

Parnjit Singh

From: [REDACTED]
Sent: 21 February 2022 11:58
To: Planning Planning
Subject: FW: 42 Well Walk - 2021/5625/P - comment for logging

[REDACTED]..

[REDACTED]

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The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

[REDACTED]

[REDACTED]

Dear Elizabeth,

Thank you for alerting my clients Jane Corbin and James Dodd last week to the new CLOPUD application for 42 Well Walk. It meant a lot for my clients not to be roused by your alert system with very little time left.

We do understand your need to deal briskly with applications, some of which have been hanging around in the system because of the Covid pandemic, but we think that this particular application ought to be accompanied by a dimensioned drawing. It should not be for the Council to state the dimensions. Could you please request this.

We would also ask for more time to assess the full implications of the situation when the dimensioned drawing is received. Could you please confirm this.

We find it very difficult to understand why this sequential CLOPUD approach is being taken. Over the period during which this rather disreputable process has been running, many of the earlier applications were framed and lodged with the aim of misleading the Council into granting certificates which later had to be quashed. The present application is accompanied by counsel's

opinion, which may be intended to enhance it, but in reality adds little. The Evans case adds nothing.

This is an extraordinarily sensitive location, within the conservation area, and include a building at no 40 which is both of architectural and historic interest. It will be significantly adversely affected by development whether or not it is permitted development. The relationship of nos 40 to 46 to Gainsborough Gardens was undoubtedly very carefully considered by the Wells and Camden Trust, when nos 42/44 were constructed.

Moreover the Trust would have been very aware, as my clients are, of the complex and very sensitive hydrogeological issues in the subsoil at this part, and clearly any permission for structural works will need to take this into account. Well Walk is of course the ancient spring line, where the Bagshot Sand meets the London Clay and it was the basis of development of this part of Hampstead. There is a continuing history of unexplained flooding, dampness and collapses in the area, which local people know about, and only last summer the road in this part collapsed.

We will write at more length about these issues, but the Council should understand them, and a fallback argument cannot be persuasive in such a location.

Kind regards

Ian Trehearne

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