

**From:** English, Rachel  
**Sent:** 02 June 2020 10:12  
**To:** Planning  
**Subject:** FW: 2020/0601/P: Vine House Hampstead Square and ref. application

[Please log](#)

Rachel English  
Senior Planner

Telephone: 020 7974 2726



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

**From:** John Malet-Bates <[REDACTED]>  
**Sent:** 29 May 2020 13:25

**To:** English, Rachel <[REDACTED]>

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Mis-addressed before.

Dear Rachel,  
Proposed basement under replacement ground floor garden rooms.

The application description and drawings were misleading showing a new basement but in one case existing ground floor garden rooms which are to be demolished; no clear mention of the 2019 consent for the new extension.

The material drawings are actually those of the 2019 application showing a replacement garden room wider than the existing, with new envelope.

Building on that consent awaits approval of the new basement in the 2020 scheme.

Such approaches are becoming more common as residents seek to apply tactically for different parts of the same overall proposal. This to maximise permitted enlargement of property, perhaps being 'careful' about the intended implication of an innocent ground floor extension application.

HCAAC is concerned that the proposed basement of length greatly in excess of the existing crosses the natural ground slope at an apparently critical point on one of Hampstead's steepest slopes, threatening major diversion of groundwater. While the basement under the original house might be justifiable by policy albeit subject to fuller assessment, the added garden extension of same cannot be. There must be considerable ground water flow over this area, to be re-concentrated and diverted.

HCAAC wonders, as sometimes in such cases, whether the potential damage resulting from the basement extension is justified by the type of accommodation proposed. It seems the basement extension under the main house, if permitted, should cope with necessary accommodation.

Both Prof.Campbell-Reith and Croft Engineers seem not to regard water damming as a risk, although Croft mentions this, merely accepting 'diversion' which we respectfully regard as stressful damming affecting the surrounding area. Note also the basement waterproofing and pumping concerns and arrangements. This aspect requires further and careful study.

The ground slope seems to be regarded as 'gentle' and hardly impacting on the site area and surroundings. However, that slope, gentle or steep, has a long reach from the Whitestone Pond and increasing frequency of high rainfall regarded as inevitable must produce considerable stress downhill.

Prof. Campbell-Reith:

It is accepted that the proposed basement will have no adverse impact on the wider hydrology or hydrogeology of the area.

We believe this may be difficult to justify given the stated risk to stability of the Bagshot layer during any excavation for a basement as well as the location and basement orientation across what must be water-bearing ground.

Crucially also, existing trees must be protected. We note the RPA proposals which must be carefully monitored and governed in construction of either proposal. We note proposed felling of the magnolia. If this cannot be avoided, please have the applicant plant a substantial replacement as suggested by the engineer in the 2019 application, possibly one with more water uptake than the existing magnolia.

The application description –

- Excavation of a basement – under the footprint of the existing boiler house and conservatory; The application description doesn't say – a wider ground floor extension already consented in anticipation and apparent justification of a near-future basement application.
- New basement slightly wider than the existing boiler house etc - with new envelope at the existing ground floor to cover, different from and slightly wider than existing.

Prof. Campbell-Reith:

It cannot currently be confirmed that the proposal adheres to the requirements of the CPG Basements.

The temporary works and construction sequence for underpinning in the boot room/greenhouse area requires clarification..

Unless this refers to surrounding ground and boundary wall, this seems to be a misunderstanding, caused by the apparently calculated sequencing of the applications.  
Clearly the basement will be built first.

It seems right for HCAAC to Object to the full basement proposed on the very steep slope. Were it to be consented, we would ask for considerable compensating measures for ground water management, such as secure culverting or similar.

Best regards,  
John

John Malet-Bates  
For Hampstead CAAC

