

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4326/P	Jeff Dexter	57 Achilles Road	06/09/2017 15:51:44	OBJ	Ms Kristina Smith Planning Officer Planning Solutions Team London Borough of Camden

5 September 2017

Dear Ms Smith,

Re: Planning Application 2017/4326/P – 63 Hillfield Road LONDON NW6 1QB:  
Erection of new two-storey (plus basement) building fronting Achilles Road

Since my home at 57 Achilles Road is my sanctuary, this application is a most unwelcome invasive attack, a threat to my health and well-being.

The owners of 63 do not live at 63. That house is not their home. They live two doors away at 67 and their application is just another greedy "garden grab" for profit. How can this happen? Gardens are protected by Camden policy.

Why should my tranquillity be ruined by the noise, dirt, and dust of a new construction just yards away from my bedroom, living room and kitchen doors?

My house at 57 shares boundaries with six separate properties with Hillfield Road, plus another on Achilles Road. I've had problematic incidents created by five of those properties in the 32 years since my wife and I purchased 57 as a home.

In order to acquire the property we had to make an offer way above the market value at the time. The reason was the unique setting, with an asset of green open space and virtually complete privacy that has been managed carefully with unique gardening skills.

At the time of purchase we learned from our structural surveyor that the building had certain issues with the surrounding soil. Being the end of the terrace, we were told that the house will be at the mercy of thermal movement - not subsidence as such - and the ground below will be wet most of the time.

The surveyor said, "Not to worry, the building has moved south west just few millimetres in over a hundred years, so if cared for it'll outlast us for another century"

A charming neighbour on Achilles Road had worked with the District Surveyors offices for the Metropolitan Borough of Hampstead. He explained the history of the road's construction and the reason for the gap in the terrace between 57 and 59: the main soil was too unstable to be built on because two river tributaries flow beneath it.

We still live with that problem. My flank wall is always damp, while the small basement, even with the supposedly substantial concrete bolsters of underpinning, there's still

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movement and damp from all directions. The basement has flooded seriously twice, and three times with just minor trickles. There are two pumps. One very large internal pump works with the tanking, while an external pump takes away the external rising water which breaks through the concrete just below the basement door.

Added to the situation of wetlands, we've had many issues with trees, either overgrown or changes when tress have been lopped, In fact the garden at 65 at one time had even substantial trees. One was removed when became diseased and the actual roots of that went underneath my house foundations. Once that was dealt with there was an improvement but the ground still moved.

Three years ago, the owners of number 65 had a request from me about two overgrown trees which were creating even more damage on my side of the boundary. I politely asked if they'd consider removing them, which they kindly did. But, at the same time, they removed another three substantial trees within the garden, which were no threat at all, and rather looked rather splendid, so there's been a great deal of arborial loss over the years.

More or less the same situation has occurred with other neighbours' gardens. In fact 3 years ago, I lost all the substantial bay trees, and all plants in that flowerbed due to the incorrect way of removing Japanese knotweed from next door's (55 Achilles Rd) garden. My beautiful garden that we had created over many years suffered a great loss. Another incident occurred, also about 3 years ago, with the owners of 67 Hillfield Rd, who had a different kind of growth infestation. The owners dealt with their problem using a chemical treatment, with killed off most of my flowerbed, including a 25 year old jasmine bush.

Also, the owners of 69 Hillfield Rd, decided to level their garden, which at one point was the same level as my garden. They removed 2 feet of soil up to the edge of the fence in my property to level their own. In the process, without using any soil retention techniques whatsoever, the soil washed away from my side of the garden, which contained a pond I'd built 25 years ago.

The rear part of the garden at 63 Hillfield Rd has been left unkempt for several years and the overgrowth has broken down the fencing, particularly the trellis work and in the process, has pushed out the gravel boards at the base of the fencing. When I made efforts to have it repaired, I discovered it had become a byway for hedgehogs, so naturally I didn't have the heart to block them off. Since May 2017 when dep core soil samples were taken from the same garden (63) using heaving pile-driving equipment, I haven't seen a single hedgehog.

It appears to me and many of us that, the entire process of planning applications these days is weighted far more in the interest of developers than it is to residents. That includes the current notification process which is really not fit for purpose. It is anti-social and unjust, considering it's our properties that could be under threat without anybody being made aware of it. The fact that you no longer write to us to inform us of such development proposals is an insulting and inconsiderate policy. In particular, the fact that local residents have only been given from 10th August until 6th September, at peak holiday time, to

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>comment, your timing is even more inconsiderate. Even to this day, neighbours are just becoming aware of this unnecessary and discourteous development.</p> <p>See key points and observations listed below.</p> <p>Jeff Dexter 57 Achilles Road London NW6 1DZ</p> <p>1) Overdevelopment There are serious concerns that what is being proposed would amount to unacceptably high-density of living units.</p> <p>Should the proposal be accepted, what would once have been a single dwelling and garden would be replaced by six living units.</p> <p>According to guidelines set out by the GLA and contained within the 'Housing Supplementary Planning Guidance', minimum standards of outside space should be as follows:</p> <p>Standard 26 - A minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.</p> <p>Standard 27 - The minimum depth and width for all balconies and other private external spaces should be 1500mm.</p> <p>Source: <a href="https://www.london.gov.uk/sites/default/files/housing_spg_revised.pdf">https://www.london.gov.uk/sites/default/files/housing_spg_revised.pdf</a></p> <p>Flats 2 and 3 have no outside space, while flat 1 would appear to be under the 7 sqm required for a four person dwelling.</p> <p>Adding extra living units would only compound the issue and lead to a situation of very high density living units, which would be completely out of character with the local development.</p> <p>2) Inaccuracies of the planning presentation There are a number of inaccuracies in Vorbild's Planning Presentation that are of major concern.</p> <p>Firstly, the 'Site Location and Characteristics' section on page 6 states: 'The site borders Nos 61 and 65 Hillfield Road on the southern end, and 59 Achilles Road on the northern side. On the western side, it borders the garden belonging to No 65 Hillfield Road, and on the east the windowless side elevation of No 57 Achilles Road</p> <p>This is inaccurate – the side elevation of No 57 has windows on the first and second floors</p>

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					<p>1 and 2 of the 'Scale and Appearance' section, on pages 13 and 14 show completely different designs, making it hard to ascertain precisely what the impact of the proposed design.</p> <p>3) Potential damage to surrounding property from the extensive digging planned</p> <p>4) Increased pressure on local parking, which is already overcapacity</p> <p>5) The digging out of basements on Achilles road could start a precedence for future works</p> <p>6) Concerns that such a construction will very likely disturb the delicate water table under the surface of that end of Achilles Road</p> <p>7) Achilles Road already suffers from very poor drains and drainage, and such construction can only potentially further damage this infrastructure.</p> <p>8) The removal of trees and green space The Arboreal report identifies a number of trees for removal – this, and the fact the proposed landscaping works are predominantly hard landscaping, means that there would be significant loss of trees and outlook to the properties and streets that overlook the development.</p> <p>9) Appearance The appearance of the development facing Achilles Road would have a detrimental effect on the locality. The relationship between the front elevation of the new building shown in views 1 and 2 of the 'Scale and Appearance' section on pages 13 and 14 of the Vorbild Planning Presentation and its neighbour is poor – the scale and arrangement of the windows are completely out of keeping with the surrounding buildings.</p>

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2017/4326/P	Robert Johnson	Flat 3, 59 Achilles Rd	06/09/2017 22:47:56	OBJ	<p>Having just moved into 59 Achilles road I was quite upset to find I had to immediately object to this development.</p> <p>A smaller development was rejected under 2017/1633/P which the community was greatly pleased about. It would be upsetting for this to then come through with all the previous arguments still valid.</p> <p>The properties surrounding the development undoubtedly be affected, not only in terms of quiet enjoyment, but also in valuation and impact for things such as parking on an already crowded street.</p> <p>Not only that but the property suggested is not keeping in trend with other properties on the road in style, and also risks structural threat to other properties.</p> <p>Finally, as a pesronal resident of 59 Achilles road directly next door, having a property built here (against a detached house) will obviously devalue this property, and impact my daily living.</p> <p>For these reasons, and more as community members suggest, this plan should not be approved.</p>

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2017/4326/P	Ian Ronayne & Cecilia Yee	3 Achilles Road London NW6 1DZ	04/09/2017 15:23:34	OBJ	<p>As residents of Achilles Road, we strongly object to the proposed development.</p> <ol style="list-style-type: none"> <li>1. Risk of further subsidence: We are strongly opposed to any basement excavations on Achilles Road as it would have a massive detrimental effect to the ground stability and cause damage to neighbouring properties which already have evidence of subsidence. In the July 2008 planning application of the adjoining No.61 Hillfield property to extend and convert 3 apts into 4 apts, the existing building had to be knocked down and rebuilt as advised by the structural engineer. The rear extension was “severely cracked” which would have been due to subsidence. No.57 Achilles Rd, adjacent to the site, also suffers from significant subsidence and would be further damaged as a result of any major building works. Subsidence has also already had an impact on escalating insurance premiums for Achilles households as a result of building works directly on their own properties or even those of neighbouring works.</li> <li>2. Flooding risk: Houses on Achilles Road who already have large cellars or basements (put in decades earlier) have continuously experienced terrible flooding as a result of the poor drainage system and local topography. The proposed building development not only increases the risk of erosion by altering soil stability and water run-off patterns, but also increases sediment run-off during construction. This is in an area already identified by Camden Council as a “Critical Drainage Area” as well as listing Achilles Road as one of the “Streets at risk of surface water flooding”. Thames Water has had to deal with multiple pipe leaks and resurfacing the road at least several times over the last year alone.</li> <li>3. Overdevelopment of the area, and in particular on that corner site: The current owners have already extended and increased capacity of their 4-apartment building at No.61, so to further increase capacity by adding 4 more residential units to an already built-up area will put greater strain on the already over-stretched parking, congestion, and local services in the area.</li> <li>4. Loss of green space: The proposed development will significantly affect the natural biodiversity of the green space by removing soils, plants and trees. The Council’s guidelines for protecting invaluable green space was the reason for implementing policies and guidelines for garden developments: “(I)n order to protect the Area’s green/open spaces, the development of new dwellings in private gardens should be avoided.” This development threatens to detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area. From the frontage on Achilles Road, where currently residents see lush greenery and green foliage, we could be looking at a modern 2-storey block with oversized windows that do not fit in with the character of all of the other Victorian terraced houses on Achilles Road. As stated in the Camden Planning Guidance ‘Design’ (CPG1, 6.31) “Planning permission is unlikely to be granted for development whether in the form of extensions, conservatories, garden studios, basements or new development which significantly erode the character of existing garden spaces and their function in providing wildlife habitat”.</li> </ol>

We urge the Council to refuse this application for all of the above reasons and also very

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					<p>importantly, to not set a precedent for basement excavations on this already fragile road.</p> <p>Sincerely,</p> <p>Ian Ronayne &amp; Cecilia Yee</p>
2017/4326/P	Janet Pedder	49 Achilles Road West Hampstead London NW6 1DZ	31/08/2017 15:30:12	COMMEM PER	<p>This project will greatly diminish the garden and mature shrubs and trees will be removed. As Camden says in its Biodiversity Plan 2013 -18 "our green spaces absorb rainfall, preventing local flooding...our trees clean pollution from the air and keep us cool when temperatures rise; and insects such as bees and butterflies pollinate flowers and support local food growing. The plan aims to support and improve these services through land management, the planning process and bespoke projects."</p> <p>Our wildlife nationally is under threat, birds, insects and plants. London has a severe air pollution problem and Achilles Road has a history of problems with flooding. The RHS , Natural England, Dept for the Environment, London Wildlife Trust all highlight the vital role that domestic gardens play in making our cities somewhere we want to live and they support the need to protect existing gardens and ensure their provision in urban expansion. This project is simply about squeezing in as many living spaces into a garden as possible for profit. And I am sure that they will not be affordable housing. This development destroys an urban green lung and cannot be morally correct, reflect current thinking on urban gardens or be in line with Camden's own Bio diversity policy.</p>

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2017/4326/P	Daniele Molteni	55 Achilles Road NW6 1DZ	31/08/2017 20:33:02	OBJ	<p>We wish to make you aware of a number of strong objections that we have with regard to the proposed erection of new two storey (plus basement) building fronting Achilles Road, application number referenced above.</p> <p>As close neighbours to the site of the proposed development, we are of the view that the proposed development is in breach of a number of policies, particularly the policies outlined in the Fortune Green and West Hampstead Neighbourhood Plan, and it will have a serious impact on our standard of living, on the environment and on the residents of Achilles Road, Agamemnon Road and Hillfield Road. Our specific objections are as follows.</p> <p><b>**Non-compliance with garden developments policies **</b></p> <p>Per policy A12, in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. Therefore, the erection of a new two storey (plus basement) building in the private garden currently fronting Achilles Road is in direct breach of the neighbourhood policy. There is no way around it. The removal of trees and green space is already depleting our urban green lungs.</p> <p>Also, per policy G1, "The NPPF states as a core planning principle (17) that planning should contribute to conserving and enhancing the natural environment and reducing pollution. It also states that "allocations of land for development should prefer land of lesser environmental value". Erecting a new building on top of a private garden is a direct violation of policy.</p> <p>Also, quoting policy G12, "The London Plan (7.64) says "trees play an invaluable role in terms of the natural environment, air quality, adapting to and mitigating climate change and contributing to the quality and character of London's environment". The Mayor wants to see "an increase in tree cover with an additional two million trees by 2025". The CCS (Policy 15) commits the Council to "protecting trees and promoting the provision of new trees and vegetation, including additional street trees". Its Tree Strategy (CCS 15.22) "aims to retain trees and provide new trees on Council land" and says "we will resist the loss of trees and groups of trees wherever possible". Trees - both on public and private land - make a hugely valued contribution to the character of the Area, and are widely appreciated and enjoyed by those living and working in the Area". Also, per policy G12, "the loss and removal of trees should be avoided unless in exceptional circumstances". Planning Application 2017/4326/P does not provide ground for any exceptional circumstance that may allow the destruction of trees and garden area for the sole purpose of erecting a new building.</p> <p><b>** Environmental and stability concerns**</b></p> <p>Achilles Road already suffers from very poor drains and drainage, and frequent flooding. We have legitimate concerns that such a construction will very likely disturb the delicate water table under the surface of that end of Achilles Road, that has already caused frequent problems to at least 55 Achilles Road and to 57 Achilles Road, in the form of flooding. A new building can only potentially further damage the infrastructure and the nearby buildings already affected by the water table, as well as cause pollution of the underlying waters.</p> <p><b>** Loss of privacy and overlooking **</b></p> <p>The proposed site of development is such that the primary amenity area of our garden</p>



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					<p>would be severely overlooked from the new development, resulting in a serious invasion of our privacy. We believe that the proposed development is a direct contravention of Policy 6.3 ("Protecting amenity is a key part of successfully managing Camden's growth and ensuring its benefits are properly harnessed") and 6.4 ("A development's impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. These issues can affect the amenity of existing and future occupiers") of the Camden Local Plan. The proposed development does not afford adequate privacy for the occupants of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities.</p> <p><b>** Traffic, congestion and strain on parking and local services **</b></p> <p>Achilles Road, Agamemnon Road and Hillfield Road already suffer from severe strain on parking and local services which are beyond breaking point. More residences will put even more strain on the area. Frequently car jams occur in narrow Achilles Road, and multiple cars are forced to back up for the entire length of the road. I believe that a new building would violate policy D10 ("As a busy urban area, a number of roads in the Area suffer from congestion"), CSS 11.21 ("The demand for movement, deliveries and car parking on Camden's roads already exceeds the space available, meaning that effective management of Camden's road network is essential. The Council will seek to ensure that new development does not cause harm to Camden's road hierarchy, or to the ability of the Council to manage the road network") and 11.25 ("the Council will also seek to ensure that the impact of construction traffic and the servicing of future developments are kept to a minimum").</p> <p><b>** Basement developments **</b></p> <p>We believe the digging out of any basements is not appropriate on Achilles Road and could start a precedence for future works. Per policy A14 and per Camden Planning Guidance CPG4, "the council will only permit basement and underground developments that do not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability". In the case of Planning Application 2017/4326/P, the water table under the surface of that end of Achilles Road poses an immediate and permanent obstacle to a new building in the first place, and especially to a basement.</p> <p>We would be grateful if the council would take our objections into consideration when deciding this application. We also wish to stress that this planning application should have been given a longer time for residents to respond, while the notifications have been posted at a time when a majority of residents that would possibly be interested and affected by these works are on vacation and are only just becoming aware of the possible impact. Local Councillors that represent us were also away in August. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.</p>

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2017/4326/P	Jessica Ryde	59 Achilles Road West Hampstead nw61dz nw61dz	06/09/2017 23:03:37	OBJ	<p>Absolutely object to this unneighbourly application - given 2017/1633/P was refused for a smaller development, it is unthinkable that this plan be allowed to go ahead.</p> <p>It should not be allowed to be built up to detached house (59) without permission and compensation of the owners.</p> <p>The new design is not be in the spirit of Achilles road terraced houses / conversions and will devalue the surrounding property.</p> <p>The potential structural threat to surrounding buildings is great.</p> <p>The street is already crowded and there will be a further constraint on parking.</p> <p>Also, considering the owners already own 2 other adjoining properties on Hillfield road through their company <a href="http://www.bizdb.co.uk/company/61-hillfield-road-limited-06591976/">http://www.bizdb.co.uk/company/61-hillfield-road-limited-06591976/</a> and the size of the planned buildings / flat numbers I would want confirmation that they are not going to rent this out as short term holiday lets, as this negatively impacts the area, with extra traffic, unknown faces and people not invested in the area as well as meaning the building doesn't contribute to building the local community - a community Achilles is very proud of.</p>

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2017/4326/P	Marianne Jones	27 Achilles Road West hampstead London NW6 1DZ	03/09/2017 16:28:50	OBJLETT ER	27 Achilles Road West Hampstead London NW6 1DZ

Dear Sir/Madam

Re: Objection: Planning Application 2017/4326/P: 63 Hillfield Road London NW6 1QB

As a current resident of Achilles Road (27 years), and a former resident of Hillfield Road (7 years) I object to the above planning application for the New Residential Development fronting on to Achilles Road, and the proposed 63 Hillfield Road Residential Conversion with Extension, on the following grounds:

1. Causing Harm to our Natural Environment and Local Amenity

I object to the New Build Development in the private garden of 63 Hillfield Road which fronts Achilles Road, as the trees and large shrubs there are part of the block of gardens enclosed by Achilles Road and Fortune Green that provide a valuable safe habitat for our wildlife and a green lung in our neighbourhood.

We lack green space in West Hampstead, especially since the development of the Gondar Garden Reservoir was approved. Developments that nibble away at the green space of private gardens cause the destruction of mature trees, reducing our air quality and our quality of life.

The 'space/gap' between 57 and 59 Achilles Road in which the New Build Development is proposed is not nearly as large as it appears in the misleading photographs in the Architects document. The shot on page 5 of the Application Brochure makes it look like a massive space in a curved road, whereas our road is short and straight. The gap between house 57 and 59 small and mostly owned by number 57, not by the developers, so the developers are unable to build a house in keeping with the houses in the rest of Achilles Road.

The 'space/gap' for the building would be created by cutting down mature trees. This is against The London Plan for protecting our natural environment. Camden has a specific policy against cutting down trees and building new developments in the private gardens.

2. Increase in Flood Risk for Neighbours Properties

The basement excavation required for the new development will harm both the built and natural environment by causing increased flooding. I live in one of the few properties in Achilles Road with a large cellar, and this has regularly flooded. I currently have repairs underway to sort out the most recent of the three floods I have had in the last eighteen months. The floods happens each time we have torrential rain, in spite of the cellar being fully tanked and not as deep as the proposed basement for the New Residential Development.

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My neighbour at number 57 (immediately next door to the proposed new residential development) has a basement and has had flooding even worse than mine over the years. Flooding is a very real issue in Achilles Road, so basements are a very bad idea. Neighbours without basements do not have floods.

We are affected by the action of underground rivers and springs in our immediate vicinity, the height of the water table is high, our old Victorian sewers have cracked and moved out of line due to the heavy clay soil, and Thames Water drains in our road are in poor repair. My sewer pipes at number 27, and several of my neighbours pipes, have had to be sleeved or replaced due to damage from ground movement. Thames Water pipes have burst in our road at least 3 times this year.

The hard surfacing/concreting over formerly green areas in gardens and drives means rain water cannot spread evenly and soak away naturally, but run-off gets concentrated into torrents which cause flooding.

Our local topography adds to the problem. The sloping land carries water down from the north section of Agamemnon Road, down Ulysses, through Achilles and on to Hillfield, results in our over burdened storm gullies overflowing. Water from torrential rain will run into basements or be diverted around a new development, in which case it will cause damage at neighbouring properties. The new residential development fronting onto Achilles Road will exacerbate the likelihood of neighbours getting flooded.

### 3. Increased Subsidence Risk from Increased Ground Instability for Neighbouring Properties in Achilles and Hillfield Road

The basement excavation required for the new development will harm our built environment, increasing ground instability in our already high risk area. Achilles Road and Hillfield Road are both high risk areas for subsidence as defined by buildings insurers. Several houses in Achilles Road have had to have expensive work carried out due to damage from subsidence. My house has had remedial work for subsidence and my immediate neighbours are currently dealing with subsidence. The New Build fronting onto Achilles Road will upset the balance of the clay subsoil and create a hard spot, which will impact on the stability of the neighbouring properties foundations. I therefore object to the creation of a New Build fronting on to Achilles Road as it will increase the risk of subsidence and ground movement for my neighbours, which will impact our insurance premiums.

When I lived in Hillfield Road in 1988, builders bought the adjoining terraced property, dug out a basement and caused massive subsidence. The whole terrace is on a slope and destabilised, and my husband and I and our baby were given 5 minutes to get out. The house had a dangerous structure notice served by Camden's Structural Surveyor. It took 2 years to be rebuilt and habitable. I totally object to any enlargement at basement level for number 63 Hillfield Road, as the slope of the road means risk of damage to neighbours is unacceptably high.

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In summary, I object completely to the proposed New Build Development in the garden of 63 Hillfield Road and fronting Achilles Road, and to the basement development aspect of the 63 Hillfield Road plan.

Finally, I hope that the Council will take in to account the extremely strong community we have in Achilles Road, many of whom spend hours volunteering in local groups to improve our area (for example Friends of Fortune Green, who keep the Green beautiful for all to enjoy). We are united in our desire to maintain the integrity of our local architecture, and to protect what little green space we have around us. We do not want this kind of development of private gardens, when we also have tower blocks and high-density developments on our other local green spaces.

Thank you for your consideration.

Yours sincerely

Marianne Jones  
Resident  
27 Achilles Road

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2017/4326/P	nick jackson	42 Sarre Road NW2 3SL	04/09/2017 20:10:40	OBJ	Planning Application 2017/4326/P 63 Hillfield Road NW6

From the Fortune Green and West Hampstead Neighbourhood Development Forum  
We have reviewed this application and find that it falls short of the principles and policies of the Neighbourhood Plan and on that basis we object to this proposal

Specific areas of concern are:

The loss of private green space:

The development involves building or paving over the entire garden of 63 Hillfield Road, and will cut off access (green corridor) for wild life from the remainder of the gardens behind Hillfield Road. The paving is also hardly compatible with SUDS. The NDP specifically states that in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided

The extent of the basement development:

The proposed retro-fit basement within 63 Hillfield Road Terrace will involve substantially deeper excavation, and extension of the footprint of the existing cellar for lightwells. We believe the risk to the adjacent houses is substantial.

The excavation for the new build basement flat adjacent to 59 Achilles Road, is large and deep and raise similar concerns of risk to adjacent properties. We foresee substantial disruption for a long period during excavation.

The density of the development:

The development proposes an additional four flats in addition to the two already in 63 Hillfield Road. This comprises 10-12 additional persons on a relatively small site in an already densely populated area.

The accommodation proposed in most cases only just or fails to meet the required minimum gross internal area. See table below.

Floor areas

Flat	Area m2	No.storeys	No. persons	Min gross int area
1	81.7	2	4	79
2	41.9	1	1	39
3	55.3	3	1	55 for 2 storey fail
C	70.0	2	3	70
A	73.5	1	3	61
B	80.0	2	5	93 fail

Quality of development:

The size of the units is of concern as above, as is the amount of daylight that is available to both the basement flats

Other:

We note that it is proposed that the whole development is intended to be car free. We require that LB Camden will implement and enforce this, should planning permission be given for this or a similar scheme

It is suggested that three flats will have wheelchair access but the access gate from Agamemnon Road, as designed, appears narrow and has a step at the entrance.

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					<p>Relevant Policies in the NDP</p> <p>A12. Infill developments: any replacement of a house or houses, or addition of a new house, within an existing terrace should be to the same scale as the terrace, including the roofline. It should be similar in form, materials and details. Replication of particular exterior details is strongly recommended where such details are consistent in streets. Houses should be set back from the pavement and match or fit the building lines of existing properties, with front garden areas remaining unpaved. The same principles should apply to vacant sites in streets where there is already a pattern of existing development.</p> <p>A13. Garden developments: in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. If any developments are approved, they should maintain a much lower profile than existing housing stock, usually one or two storeys. (Also see Policy 17).</p> <p>A14. Roof extensions and loft conversions: should fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building and should not block views.</p> <p>A15. Basement developments: there is concern in the Area about the increasing number of such developments. These concerns include the effect on the structural stability of adjacent properties; damage or loss to the character and biodiversity of gardens; the impact on sustainable drainage; and the impact on carbon emissions. Camden Planning Guidance (CPG4) states that the council will only permit basement and underground developments that do not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability. The NDP fully supports the requirement for full and rigorous Basement Impact Assessments before any such applications are considered. The Guidance cites West Hampstead, South Hampstead and Cricklewood as areas that have been identified as being subject to localised flooding from surface water due to local soil conditions and topography; it also cites a large number of streets in the Area that have been subject to surface water flooding in the past</p> <p>Policy 17</p> <p>Development shall protect and improve, where appropriate, existing green/open space. Development that increases the demand for recreation or amenity shall provide for new green/open space. This shall be achieved by, where appropriate:</p> <ol style="list-style-type: none"> <li>The protection of existing green/open space - from significant damage, or loss, through development.</li> <li>The appropriate provision (relative to the size of the development) of new green/open space, or contributing towards addressing the open space deficiencies in the Area as identified in the development plan.</li> <li>Appropriate contributions to the maintenance and enhancement of existing and new green/open space, where applicable.</li> <li>The offsetting of any loss of green/open space, ideally within the Area.</li> <li>The protection and appropriate provision of green corridors through existing and new streetscapes.</li> <li>The appropriate provision of new small green/open space - such as pocket parks and active green spaces (eg green walls and green roofs) - and their maintenance.</li> <li>The use of Sustainable Drainage Systems in all development, unless there are practical</li> </ol>

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					<p>or viability reasons for not doing so.</p> <p>viii. The appropriate provision of outdoor leisure facilities - such as playgrounds, gyms and recreational spaces - and their maintenance, where applicable.</p> <p>ix. Development that has a positive impact on the relationship between urban and natural features.</p>
2017/4326/P	Timothy Boole	43 Achilles Road West Hampstead NW6 1DZ	03/09/2017 22:40:49	OBJ	<p>I would like to lodge a strong objection against the proposed development at 63 Hillfield Road (Ref: 2017/4326/P).</p> <p>The development proposed is inappropriate for the neighbourhood:</p> <ul style="list-style-type: none"> <li>- A modern 3 storey building would look out of keeping from the neighbouring buildings and detract from the character of the street.</li> <li>- The construction would impact the view from the rear of my property.</li> <li>- The construction of the proposed basement would pose serious risk to the construction soundness of neighbouring buildings. Given the age of the terraced houses on both Achilles Road and Hillfield Road there is serious risk of subsidence and cracks affecting a number of properties.</li> <li>- Drainage is already a concern for the area - a number of insurance companies refuse to provide buildings cover for this street and this construction will add further strain.</li> <li>- Achilles Road is a narrow roads and therefore unsuitable to support heavy goods traffic and excavation vehicles that will be necessary for the construction.</li> </ul>



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2017/4326/P	Mr Peter Beech	22 Achilles Road West Hampstead NW6 1EA NW6 1EA	02/09/2017 19:39:34	OBJEMPE R	<p>This application is totally inappropriate for this historic ward of NW London.</p> <p>Deep excavations (3m+) and/or the digging out of basements in existing, or adjacent to, existing Victorian terraced houses is not appropriate due to the very shallow foundations of buildings 130 years old. It will set a precedence for future works to also be approved.</p> <p>Achilles Road has very poor drains and surface drainage. The natural slope from NW to SE on Achilles Road leads to surface water run-off down the road towards Agamemnon Road and the localised flooding of any basement development is a real possibility. Thames Water's infrastructure has failed three times in the last 18 months in Achilles Road and needed extensive short-term repairs, and this construction can only potentially further damage this infrastructure.</p> <p>The appearance of this modern building is not in keeping with the existing Victorian terraced houses on Hillfield, Agamemnon or Achilles Roads.</p> <p>The increase from 2x residences to 6x is totally ridiculous and will put more strain on parking when existing residents struggle to park here anyway, despite paying for permits!</p> <p>The removal of trees and green space is totally against the local planning strategy agreed last year.</p> <p>I would refer you to Policy 2 in the Fortune Green &amp; West Hampstead NDP which states the requirements for Housing Design &amp; Character Design of new housing in the ward, most of which is being breached in this application. Were this application to be approved it makes a mockery of having such a document.</p> <p>This is one of the most brazen pieces of opportunistic development witnessed in this area to date.</p> <p>If anything it reinforces the views raised in the local NDP that the Fortune Green ward (and especially the so-called 'Greek Roads') should be designated a new 'Conservation Area' to stop such applications.</p>