



∞ Objections to Planning Application 2017/6994/P
∞ **Site Address**47 Rudall Crescent LONDON NW3 1RR

There are several reasons why this application should be rejected.

1-This application is at the time of writing is an incomplete application as there is no Basement Impact Assessment ("BIA") let alone estimation of possible damage that the basement applied for may trigger to neighbouring properties. This breaches Policies 6.114... and especially Policy 6.123 that states Camden Local Plan (see pages 214 to 221):

"Applicants must therefore demonstrate in the Basement Impact Assessment that the basement scheme has a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'".

2- The MAP reference 246648-00, herewith enclosed, produced by Arup for the Redington Frogal Association clearly shows two wells are close proximity to 47 Rudall Crescent. Furthermore the property is located on a hilly part of Hampstead. There is therefore clear risk of underground water flows as well as ground movements and therefore according to both Camden policies and Guidance as well as the nascent Hampstead Neighbouring Forum, borehole measurements over several months of contrasting weather conditions must be conducted. No such borehole measurements have been conducted.

3- The proposed building extension into the garden will also deprive the next door house of natural light and hence violating national planning policies.

Please refuse this application.

Please inform me of the decision.

Regards

Oliver Froment
Chair of CRAAC

CRAAC, the Camden Residents' Association Action Committee consists of over 30 Resident Associations and related organizations, representing several thousand residents throughout most of the wards of Camden. We are apolitical and aim to protect the residents against unwarranted damages caused to neighbours as a result of aggressive and inconsiderate basement developments.



