

Laura Dorbeck

From: [REDACTED]
Sent: 27 June 2021 11:46
To: Laura Hazelton
Cc: Rohan Heath; Henry Newman; Andrew Parkinson; Sarah Robins; John and Gilda Riccio; Sheila Coope Jalving; Linda Williams; ANNABEL BACAL; info@belsize.org.uk; Mojgan Green; John Malet-Bates; Colin Cohen; Peter Ader; [REDACTED] NNA
Subject: Committee Group; Gio Spinella; Gunter Straub; Elizabeth Beaumont; Bethany Cullen Planning Application 2019/3948/P - 47D Netherhall Gardens, NW3
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Dear Ms Hazelton

I understand you have advised that Campbell Reith have issued their final audit report confirming that the submitted BIA and revised details for the proposed basement development at 47D Netherhall Gardens comply with the council's planning policies and guidance and you have uploaded the audit report to the website.

As you know, the Netherhall Neighbourhood Association vigorously oppose this application and you have our objections. There is a considerable degree of disquiet locally regarding this application which should not be discounted particularly as this sloping area of Hampstead has significant evidence of ground instability and problems with underground water courses. These matters should not be discounted and Campbell Reith's report should make particular and detailed reference to them to have any validity. Failure to do so would be mistaken.

Unlike some other Central London Boroughs, Camden currently do not carry out regular proactive inspections of construction work, particularly where, due to the nature of the construction work and local ground conditions, there is a great structural risk if work is not carried out competently in compliance with recognised construction standards. Regular inspection is essential to ensure compliance.

Campbell Reith's report we believe relies on the Developer appointing competent qualified contractors carrying out their work. Offloading responsibility to adjoining owners with a reliance on Party Wall Agreements is not sufficient.

We reiterate our objections to this application and ask that it be rejected. It should be considered by the Planning Committee and should not be approved under officers' delegated powers. Should Camden accept Campbell Reith's report without addressing the issues we raise, Camden must undertake to take regular monthly unannounced enforcement inspections.

Regards

Stephen Williams

For and on behalf of

Netherhall Neighbourhood Association