

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6381/P	Todd Berman	3 Hampstead Hill Gardens London NW3 2PH	01/01/2018 18:43:59	OBJ	<p>This application should be definitively rejected. This is a Grade II Listed Building in a Conservation Area and this property has already suffered extensive additions, having been extended from 2 bedrooms to three; having a conservatory added; and having a two car garage added. The plan would transmogrify this property into a totally different house than its historic fabric which was why it was listed Grade II in the first place. The owners bought the property knowing it was protected and there is no need for them to create additional space (they are a couple with one child and the property already has three bedrooms -- having been extended already from two!). This plan would increase congestion in the area by creating a 5 bedroom home rather than the original two bedroom structure, a very clear measure of overdevelopment inconsistent with the objectives of the Council and area conservation groups. The proposed light well would create a klieg light effect at night, furthering the light pollution already suffered from the existing conservatory and illuminating neighbouring gardens and windows at night. Valuable greenery including trees and shrubs would be lost in a garden which has already been overdeveloped (with the two car garage having been built without planning permission and thereby substantially reducing the green space). The construction works would create a solid block in the ground which creates a substantial risk of diverting groundwater to neighbouring properties, causing subsidence, damp and potential flooding. The solid underground block structure of the basement would intensify the noise and vibrations already experienced from the existing Tube line, magnifying through echo resonance the noise from the Network Rail operations which would be only 15m away. The construction process would displace a huge amount of clay earth, creating a clear and recognised risk of heave and subsidence to the property itself as well as neighbours (as the application clearly states it would do). The scale of the displacement certainly creates a substantial risk to nearby buildings (mostly Grade II listed) and the garden walls surrounding the property, a number of which are extremely old and in places already frail. The construction process would destroy the peaceful enjoyment and amenity of the road and create an intolerable situation for neighbours, including myself as I am directly next door to the property and would as a matter of certainty experience property damage as a result of the building work. The extended loss of use of parking spaces for skips and builders trucks/vans would create horrible congestion in an already congested area and result in the loss of many parking spaces that are desperately needed by neighbours. This is a proposal which should be rejected out of hand and, if not, then the Council should readily expect a number of additional and immediate applications for similar basement extensions!</p>