

Hazelton, Laura

From: Gunter Straub [REDACTED]
Sent: 04 March 2021 13:46
To: Hazelton, Laura
Subject: Objection to planning application No 2019/3948/P

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Objection to planning application no. 2019/3948/P

Dear Laura Hazelton / Camden Council Planning Dept

I live in Flat 2 of no 49 Netherhall Gardens, which is directly adjacent to 47D Netherhall Gardens.

I have previously objected to the above proposed basement development at 47D Netherhall Gardens.

It has just been drawn to my attention that The BIA report correctly points out that the development site comes within one metre of my property. Para 5.12(c) of the Hampstead Neighbourhood Plan (2018-2033)(pages 37 -46, pertaining to basements), states that the zone of influence is defined as *a distance of twice the depth of the basement from the point of excavation*. The BIA report notes that the walls would be 5m deep, with the final basement being 3.3m deep. Therefore my flat, and the whole of the building that is [49 Netherhall Gardens](#), fall within the Zone Of Influence of the proposed development (ie 6.6 – 10m). My flat, and all the other flats that make up no 49, should have therefore been included for assessment in the BIA, with respect to all aspects of the development, but particularly for the potential damage caused to our properties. We as the owners have been denied the opportunity to protect our properties, and also denied the opportunity of employing a geotechnical engineer to assess the potential damage on our properties.

I have also been made aware that the property that is [47C Netherhall Gardens](#), that adjoins the development site, already has a partial basement to its rear. This was not recognised in the BIA report. It follows that no assessment was made of the potential interacting effects of what would be three basements in directly adjacent properties.

The BIA report was not exhaustive enough in its scope of the properties that it should have included, including the building in which I own a property, no 49 Netherhall Gardens.

What I am equally concerned is that trains are running directly underneath our properties. There is also a major concern regarding the presence of springs and excessive ground water.

The development should therefore not be allowed to go ahead and planning permission should be denied.

I would be grateful if you would acknowledge receipt of this email and ensure that it is uploaded on to the Camden Planning Portal.

Kind regards,

Gunter Straub
Flat 2
49 Netherhall Gardens
NW3 5RJ



Sent from my iPad