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Adam Greenhalgh 6341
Planning Solutions Team
Development
Camden Town Hall
Judd Street WC1H 9JE

25th November 2021

Dear Mr Greenhalgh,

Re Objection to 2021/4585/P

I am the freeholder of the neighbouring property at 109 Canfield Gardens and wish to strongly object to planning application **2021/4585/P**. I note that the previous very similar application **2019/4089/P** for installation of a car lift at the same property was rejected last year and had over 60 responses making objections. The main reasons for rejection were that the applicant had not been able to demonstrate sufficiently that the proposed works would not cause harm to the structural, ground or water conditions and that the application promotes use of private motor vehicles. Although this proposal now includes creating a very small grassed area in the front garden which might help a little with absorption of rainwater, I can see very little significant change from the previously rejected proposal.

I have four main objections

1) Planning application encourages more use of cars

This is contrary to Camden's local plan policy 2017

The existing layout at 111 already allows for 3 cars to be parked on the front drive- installation of a car lift for 2 more cars will simply encourage an increase in the number of cars at the property which is detrimental to the environment. This would also create a detrimental precedent undermining Camden's policy to reduce cars in the area and promote environmentally friendly modes of transport and would be at the expense of losing useful living space already built at 111 by converting part of the basement to garage space.

2) Local existing problems of Ground water and Surface water drainage could be exacerbated.

111 and 109 Canfield Gardens are both within the Goldhurst Local Flood Risk zone.

I am not convinced that sufficient water related measurements have been carried out to assess how this planning application might worsen the existing problems with ground water and surface water drainage. I can see no mention of new readings since the two readings were taken over an 8 day period in 2019 (see P24): 'water was encountered' in both readings. The report itself states that 'changes in ground water can occur due to seasonal effects' and gives the specific advice to 'monitor the existing standpipe for as long as possible' which would help detect seasonal variations and give more reliable results and this does not appear to have been done. There is already a history of flooding in the ground floor flat at 109 Canfield Gardens since the original excavation works were carried out at 111 Canfield gardens to create basement accommodation. In 2013 the flooding became so problematic in the cellar at 109 that I had to pay for it to be waterproofed with installation of a pumping system. (The boundary of the cellar at 109 extends to less than 6 metres from the party wall between 111 and 109).

There is also already a problem of recurrent flooding in the rear garden at 109 which occurs every time there is very heavy rain. I am submitting this by letter too so I can include a photo taken in August 2021, showing the most recent evidence of this.

I am not convinced that the above problems of localised flooding have been taken into account in the overall assessment conclusions of this planning application. I also don't believe that the more recent ongoing trends in weather patterns have been taken into account because for example, the most recent rainfall report quoted dates back 24 years to 1997 since which time the climate has unfortunately changed considerably so we all need to do what we can to mitigate the potential effects!

In my opinion all the above makes it very undesirable for any further excavation works at 111 which could impact the ground water distribution

3) Structural concerns relating to party wall and boundary wall between 111 and 109 Canfield Gardens and proximity of highway

The report included with the planning application makes it clear that because of the potential risks it would be essential to have good quality of workmanship in those carrying out the works, propping of basement excavations and that extra care would be needed during the works and appropriate early movement monitoring of boundary walls. There is also a mention of the degree of heave that could be expected which confirms that the excavation works and installation are expected to have some structural effects.

During the excavation works already undertaken in the past at 111 Canfield Gardens to provide the extensive basement accommodation, the workmen caused masonry to be dislodged in the fireplace located in the party wall in the ground floor flat at 109 and the vibration of their works caused an ornament to fall off the mantelpiece in 109. Since the basement works were undertaken at 111 Canfield Gardens there has been a history of cracking of the walls in the rear room in the ground floor flat at 109 Canfield Gardens which have required periodic repair and re-plastering and subsidence problems at 109 Canfield Gardens have required sureing up works.

In view of the above evidence and experience, I fear that further works involving more excavation and over-development could risk recurrence of destabilisation and subsidence.

4) This planning application is not in keeping with Camden's Local plan 2017, Camden Council's South Hampstead Character Strategy 2011 and South Hampstead Conservation Area principles

If the proposed car lift happened to be left in the open position for any length of time, the modern metallic appearance would not be in keeping with the age and appearance of the building which dates back to late 19th century.

The noise associated with functioning of the proposed car lift and sliding gate give me concerns regarding disturbance to the tenant in the front ground floor bedroom at 109 where the only position for the bed is adjacent to the party wall. The above appear to me to be out of keeping with Camden Council's South Hampstead Character Strategy 2011 and the principles of the South Hampstead conservation area.

I cannot tell from the planning description what exactly is planned in relation to the 3 tall trees in the front garden at 111- is there a plan to significantly reduce their height to hedge level as suggested by the front elevation drawings and would that reduction in height allow the trees to survive? The position of the pillar and trees at the front boundary of 111 could mean reduced visibility to a driver reversing their car from the front drive and a potential hazard to crossing pedestrians.

I hope you can take the above objections into consideration when reaching a decision.

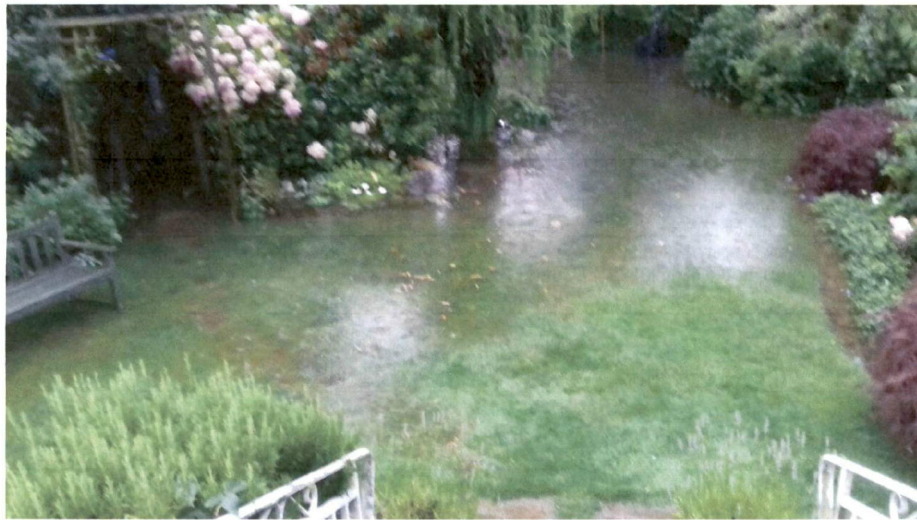


PHOTO OF REAR GARDEN 109 CANFIELD GARDENS AUGUST 2021.

Kind regards

[Redacted signature]

TANYA DEAVALL

- Also submitted online but without photo.