



OBJECTION TO PLANNING APPLICATION 2022/0780/P

32 LANGBOURNE AVENUE N6 6PX

We are the next-door neighbours to the Applicants at this semi-detached property.

Our main objection and concern is the excavation of the lower ground to the full footprint of the building.

Our two properties are located on a steep slope, thus giving a unique opportunity to have the lower ground space. However, the existing lower ground area covers about a half of the building's footprint; the rest is underpinned by a solid concrete structure (see attached photo). Its removal will compromise structural stability and integrity of our semi-detached houses.

Excavation of the hill will disturb groundwater conditions, given the proximity of some major subterranean waterways and historical water seepage in the area. (Neighbours across the street, at no.35 Langbourne Avenue had to abandon basement plans for this reason). Over the years, both of our properties experienced seepage on the lower ground floor. It was not without a reason that the previous owners at no.32 had to install a pump under the floor to remove access water.

According to Camden Geological, Hydrogeological and Hydrological Study, published in November 2010, sources of four large river systems are located in the Hampstead Heath area. The course of one of them, the River Fleet and a number of its tributaries runs from Hampstead Heath south south-east and lies beneath the Highgate, including the Holly Lodge Estate (HLE), which is located on one of the steepest slopes in North London, along Swains Lane and West Hill. The Study points out (paragraph 121) that these areas (over 7 degrees steep) "that are potentially most prone to becoming unstable if the land topography is adversely disturbed".

Ground movement is highly likely to make adverse changes in the pressure of water within the soil pores and lead to the building subsidence. The movement of ground water in this zone can be very variable as in this zone are located the old drains and sewers, many of them leaky, the trenches in which they were laid, and the receptors for soak-aways.

We also want to draw your attention to the fact that the description and comparison of our lower ground floor to that of no.32 is misleading. Paragraph 3.2 of the Design and Access Statement says "the plan is stepped in form to align with the lower ground at no. 30", which is incorrect, as our lower ground area doesn't go beyond the concrete reinforcement of the slope.

Camden Planning Guidance for basements, adopted on 26/03/2018, requests a detailed technical statement to assess the impact of the development on drainage, flooding, groundwater conditions and structural stability. It is clear that on every of these issues the proposed excavation may cause irreversible problems.

It also needs to be looked at whether the proposed size of the dormer facing the garden (Fig.18 of the Design and Access Statement) may block the light to our Velux windows.

We honestly believe that based on the above arguments, the Application 2022/0780/P 32 Langbourne Avenue, in this form, cannot be approved.

Sincerely yours

Yuri and Natalia Makarov
30 Langbourne Avenue N6 6PX