

Planning Application 2020/5961/P 27 Maresfield Gardens NW3

Dear Ms Chana

As my two comments are still not on your website (perhaps they were too long), I am emailing them to you.

1. The Heath and Hampstead Society advise as follows:

“Terraces stretch over a wider area so the Georgians and Victorians in their wisdom generally floated them on the surface of clay with small shallow fixings so that the whole terrace went up and down with the seasons but didn’t show signs of subsidence. Lathe and plaster internal walls also acted like relatively unfixed plasterboard within their framework of wooden skirting board / wainscot and ceiling mouldings, keeping movement isolated to these hidden joints and preventing cracking of the exposed walls.

Add on an extension however, with different foundations and rigid cement mortar, and differential subsidence can occur. Dig out a basement and several things can happen. Fixings into the deeper denser clay mean that part of the building moves less than the rest, again resulting in differential subsidence. The modern basement will also be made completely water impermeable. This is fine for the basement; however it will dam up any water previously passing through sand partings causing lakes to form underground. This occurred behind the Royal Free Hospital; that was responsible for the major subsidence of St Stephen’s Church; vibration from the piling speeding up the slide down the hill lubricated by the water.”

To extend this Victorian house would not, therefore, be a sensible undertaking.

2. It is proposed to build a large terrace for the flat on the upper ground floor. The result of this would be “unreasonable overlooking” of the neighbouring properties, which in turn would be in contravention of Policy CS5 of the London Borough of Camden’s Local Development Framework Core Strategy, together with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Kind regards

J Franklin