural ground. [We know our 'suitable natural ground' is very deep, deep enough to cause similar problems that a basement would cause.]

and will have no adverse effect on adjoining properties. [That is not our opinion. A FULL basement impact assessment should be done.]

We have carried out underpinning and construction of substantial basements within terraces throughout London over the years, without detriment to adjoining properties. [But our ground is substantially different to other terraces ground and there are also many new basements that have caused enormous harm to terraces.... Neighbours having to move out sometimes for years etc.]

Please do all you can to protect our properties and ask Hillview's developers for a Basement Impact Assessment.

I believe that the City of London's Hampstead Heath Managers would also like to see a Basement Impact Assessment. "From our perspective it is critical to understand the impact of these developments on both the Pond and the wider Heath." ('developments' of Hillview and The Garden House) as would The VOHS.

Kind regards

Michael Nourse and David Burnett
Faircroft VOH.

Dike, Darlene

From: Stark, Stephen (Councillor)
Sent: 17 August 2017 15:24
To: Michael Nourse; Thuaire, Charles; Smith, Kristina; Planning
Cc: [REDACTED]
Subject: RE: 2016/5613/P- Hillview, Vale of Health

Dear All

My understanding is that a new basement is not permitted to be built under an existing basement as exists here, Clause A5(g).

I don't think this would prevent underpinning of an existing foundation for structural reasons. However underpinning could in my view alter ground water flow which could be detrimental to the neighbouring properties. I would therefore agree that a detailed BIA and /or detailed soil investigation should be carried out to evaluate this risk and how it should be dealt with.

Underpinning should not be carried out as a backdoor route for the construction of a basement.

I hope that this helps.

Best

Stephen

Best

Stephen

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On Thu, Aug 17, 2017 at 12:45 AM +0100, "Michael Nourse" [REDACTED] wrote:

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