

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
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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