

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0293/P	Peter symonds	16/03/2020 14:24:05	OBJ	<p>CRASH, (the Combined Residents' Associations of South Hampstead) has grave concerns about the above application.</p> <p>Camden's Guidance on Policy A5. Basements, states that "A basement development that does not extend beyond the footprint of the original building.....is often the most appropriate way to extend a building below ground". This application proposes to extend substantially beyond the footprint of the house - making it entirely inappropriate in an area where maps showing local flood risk is designated as being 'high'.</p> <p>The present building is situated approx. 200m from the tributary of the Westbourne River in a region of South Hampstead which is home to numerous other lost rivers. 123 Goldhurst Terrace lies inside a Critical Drainage Area and within a Local Flood Zone making it susceptible to flooding, overland flow, surface ponding, sewers and ground water, none of which will have been in any way mitigated by the recent heavy winter rains which have left local gardens saturated and which could even reinvigorate the underground river beds.</p> <p>The recent demolition of the block of council flats just two doors away from this building and the heavy excavation works which are currently being undertaken on the site will have had the additional impact of re-coursing underground water and will, along with the injection of reinforced concrete necessary to tank the underground extension at this address, do little to protect neighbouring properties from diverted water flows. And, as CRASH knows from experience, it is invariably neighbours rather than the developer/applicant who suffer flooding from neighbouring basement developments - of which there are already far too many in this stretch of Goldhurst Terrace.</p> <p>We appreciate that the number already permitted means that Camden has allowed Pandora's Box to be opened and thus, on that basis alone, makes it difficult to refuse this application. CRASH wishes, nonetheless, to object to the extent of this underground extension and request, respectfully, that the applicant's proposal be confined, at the very least, to the existing footprint of the house.</p> <p>Chair of CRASH</p>
