

**Application No:** 2019/5443/P  
**Consultees Name:** Steven & Vicky Bobasch  
**Received:** 03/01/2020 11:36:12  
**Comment:** OBJ

**Response:**  
To Camden Planning Team, London Borough of Camden  
Attention: Thomas Sild

[REDACTED]

We are very impressed with the care taken in the application and the proposed restoration of the important listed house which should improve its liveability to make it fit for the future.  
We fully support this project in principle and would like to do our best to make it happen.

While 12 Keats Grove itself is a detached house in substantial grounds, the basement excavation will take place on the edge of their plot and only 1 metre from our structural walls and foundations.

Mindful therefore of problems experienced by others locally with basement work, we are concerned by the proposed new basement to be so close to our house. This concern which is also specifically raised by part of the comment from the Heath and Hampstead Society on 11 December 2019 is about:

- a) The construction issues for the new deeper basement and
- b) The impact on our shared mains drainage, and
- c) How the work will be done so that we can be reasonably protected.

1 Need for a Basement Construction plan:

We appreciate the much effort has been put into the planning application by a high quality team. As we have no experience of basement work, we consulted the Basement Specialist at the Hampstead Neighbourhood Forum (The HNF Specialist). He recommended that we raise issues with the Camden Planning Officer to consider at the planning application review stage.

The Hampstead Neighbourhood Forum Policy BA2 on Basement Construction Plans states:  
'5.13 When the proposed development involves excavation or construction that if improperly undertaken could cause damage to neighbouring properties then a basement construction plan will be required.'  
Clearly this partly depends on 'improperly undertaken' and what that means. We do not wish to infer any intention by the applicant to do this. However, the applicant's BIA refers in section 5 to 'Construction Methodology' which is one page without detail while Appendix C: 'Proposed Structural Drawings and Construction Sequence' is also one page of drawings of the building and a few lines of text. There no detail on the process of the works and protecting our interests.

There is an existing lower room of modest depth (rather than a real 'basement') on the same place. Indeed it is currently at the same level as the garden - see applicant's drawing 'Proposed section through kitchen'. The proposed basement is, in contrast, a complete room below ground and will require excavation down for at least 4 metres right next to our walls.

WE THEREFORE REQUEST THAT A REQUIREMENT FOR A BASEMENT CONSTRUCTION PLAN IS IMPOSED IF PLANNING IS GRANTED- SEE REQUEST # 3 ON LAST PAGE FOR MORE DETAIL.

2 The HNF Specialist advised that in his opinion the current Basement Impact Assessment (BIA) presented is unsatisfactory and incomplete.

We can add that there is history of ground water at high levels here:

- i. The previous owners of 12 Keats Grove [REDACTED] told us of problems in their lower ground

Application No:    Consultees Name:    Received:

Comment:

Response:

- floor which is much higher than the proposed basement
- ii. When building our current house at 12a, the water table frequently came up overnight showing the high water table.
- iii. The neighbour in 11 Keats Grove also had problems with her basement.

Price and Myers in their submission of 31st December 2019 state:  
{The new extension and the house are both supported on the same new foundation and no differential settlement is expected between the existing house and the new extension as both are supported on the new underpinning.}  
However this is noticeably lacking in any comment on the impact to the area just beyond the new underpinning which protects the applicant.

REQUEST #1: REQUIRE THE APPLICANT TO PROVIDE MORE INFORMATION ON THE POTENTIAL SETTLEMENT TO THE AREA ON EITHER SIDE OF THE PROPOSED UNDERPINNING.

3 The HNF Specialist has been in correspondence with the applicant's engineers but this has been interrupted by the extended holiday period and replies from them are outstanding. He will be commenting directly to you.

REQUEST # 2: WE REQUEST AN EXTENSION FOR THE PERIOD ALLOWED FOR COMMENTS ON THE PLANNING APPLICATION FOR AT LEAST A FURTHER 4 WEEKS.

#### 4 Shared Drain between 12 Keats Grove [REDACTED]

Waste water from our house flows underneath the current garage building and then shares the 12 Keats Grove drain to the Thames Water mains drain in the street. This is clearly shown in Figure 8 of the applicant's BIA submission.

Because the drains lie under the proposed work area, they will need to be re-routed, temporarily as the works starts and then with a permanent solution for both houses. As with any residence, drainage is essential at all times in order for our home to be habitable.

There was no mention of how this critical matter is to be handled in the BIA submitted with the planning application. At our prompting, a later version 4 (dated December 2019) helpfully states:

{The proposed basements will conflict with existing below ground drainage; hence this will be reconfigured during the works. Existing drainage will be diverted or pumped as required during the works to ensure that the system remains in operation all the time. Details of both any temporary drainage diversions and the new proposals will be agreed through the Party Wall process.}

This statement is positive but far from detailed nor is it enforceable as the BIA is for 'Assessment'.

We submit that the Party Wall agreement alone is not suitable to protect our interest in drainage at all times. First the Party Wall Agreement deals with making good damage not maintaining services and second, it expires with the works while our need continues.

REQUEST # 3: IF PLANNING IS GRANTED, THEN IT SHOULD:

A) INCLUDE A CLEAR REQUIREMENT FOR THE SHARED DRAINS TO BE OPERATIONAL AT ALL

Application No:	Consultees Name:	Received:	Comment:	Response:
				TIMES AND B) BE SUBJECT TO A BASEMENT CONSTRUCTION PLAN BEING SUBMITTED FOR COMMENTS (ALLOWING US TO RAISE ISSUES AND SUGGEST CHANGES IF NEEDED) PRIOR TO APPROVAL BY THE COUNCIL.  THIS WOULD INFORM OUR NEEDS FOR THE PARTY WALL AGREEMENT AND POSSIBLY A SEPARATE BINDING AGREEMENT ON THE DRAINAGE.

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