

From: Oliver Froment [REDACTED]
Sent: 31 May 2018 23:04
To: Tulloch, Rob [REDACTED]
Cc: Planning <Planning@camden.gov.uk>; [REDACTED]
Subject: Comments on Planning application 2015/4373/p 13 Kemplay road NW3 1TA

Objections to: **Planning Application - 2015/4373/P**
Site Address 13 Kemplay Road London NW3 1TA

The current application is still highly unsatisfactory and must be refused in its entirety once and for all.

. Deficient revised BIA:

-there is a report dated April 2016 by Campbell Reith and that was put on line on the 11th May 2016, that was highly critical on several accounts of the BIA. The applicant has submitted a revised BIA dated July 2016 that is inconsistent with the new Camden Policies as well as those of the Hampstead Neighbourhood Forum. For example it refers to allowable movement of Amber 5-10 mm and Red over 10mm which in all likelihood may induce cracks over 1mm in width hence breaching Burland scale 1.

Furthermore in paragraph 6.1 of the revised BIA it is stated "ground movements should remain typically within the range 2mm to 5mm following completion of the works provided that they are installed by a reputable and experience contractor". There is no demonstration that such ground movements are not likely to cause damages above Burland scale 1 either.

A number of HNF basement policies have not been complied with, neither have the required survey documents specified in the HNF been provided.

In the paragraph 6.2 of the same revised BIA, it is stated: "Trial excavations to the proposed basement depth could be carried out by the main contractor to confirm the depth of Made Ground and stability of the soil specifically at the locations of the excavations and to further investigate the presence of any groundwater inflows."

This is totally unsatisfactory and this should have been carried by now otherwise the application is based on assumptions that have not been verified whilst it was materially totally possible to do so.

This breaches policy 5.12 - a of the Hampstead Neighbourhood Forum ("HNF") that states that "soil sample, including those near boundaries must take to a depth below the footing of the proposed basement."

This application also breaches Policy 5.12 c of the Hampstead Neighbourhood Forum that states that "the assessment must show the location of the predicted impact and demonstrate that the methodology and supporting engineering calculations stand up to scrutiny."

It also does not comply with policy 5.12 d of the HNF that specifies: "an assessment of current ground and geology conditions, topography and groundwater levels. This should include details of the structure and foundations of the existing building and neighbouring properties."

On top of this it also breaches Policy BA2 of the HNF since no drawings have been provided that illustrate how the construction will overcome any potential harm to neighbouring properties, the water environment, ground conditions and stability, the character and amenity of the building or wider area, the significance of heritage assets"

It also violates Policy BA2-3 that states that: "3 -applicants must demonstrate that they are using the best available piling method to minimise damage to neighbouring properties".

.Violation of Heritage considerations and breaches of NPPF, Camden's policies, HNF's policies.

Despite numerous objections by residents e.g. on 4th December 2017 , 4th November 2017, the Heritage Impact Assessment of Andrew Derrick dated Dec 2017, the report of Hollins Planning dated Nov 2017, the applicant has still not submitted an adequate Heritage Assessment as is required under the NPPF as per paragraph 128.

The applicant has still not identified any public benefit as per paragraph 134. The application still breaches Camden's Core Strategy. It also breaches the HNF's Policies as the new proposed extension still encroaches on the front view.

Conclusion: Most of the previous objections have not been properly dealt with. Furthermore we now have the HNF policies that have been adopted by Camden and yet the applicant does not take them into account at all whilst breaching them right and left.

This application contrary to paragraph 187 of the NPPF, does not improve the economic, social and environmental conditions of the area.

Furthermore there has been no proper pre-consultations despite the government guidance strongly recommending so as well as Camden and the HNF.

This application has been outstanding for 2 years and 10 month, there have been copious and very well documented objections from residents on many counts, the applicant has been given many opportunities and on many occasions to address numerous objections which have not been addressed at all and furthermore the application continues to violate all sorts of Planning Policies at the NPPF, Camden and HNF level. This application must be refused once for and for all.

Please keep me informed.

Regards,

Oliver Froment

