

Objection to Planning Application 2018/5503/p

██████████ the rear garden and shed of the property and were alerted to the proposed development at 54 Sumatra Road when on 31 December 2018 a notice went up on our street lamppost that gave us till 4 January to comment on the proposals. We object that we were given 5 days' notice when in Camden's own documents it states the notice should be displayed for 21 days.

In the couple of days available to us so far these are our comments:

Basement plan:

Groundwater changes:

We are concerned how the building of the basement will affect groundwater flow in the area and specifically our garden ██████████. The creation of a barrier in the sub-surface may cause an obstruction to groundwater flow. We are concerned that the building of this basement will over time divert more water to our garden and foundations of our house.

To that end, we note that the planning includes a Flood Risk Assessment by Argyll Environmental. On page 16 of that report, the answer to "have any historical flood events occurred at the Site or within 500m?" is No. However Sumatra road was flooded in 1975 and again in 2002 when Hampstead Heath experienced 60mm of rain in under an hour resulting in flooding in West Hampstead including Sumatra Road.

In Camden's Strategic Risk Assessment document of July 2014 (47070547), point 4.2.13 states:

"TWUL, upon consultation, provided details of a flood alleviation scheme at Sumatra Road, West Hampstead, delivered after the 2002 flood event. A sewer was constructed at Sumatra Road, designed to intercept and divert flow towards a storage tank which provides approximately 1700m cubed of storage during extreme rainfall events. Whilst the scheme will help to reduce the local flood risk, there is still potentially a flood risk during an extreme rainfall event."

The LBC report says that peak rainfall intensity will increase by 10% from 2025 to 2055 and 20% in the thirty years after that.

Also in this report, item 6.4.6 states that "a basement search radius of 500m around a development is advisable to inform a basement impact assessment." It does not appear that this has been done for 54 Sumatra Road. We don't know what groundwater features there are in a radius from this property that would affect groundwater levels.

The property only has a tiny cellar at present, not a basement. Also the bore samples were taken this August, one of the driest on record, and therefore I would think are not indicative of groundwater present.

Demolition.

It appears from the drawing for Proposed Section C-C that the red lines show demolition just over 2 metres below the level of the garden right to the back fence adjacent to our garden. We

do not understand what these are for but are concerned that the back garden would be dug to a depth of two metres from its current levels, potentially damaging our and other neighbours' gardens with regards to roots and water. Surely they do not need to dig down so low just to landscape a garden? Please could this be clarified and see below my comments about the garden plan.

Basement Construction Noise:

We are concerned at the level of noise and vibration which will ensue particularly from the extraction of soil from the site at 54 Sumatra Road. There have been many small extensions along our stretch of Solent road which were noisy but were swiftly constructed. We have walked past a basement development being built further up Solent Road and one on Pandora Road and the noise of the soil extraction machinery is awful and has taken up to six months. Then there is the building work after that and you are looking at over a year. We are retired pensioners who are fortunate to enjoy our house and garden during the week and we believe this constant loud noise from basement building impacts on neighbours' health to a large degree and is not sustainable in these close terraced houses. We shall suffer terribly and object to the plant noise specifically on the building of the basement.

Garden Plan: The plan for the garden at 54 Sumatra Road would appear to provide for a lowering of the level of garden adjacent to our back garden fence of 360mm and a further lowering of twice that outside the extension doors. If that happens, particularly adjacent to our fence, this will damage our trees and shrubs in two ways.

Firstly, we have a much loved robinia pseudoacacia tree whose trunk is 20cm away from the back fence. It is healthy and tall and provides beautiful foliage in summer lasting to autumn also providing screening from the back of 54 Sumatra. Also in the same row as that tree are a rose bush whose branches reach over 4 metres in height, a well-established dogwood tree and other shrubs. We do not wish the roots of this tree and large shrubs to be damaged as would be according to this garden plan. There is no detail on the plan for construction of the fence or sheds. Also, we do not wish the level to be lowered in the garden of 54 Sumatra as the water which feeds our trees and shrubs will then drain towards number 54.

Lastly the Garden Plan shows no less than 9 wall lights around the fences and two recessed spotlights at the back next to our fence. This will produce excessive light pollution and will be very obtrusive for neighbours such as us wishing to sit out in the evening. We have one light on our back wall which we use for accessing our small shed in the dark and in fact, enjoy sitting outside in the dark relaxing at the end of the day.

The RHS website states that "artificial light in gardens disrupts natural behaviour for some wildlife so it's important to retain some dark areas." Also too much garden light can adversely affect birds and we have some lovely ones such as robins which visit our and neighbours' gardens.

We would ask that the current garden level be maintained, the digging near our back fence be minimalised to safeguard our tree and shrub roots and the lights proposed be limited to one or two.

I know that Camden has a great protection policy for trees so hoping you can help us on this matter. Maybe our tree needs to be protected formally?

Susan & Philip Healey, [REDACTED]

