

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6286/P	Tim Herbert-Smith	21/03/2022 16:09:13	OBJ	<p>These comments are made on behalf of CRASH, the combined residents' association of South Hampstead.</p> <p>While it is noted that the proposed basement is within the existing building footprint, to convert a cellar into a basement involves an intensification of use & excavation which is considered inappropriate in the area with consequent disruption to the adjoining property.</p> <p>The lightwell at the front is considered unnecessary given that the proposed use of the front basement is for a cinema/TV room , but if it is accepted ,the metal grille proposed is unsightly & inappropriate to buildings in Aberdare Gardens. It extends over a substantial part of the front garden. This should be replace by walk on glass as proposed at the rear.</p> <p>The application refers to 'porcelain paving' & 'glazed porcelain tiles' being laid to replace the existing concrete surface. Porcelain is an impermeable material & this is at odds with the reference in the basement impact assessment to laying 'permeable paving' . As the assessment points out, this is essential to minimise surface water run off & should be a condition.</p> <p>Removal of trees & shrubs in the conservation area is a matter of grave concern. While it is noted from the arboricultural report that the trees to be removed are of little value they nonetheless provide a vital wildlife habitat. The offending specimens should be pollarded or doctored wherever possible . No details are provided of the trees & shrubs proposed to replace them but 'full details are to be confirmed'. It is imperative that the Council imposes conditions requiring full details to be provided & approved prior to work commencing & then monitors all tree removals, checks that roots are properly ground out and polices the site after development to ensure that new tree specimens replace all trees lost.</p>
