

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4370/P	Stephen Williams for and on behalf of the Netherhall Neighbourhood Association	21/10/2020 23:14:00	COMMNT	<p>It is proposed to insert a new window serving a habitable room in the north wall of the original building which faces 27. The Council should only agree to this if it can be shown by the applicant that there will not be any overlooking into the adjacent property at 27 Maresfield Gardens</p> <p>There are details of significant excavation of the rear garden both to form the extension and to create a sunken garden with the introduction of hard landscaping so that the majority of the existing rear garden will be significantly excavated with the loss of over 50% of green open space. As well as the loss to the local fauna, there will be a significant reduction of ground permeability and risk of detrimentally disturbing underground water courses. The extent of hard landscaping should be significantly reduced. Mention is briefly made in the submission to permeability but no details are submitted.</p> <p>This area of Hampstead has shrinkable clay with layers of silt deposits on and within the clay strata. It is unstable and disturbance of the ground may cause instability of the sloping ground resulting in structural damage to adjacent properties. In addition the council will already be aware of structural movement in nearby property occurring below 25MG in Netherhall Gardens. 10 Netherhall Gardens applied to fell trees in both 10 Netherhall Gardens and 27 Maresfield Gardens, which it was claimed caused cracks in their property. The applicant should submit a structural and geological report confirming there will be neither risk to ground stability nor damage to water courses arising from the excavations before an approval is granted.</p>
