

Mark Cousins
Flat 7
8 Hampstead Hill Gardens
NW3 2PL

18th January 2022

Dear Ms Henry,

Letter of objection to planning application 2021/5750/P, 8A Hampstead Hill Gardens

I'm writing to passionately convey my objection to the proposed development for 8A Hampstead Hill Gardens on the following grounds:

1: A project of INDUSTRIAL SCALE that will have a CATASTROPHIC IMPACT for all residents of Hampstead Hill Gardens and beyond:

- The multi-year duration of this project will involve the movement of thousands of tonnes of soil, concrete and other core materials. Hampstead Hill Gardens will be a slip road and parking lot for the heavy machinery required – ensuring the constant disruption of life for all.
- The scale of this project is overwhelmingly disproportionate to any perceived benefits offered by it and the full impact of the implementation on a day-to-day basis needs to be fully taken into account.

2: Overly optimistic project delivery timeframes for completion – this project is likely to significantly over-run:

- This is a project of deep complexity. Problems will be encountered; issues with geology, disputes with contractors, unavailability of materials, structural issues with bordering properties – the list goes on. Slippages in the expected delivery date are inevitable and I would envisage that 3 years + is a more realistic timeframe for full completion. This coupled with point 1 is utterly alarming.

3: The creation of UNLIVEABLE CONDITIONS for those properties bordering this proposed development

- We are in a new world where many of us work from home now. This very much needs to be taken into account when assessing this project. For those of us who were in the immediate vicinity when the bore holes were drilled for soil samples beyond the garage foundations, we can testify that the noise was intolerable and that the vibrations created were sickeningly unpleasant.
- It is hard to imagine how anyone could feasibly work and maintain their sanity if they are unfortunately located next door to this site.
- All adjacent properties will have their sale value or rental rates dramatically reduced whilst work takes place further adding to the mental burden.

4: UNAVOIDABLE STRUCTURAL DAMAGE to neighbouring properties

- 8 Hampstead Hill Gardens is of sub-standard build quality. It is a single brick construction. Its foundations are unknown (assumed to be of questionable quality) however base brick work is showing worrying signs of degradation.

- It is of great concern that a basement excavation of such magnitude is being considered in such close proximity to a building of such mass yet potential structural fragility.
- 8A was built by the same individual so I would assume carries the same characteristics as detailed above.

5: Privacy issues and loss of light

- The proposed plans show a raised garden sitting above the present structure. This will create significant overlooking issues with those occupying the garden being just metres from present flat bedroom windows. This is clearly unacceptable.
- The additional build and structure enhancement will have a detrimental impact on the light especially to the basement flats in 8 Hampstead Hill Gardens.

6: The proposed glass box is incongruent with the overall roof symmetry of the road

There are so many areas of concern regarding this project in its current form that genuinely keep me awake at night. I trust we can arrive at a solution which addresses all of the above points and delivers a satisfactory outcome for all.

Regards

Mark Cousins