
From: John Gaskin [REDACTED]
Sent: 13 March 2018 17:52
To: Planning
Cc: Lester, Robert
Subject: Flat 1, 44 goldhurst terrace

13th March 2018

Dear Mr Lester

Ref: Planning Application: 2017/6906/P

Flat 1, 44 Goldhurst Terrace, Hampstead, NW6 3HT

I object to the above planning application.

The main issue with any basement extension is the considerable noise and disruption that it will cause and this is no exception. The construction of the basement will have a huge impact upon our amenity and general quality of life. It will create noise, dirt and dust, and will undoubtedly cause parking issues during the construction. The basement will also add pressures on parking in the area as a larger house is likely to see more people using it.

Permission has already been granted for a single storey extension and rear ground floor level which has not been implemented. The combination of both developments will create overdevelopment of the house and increase the disturbance and build timeframe.

The basement has the potential to have a considerable impact upon the adjacent houses. A full structural survey has not been provided. Any requirement for piles will add to the noise and general impact upon surrounding residents. Given that there is a considerable risk of sinking from basements, full structural details should be required before planning permission could be permitted.

Surely the submitted assessment fails to show that the proposed basement excavation would not cause harm to the surrounding buildings and natural environment and this is contrary to policy A5 of the adopted Local Plan. At very least the Basement Impact Assessment should be independently assessed to ensure that it is a robust assessment of the proposals.

The property is located within the Conservation Area and therefore the South Hampstead Conservation Area Appraisal is relevant to the development proposals. In regard to basements the guidance is very clear, it states;

7.11 In recent years, South Hampstead Conservation Area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated light-wells at the front and rear of properties. Some of these (e.g. on Abdare Gardens) are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA.

7.12 Just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting. The Council will resist this type of development where it is considered to harm the character or appearance of the conservation area.

The report goes on to advise that;

12.14 In recent years, South Hampstead conservation area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated light-wells at the front and rear of properties. Some of these are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA.

Given the size of the basement, the draft 'Camden Planning Guidance Basements' guidance would also suggest that, due to its size, it could have "a greater impact on the water environment by reducing the area for water to runoff and soak away. Basement development that extends below garden space can also reduce the ability of that garden to support trees and other vegetation leading to poorer quality gardens, a loss in amenity".

Lastly, but importantly, the proposed development does not provide details of tree protection measures or ecology assessment. A Preliminary Ecological Assessment should be provided in order to evidence that there will be no impact upon any protected species.

The site is within the Conservation Area and this should be protected and enhanced, this proposal will not comply with this. Also as there is risk of harm to protected species, a further report assessing the impacts should be submitted and assessed.

In conclusion the development is unacceptable due to the severe impact upon neighbouring amenity through noise, dust and general disturbance. There is considerable risk that the development could cause sinking of neighbouring properties and therefore the Basement Impact Assessment needs to be independently verified by a professional.

Yours sincerely

Mrs Pat Gaskin

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