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Subject: PLANNING APPLICATION NO. 2017/6069/P - 10A OAKHILL AVENUE LONDON NW3 7RE

RE: 10 A Oakhill Avenue, London NW3 7RE

Application Ref: 2014/1037/P

Associated Ref: 2013/3477/P

Associated Ref: 2013/6777/PRE

For the attention of Ms Seonaid Carr,

In reply to your letter dated 19 February 2014, I would like to object strongly the above planning application because of the following reasons:

1. The site stands on the Claygate Member – Clay, Slit and Sand. It is highly shrinkable type of clay hence it is subject to potential subsidence and movements. The proposed basement deep excavation with its generated earth movements and vibrations will no doubt affect the present harmonious earth balance of the territory. This change will affect on the foundation of our building located so close to the proposed project risking a substantial subsidence of our building (No 10).
2. The proposed basement deep excavation with its concrete building spread in the proposed layout of the new building (from boundary to boundary – which itself is wrong and has to be stopped - unlike ground floor layout which is 1 metre from boundaries on both sides) is a serious obstruction for the underground water levels or rivers directing the current towards adjacent buildings. Unfortunately our building No 10, is located in the lower position (street's general gradient) hence all obstructed current with its increased level will be forced towards No. 10. Again unfortunately my property is located in the lower part of the No. 10 building (Lower Ground); therefore our property and garden flooding will be inevitable.
3. Loss of sunlight and natural light due to the effects which will be created by the intense overlooking of No. 10 habitable rooms, considering the expansions of the existing layout in all directions. This would specially affect badly our kitchen and lounge natural light through the existing windows.
4. Breaching of privacy by proposed terraces and balconies and introducing of new noises caused by use of motor room, water tanks and swimming pools machinery and plant to our building and garden (No 10).

5. Taking a big portion of the back garden for the proposed extension (some 10 metres) hence eroding the green area and its conservation which is clearly in contradiction with the Camden Biodiversity and Green Policies.

6. Different architectural character of the proposed building compared with other buildings located in Oakhill Avenue in general, and with 2 neighbouring buildings (No 8 & No 10) in particular.

7. Destroying the valuable irreplaceable existing trees that must be uprooted for the proposed project and those located downstream of the natural underwater current that will be disrupted by the excavations. This will be in contradiction with the Camden Biodiversity and Green Policies.

8. The choice of building materials proposed for the windows, garage door, canopy and other specified small areas in contradiction with the traditional conservation area character associated to brick and timber windows materials.

9. The proposed 5 flats will add to the local traffic problems that in Hampstead Area have been always a subject for critics. Also it will add to the existing local schooling problems accordingly.

Considering the above points, please refuse.

Also, I wish to be notified of the committee date and the decision that is finally made for this application.

Thank you for your attention.

Yours faithfully

Igal Safit

Flat 4

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