

Application No: 2018/1610/P
Consultees Name: Natalie Spitzer
Received: 09/07/2018 14:20:10
Comment: OBJ

Response:
Dear Robert Lester,
Re: 2018/1610/P

[REDACTED] object to the current planning application for a basement located at flat 1, 71 Goldhurst Terrace. This letter addresses 9 key reasons why this basement application should be refused.

Reason 1: BIA

The house was previously underpinned due to subsidence; this is not reflected in the BIA. Determination for state of structural integrity of property is based on an external visual examination, there has been no access to flat 2 & 3 of the building. This fails to adequately demonstrate that the proposal will not adversely affect the structural stability of the building.

Method statement provides no mention of the potential impact to flat 2 & 3 of the building (structural damage, noise, vibration etc).

Due to the potential for flooding in Goldhurst Terrace, bedrooms are not allowed on the lower ground floor in a flood zone area.

The basement extends beyond the footprint of the building.

BIA discusses minimising risks to the building rather than eliminating them. This may be appropriate when referring to a single dwelling building this is not sufficient for a multi occupancy building.

During renovations at No. 69 internal damage was caused at No.71, raising concerns for larger scale projects such as the proposed basement.

Reason 2: Multi-occupant property

Previous consents have been for single family dwellings not multi occupancy buildings. As a multi occupancy building, other occupants of the building (Flat 2 & 3) will remain living on site during the excavation and development period, which raises concerns for the safety and well being of the occupants.

Reason 3: Localised flooding

The cumulative impact of too many basements on one street compromises draining and increases risk of flooding.

Reason 4: Legal issues

- Other Freeholders oppose the basement and sub-soil being developed.
- Land registry indicates the front garden is a common area.

Reason 4: Noise & Pollution

Due to the nature of a multi occupancy building the tenants will be affected by the noise and pollution from the proposed development.

There are already 4 other basements in planning on Goldhurst Terrace which will seriously impact on the health and livelihood of the residents.

- One-way narrow street. the impact of the dirt and noise from the excavations is going to be

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exaggerated.

- ✦ Road and parking access will be limited due to the builders' vehicles, diggers, skips, etc.

Reason 5: Conservation area:

- ✦ The proposed light well is too large and will adversely affect the appearance of the building.
- ✦ Planned basement and single storey extension is too big. Looks likely to result in the removal of an ash tree at No.69.

Reason 6: Light and privacy issues:

- ✦ Proposed sky light will be directly below second bedroom window, will create privacy issues and light pollution.

Reason 7: Transparency and procedure

- ✦ Notice wasn't served to all shareholders of the building and adjoining buildings.

Reason 8: Previous consents

- ✦ Studies have warned of the disastrous cumulative effects of unlimited basement developments in any one street. Nos 59,61, 63, 65 and 67 have basements completed or in planning. If No 71 goes ahead that will be 6 in a row!!

Reason 9: Camden Policy

- ✦ Basement construction is discouraged within the Hampstead neighbourhood plan 2018-2033 released in June 2018. Surely South Hampstead should be similarly protected?
- ✦ According to Camden council plan, basement developments have the potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.

Sincerely yours,

Natalie Spitzer
