

## CRASH VIEWS

From CRASH (The Combined Residents' Associations of South Hampstead)

This association wishes to object in the strongest possible terms to the proposed excavation for yet another basement in Goldhurst Terrace, this time at No 71. Residents of this street have had their lives blighted by continuous pollution, dust and noise during the non-stop such developments which have gone on here over the past four years and there is already a further application being considered by Camden Council for No 59.(Application 2018/0462/P). That application, if finally approved, will mean that there will then be five basements in a line of five adjacent terraced houses - i.e. No's 59, 61, 63, 65, 67. Now this latest application for the development at No 71 would leave just one undeveloped basement in a row of seven properties. In addition there have been three further recent basement developments almost immediately opposite the aforementioned properties, on the other side of the street. CRASH has warned on numerous occasions in the past of the disastrous cumulative effects of unlimited basement development in a any one street - a fact confirmed by Dr Michael de Freitas

Faculty of Engineering, Department of Civil and Environmental Engineering at Imperial College, London. (His articles on the subject of basements and their cumulative effects should be studied by all Town Planners and Council Structural Engineers!) There is already depressing evidence of existing water courses and underground springs having been diverted as a result of the huge amount of additional concrete injected into this immediate area for the necessary footings of these developments. This has had some disastrous effects for neighbouring properties where it is now not unusual for gardens to remain waterlogged for long periods - something that was not previously apparent. Camden Planning can surely no longer ignore the all-too-evident proofs of such occurrences or any longer fail to investigate thoroughly the cumulative effects of this number of basements in one short run of properties. The applicant in this latest application has shown no regard or consideration for his neighbours or the other tenants of a property at No 71, which is currently divided into flats. The fact that he, as an absentee landlord, will inflict severe hardship, inconvenience and distress on them during building works - while not having to endure it himself - as well as blighting their lives, health and well-being, has been given absolutely no consideration. Nor has he attempted to ameliorate, in any way, the problems for the other residents which will inevitably result from these works, should they go ahead.

CRASH respectfully asks Camden to refuse this application.

Peter Symonds

Chair

CRASH

Warmest,

Natalie