

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6381/P	MR MASSIMO GIRANZANI	1C Hampstead Hill Gardens NW3 2PH NW3 2PH	09/01/2018 11:50:55	COMMIT	<p>My property is the adjacent house at 1, Hampstead Hill Gardens (Flat C) and I am the current director of the Freehold company. I am extremely worried about the proposal for at least three reasons:</p> <ol style="list-style-type: none"> 1. the house is exactly above a national rail tunnel and the distance is small enough that we can feel the train vibrations at night time. Apart the clear issue of excavating very close to a train tunnel! Has any study being conducted on the probable increased level of vibrations and the huge impact this will have on the quality of life of the neighbours? 2. The 1 Hampstead Hill Gardens is a beautiful grade II house in constant need of maintenance. Due to the age of the house and the slope on which it is erected, cracks on the interior walls and outside bricks are common. The proposal will hugely impact those issues (the basement report, from the applicants, is already anticipating them with a risk indicated at MODERATE. 3. The Hampstead Hill Gardens is a small road, quite narrow and packed with cars with resident permits. The disruption caused by the proposal will inevitably be massive. <p>Thank you for the consideration.</p> <p>Best Regards, Massimo Giranzani</p>
2017/6381/P	Janna Williams	Bowderbeck 4a Hampstead Hill Gardens NW3 2PL NW3 2PL	09/01/2018 17:19:06	COMNOT	<p>As a resident of Hampstead Hill Gardens, in a small house nearly opposite this development I am writing to object most strongly to this proposal. The property in this Grade II listed building has already been substantially extended and now permission is sought nearly to double the size. A substantial basement (beyond the building's footprint and to a depth of c12m) in the notorious heavy clay here is likely to create problems with water and cause 'heave', and be dangerously close to the Underground line. The building works will cause a huge amount of noise both during the excavation and building and make parking even more difficult, in this congested area. We already have the RFH new building, and HS2 and the Police station proposed, bringing more building works and more cars into this Conservation Area. Let us hope that Camden planning dept will say No to this property development, and show some consideration for the neighbourhood and the local residents.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6381/P	Miranda Li	Flat E 1 Hampstead Hill Gardens London NW3 2PH	07/01/2018 16:26:01	OBJ	<p>I am lodging this objection as I am significantly concerned about this proposal on the grounds that it presents substantial construction risk to my property which sits above the Studio House. The supporting documents indicate that there will be a medium, if not high, risk of heave and subsidence from the removal of tons of compacted soil and clay removal, owing to the shrinking and swelling of clays and heave of underlying soils. The application already anticipates that damage to the adjacent building will be moderate due to ground movement, and that there will be cracking in the building which will require patching by a mason. To this end, I believe I have already endured wall cracking which was exacerbated by recent drilling at 14 Rossllyn Hill so my walls are certainly susceptible. Furthermore, the supporting documents do not provide sufficient comfort on slope stability as it indicates that there are many outstanding actions to determine if unloading the london clay formation will affect neighbouring properties, and impact of excavation on stability of foundations to our property at 1 Hampstead Hill Gardens. In addition to construction risk, what concerns me are: 1) material risks of structural harm, flooding and damp because of the creation of the substrata water flow which will be redirected to surrounding properties; 2) the overdevelopment of a Grade II listed building in a conservation area which will turn the property into something very different to what it was designed to be and from what I purchased 5 years ago now, 3) the anticipated extensive and prolonged mechanical digging, dust and debris from the excavation works - to which I have also endured this for the past year from the works at 14 and 16 Rossllyn Hill; and 4) the risk that the works will magnify noise and vibration from the existing Tube line (the echo reverberation effect) which could substantially reduce the value of our properties at 1 Hampstead Hill Gardens as to date, any noise and vibration has been tolerable. I would respectfully request your consideration of my comments as I am gravely concerned about the above impacts of the proposed application. Many thanks and kind regards, Miranda</p>

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>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6381/P	Miranda Li	Flat E 1 Hampstead Hill Gardens London NW3 2PH	07/01/2018 16:25:45	OBJ	I am lodging this objection as I am significantly concerned about this proposal on the grounds that it presents substantial construction risk to my property which sits above the Studio House. The supporting documents indicate that there will be a medium, if not high, risk of heave and subsidence from the removal of tons of compacted soil and clay removal, owing to the shrinking and swelling of clays and heave of underlying soils. The application already anticipates that damage to the adjacent building will be moderate due to ground movement, and that there will be cracking in the building which will require patching by a mason. To this end, I believe I have already endured wall cracking which was exacerbated by recent drilling at 14 Rossllyn Hill so my walls are certainly susceptible. Furthermore, the supporting documents do not provide sufficient comfort on slope stability as it indicates that there are many outstanding actions to determine if unloading the london clay formation will affect neighbouring properties, and impact of excavation on stability of foundations to our property at 1 Hampstead Hill Gardens. In addition to construction risk, what concerns me are: 1) material risks of structural harm, flooding and damp because of the creation of the substrata water flow which will be redirected to surrounding properties; 2) the overdevelopment of a Grade II listed building in a conservation area which will turn the property into something very different to what it was designed to be and from what I purchased 5 years ago now, 3) the anticipated extensive and prolonged mechanical digging, dust and debris from the excavation works - to which I have also endured this for the past year from the works at 14 and 16 Rossllyn Hill; and 4) the risk that the works will magnify noise and vibration from the existing Tube line (the echo reverberation effect) which could substantially reduce the value of our properties at 1 Hampstead Hill Gardens as to date, any noise and vibration has been tolerable. I would respectfully request your consideration of my comments as I am gravely concerned about the above impacts of the proposed application. Many thanks and kind regards, Miranda

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6381P	laurence vallaeyes	15 hampstead hill gardens NW32PI NW32PH	10/01/2018 22:57:29	COMMENT	<p>We strongly object to the planned excavation and extension project at 1, Hampstead Hill Gardens.</p> <p>1) this is in a conservation area. The project is not meant to modify, update or improve the property. it is intended to almost double the size of the property in a conservation area, to increase its resale value.</p> <p>2) the risk to surrounding properties as described by the experts is 'moderate' in terms of subsidence, clay soil disruption and more importantly water damage/floods - not minimal, moderate! we already suffer from water dampness and water flooding at 13/15 Hampstead Hill Gardens which was looked into for us by Thames water and Thames Water attributed it to groundwater levels.</p> <p>3) the project will cause more noise, lorry activity, dirt, and disruption in a residential area - with the royal free development, the police station, the house further down hampstead hill gardens (237), our residential street is a CONSTANT building site . not to mention a number of parking spaces which will be lost.</p> <p>if this application goes ahead, it will totally demean the concept of 'conservation areas' . we all bought our properties here in Hampstead Hill Gardens knowing we would be limited in what we can/cannot do BECAUSE it is a conservation area and for many of us we chose the area because of it.</p> <p>we reject it in the strongest possible terms.</p> <p>Laurence Vallaeyes Irving Stone 15 hampstead hill gardens [REDACTED]</p>
2017/6381P	Joe Suddaby	6 hampstead hill gardens	09/01/2018 15:47:38	COMMENT	<p>I understand that the risk to land stability from this excavation is deemed "moderate". My property, which is nearby, has in the past been prone to movement so anything that increases the chance of a return of this movement would be highly unwelcome. Why would this be approved when a risk to surrounding properties would be engendered for the benefit of a single party in a development that I suspect is not necessary?</p>
2017/6381P	john joseph mbe	24 Roslyn Hill London NW3 1PD	16/01/2018 16:08:55	OBJ	<p>There are a number of underground streams beneath Roslyn Hill and surrounding area. WE are extremely concerned that any structure beneath long term existing foundations, will cause a blockage and direction change of the underground water flow, resulting in our and other properties subject to flooding. We have lived in our 300 year old listed property for 24 years, and so far we have not had any flooding. This proposed underground structure is both large in area and deep. Causing a serious concern.</p>