

**From:** John Malet-Bates

**Sent:** 29 June 2020 21:13

**To:** Keen, Alyce

**Cc:** 'Andrew Dutton-Parrish'; Blenheims John; Carolina Aivars; David Milne; 'Esi Cakmakcioglu'; John Malet-Bates; John Weston; 'Mark Nevard'; 'Martin Humphery'; 'Mojgan Green'; 'Nancy Mayo'; 'Patricia Orwell'

**Subject:** 2020/1182/P: 63 Rosslyn Hill

Dear Akyce,

Hoping you and your's are well, keeping safe.

HCAAC notes this application seems to place a large basement, apparently unique in this part of Hampstead immediately to the southeast of Vane Close.

The main concern, as always, is of a large rigid basement adjoining the semi-detached neighbour therefore affecting the natural and gradual movement together of the two properties.

On the other hand, no context is offered in drawings or DAS which might indicate 'cover' from any similar basement under no. 61.

We also query the proposed use of the proposed basement and its justification.

Again, this smacks of 'investment' rather than sensible householder use, a high-carbon project without visible purpose or community benefit.

(We dare hope that at some stage CIL levies will be suitably increased both perhaps to discourage gratuitous and wasteful such projects while achieving appropriately enhanced community benefit if such are to be tolerated).

We are not in a position to assess any effect on ground water flow but noting that basements on steep gradients risk water diversion therefore concentration in alternative directions.

That would be reinforced by other properties taking up the precedent for basement formation; although of course there may already be such in the same line of properties.

Perhaps you are engaged in getting new plans to indicate purpose of this proposal and its relation to its neighbour.

Meanwhile I am asked to record HCAAC's Objection to the proposal.

Best regards,

John

John Malet-Bates

For Hampstead CAAC