Dear Sofie,

I write to you as the Chair of the Hampstead Hill Gardens Residents’ Association, regarding the series of planning applications related to 14 and “14a” Hampstead Hill Gardens. The relevant Planning applications submitted thus far are 2020/5187/P; 2020/5383/T; and 2020/2165/P.

A number of our residents, including myself, have submitted objections to planning applications related to some or all of the completed or proposed work to the site that includes 14 and what is being called 14a.

The Residents’ Association has heard a number of complaints and concerns from neighbours of these properties, which at times have been treated as a single site. We know that many of these have been brought to your attention already. The Residents’ Association would like to add our voice. The issues fall into the following categories:

1. **Planning permission being sought only after neighbours have complained and after work has been completed**: in the case of two of the three planning applications submitted so far work was conducted under cover of scaffolding and plastic sheeting (in the case of the building), and under cover of a large tarpaulin (in the case of the excavation and reconfiguration of the garden).
2. **The creation of what is essentially a basement without a Basement Impact Assessment being performed**: to form the new garden level and build out the new basement-level extensions the garden appears to have been dropped by at least 2 metres; the newly-constructed extensions sit more than a metre below that level.
3. **Removal of a great deal of earth, vegetation and trees and replacement with AstroTurf:** Neighbours are concerned about potential ground movement from the removal of what we understand was in excess of 90 skip loads of earth, and the construction of retaining walls that do not appear to be particularly robust. No notification was given to those whose properties adjoin 14 and the 14a site and no party wall agreements are in place (despite several neighbours requesting them). Neighbours are also concerned about the potential risk of flooding given the removal of trees, plant life and which would have absorbed rainwater. No Assessment of Flood Risk has been conducted at the site, according to the planning application.
4. **Consultation regarding plans for the site called “14a”**: a consultant and the architect for the house that the developer may seek to build on this site offered information sessions on Zoom in 2020, and several residents of our road participated. However, drawings and other information was requested as follow-up, but nothing has been provided. We would not wish Camden to think that this form of consultation means that neighbours have a clear sense of plans for the site.

The Hampstead Hill Gardens Residents’ Association asks that you consider the issues related to 14 and 14a as a whole, as well as looking at the individual planning applications that have been submitted so far. Do let us know if you require any additional information from us. Thank you very much for your help with this matter.

Best regards,

Audrey Mandela

Chair, Hampstead Hill Gardens Residents’ Association