

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2017/6951/L | Dr T. Theoharis | Flat 5 12 Rosslyn Hill NW3 1PH | 24/01/2018 09:38:39 | COMMNT | <p>I am one of the flat owners at Grade II listed building 12 Rosslyn Hill.</p> <p>I would like to raise my objection to this planned development for the following reasons:</p> <ol style="list-style-type: none">1. I am worried about land stability for our own building. The moderate risk to land stability (mentioned in 'Basement Impact Assessment') is of concern, given the proximity of the proposed building works and the fact that our building (dating back to the 1880s) has no modern foundations.2. The proposed extension represents a serious overdevelopment of a Grade II listed building in a conservation area. I believe that the original building at 1HHG has already been extended.3. The proposed building works would cause a great amount of disruption in an already burdened conservation area, given the size of the project and the proposed depth of digging. |

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| 2017/6951/L | Sarah Ruth Walton | 15 Hampstead Hill Gardens Flat B NW3 2PH | 25/01/2018 04:04:46 | OBJ | <p>I strongly object to this development because:</p> <p>1) the property concerned is a listed building, and this proposed basement development will completely change the internal nature and character of the house, thus destroying part of the country's architectural heritage.</p> <p>The unreasonably large size and scale of the proposed basement, which is almost equal to the area of the current footprint of the house, is totally out of proportion and out of keeping with the size of the original house</p> <p>Further the style of the proposed conservatory is completely out of keeping with the original architecture</p> <p>2) the enormous size and scale of the necessary excavations are likely to have a detrimental effect on the structure of surrounding properties through settlement or heave. The developer's own impact assessment report even acknowledges the likelihood of structural damage.</p> <p>3) The rail tunnel which is close by will also be at risk of damage</p> <p>4) the certain displacement of below ground water which will be diverted down the hill may cause damp or flooding to other houses</p> <p>5) the large scale of this development will cause immense local congestion, noise disturbance and pollution from lorries over a lengthy period of time, thus making a mockery of the fact that this is a conservation area.</p> <p>This would be in addition to the disruption resulting from the building works for the Pears Immunology Centre at the Royal Free Hospital</p> <p>6) Granting approval for this development would in my view create a dangerous precedent, as other owners in the road may then also apply for similarly large basements projects.</p> <p>Most houses in Hampstead Hill Gardens are very close together, so creating basements on the scale of the entire footprint is bound jeopardise the structure of any neighbouring property.</p> <p>Furthermore, the long term potentially serious consequences of excavating such large basements for several houses, over time, must be considered by the Council, as the aggregate impact of such developments could put the rest of the street at risk.</p> <p>Does not the Council have a duty of care to all property owners in the borough equally? Is there no obligation and responsibility to ensure that no proposal is approved which has any potential to cause damage to any other property?</p> |

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Yours sincerely

Sarah Ruth Walton
