

Dear Ms Henry,

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

I write on behalf of Flat 3, 8 Hampstead Hill Gardens Ltd which I own together with my 2 sons. I object strongly to the application for the reasons below as articulated by the meeting of all the owners.

I would add to this that the “eyesore” of the garages at the back of our building was as a result of an oversight by Camden when the original permission was granted when the idea was that a parking space was to be provided for each flat but because Camden did not link the 2 it allowed Mr Atoshvionsky to retain all these spaces and turn into almost into a building site. Therefore something does need to happen but if Camden were genuinely concerned about on street parking then these should be retained as garages.

PRINCIPAL CONCERNS – COLLATERAL DAMAGE TO OUR BUILDING FOUNDATIONS AND STRUCTURE

The Soiltechnics Basement Impact Report commissioned by Daniel Jaffe, an 85-page document, refers to a number of potential negative impacts that might be encountered during the construction work. The forward “non-technical” summary of the report says that with “appropriate” controls the potential damage to adjoining properties CAN be limited to Burland Category 1 in accordance with planning guidance – not will be – so reading on there was a number of caveats thrown up in the detailed report.

Section 5.2.1 says construction of the proposed basement will cause ground movement that has the potential to cause damage to neighbouring structures. But section 5.2.2 says it is considered that the scheme CAN be suitably designed and constructed to maintain stability therefore MINIMISE damage.

Section 6.4.1 referring to existing foundations says that no.10 has a lower ground floor however the footprint is unknown similarly the FOUNDATIONS OF NUMBER 8 ARE NOT KNOWN - but it is ASSUMED that the foundations will be circa 1.0-m BGL.

Section 7.3.3 states that the construction of the basement will INDUCE GROUND MOVEMENTS WITHIN THE SOIL THAT HAVE THE POTENTIAL TO CAUSE DAMAGE TO NEIGHBOURING PROPERTIES. Ground movement will occur due to the following activities:

- Construction of the underpins
- Excavation of the basement leading to inward yield
- Long terms settlement of the soil due to loads acting on the underpins

Section 7.3.9 says that the analysis will generally be limited to Burland category 1 however there are three panels shown to be category 2 which indicates UNACCEPTABLE LEVELS OF DAMAGE HOWEVER THESE RESULTS ARE NOT CONSIDERED TO BE AN ACCURATE REPRESENTATION.

DISRUPTION

The basement flats (no 1 and 2) and ground floor flats (no 3 and 4) at no. 8 would be disproportionately affected by the noise right outside their rooms which are just 2.5 metres away from the garages. Life would become almost unbearable with the enormous amount of noise concomitant with this large construction site that of course they would never have expected would materialise. To a lesser extent

all the people living at no.8 would have their peaceful lives disrupted for at least a year possibly a year and a half.

PRIVACY AND OVERLOOK

There are clear overlook concerns for the basement flats (no 1 and 2) and ground floor flats (no 3 and 4), not simply during the proposed works but thereafter once the structure is built. The proposed plans to develop the top of the garage, albeit an outdoor space, is the equivalent of adding an additional storey to the structure which will be used far more frequently than at present (for occasional maintenance) and will look directly (and closely) into the bedrooms of Flats 3 and 4.

LOSS OF LIGHT

In addition, there would be a loss of light for those basement flats as well as the ground-floor flats (3 and 4) as the proposed structure is higher than the current level.

DISPROPORTIONALITY

Certainly, the garage building is not attractive but nobody ever imagined it would become a development site for what would become an extension of the living accommodation of 8A. As Camden says, "the extension would occupy almost the entire plot, would not match the pattern of development in the wider area and would not be subservient to the host building". We fully agree with this statement and share Camden's concern.

DENSITY & BUILD-UP

The proposed development of a space that was once a garden into a larger structure and dwelling sets a precedent that would be

DIMINUTION IN VALUE

Whilst the work is in progress there will be a diminution in the value of the flats at no.8 -who wants to live next door to a building site? The value of the flats at no.8 is approximately 6-7 million pounds, but any owner needing to move would be faced with difficulty in selling. Equally those flats let by owners in the basement and ground-floor flats would probably have extreme difficulty in finding anyone wanting to pay rent.

With all the noise during the construction period this would to a lesser extent apply to all flats in the block. There could conceivably be quite a cost for this proposed work paid by the owners of 8 Hampstead Hill Gardens in a sense for the enrichment of the new owner of 8A.

POSSIBLE FUTURE SALE

It might be possible in the future for more development of the garage / living quarters so it could be sold as a separate dwelling which would not be a good outcome.

Yours sincerely,

Jonathan Levy

3 / 8 Hampstead Hill Gardens Ltd.