
From: Kon
Sent: 19 December 2024 18:15
To: Planning
Subject: Planning Application:31 Willoughby Road :Ref2024/5203/P: Attention Henry Yeung

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Mr Yeung,

we are writing to object to the most recent re-application for a basement development at 31 Willoughby Road . As you know 31 Willoughby Road is one of a number of terraced houses including our own and we are therefore indirectly attached to number31.

I am conscious that residents of Willow cottages and The Hampstead Neighbourhood Forum have raised concerns and objections to the application . I support those objections for all the reasons they advance . While I recognise that no useful purpose is served by me repeating what is said in those others other objections , I would want to emphasise several points from our perspective as owners of a property indirectly attached to 31 Willoughby Road

The current application does not materially differ from the previous scheme that was rejected . It is recognised that the Impact Assessment produced by GLC seeks to distinguish the new application from the rejected application and the Reasons for Refusal given in Camden Borough’s Decision of 2 February 2023 but this is very much a case of “plus ca change plus c’est la meme chose” (the more it changes the more it stays the same) , and the changes to the previous rejected application are in the nature of window dressing rather than to substantively overcome the previous objections . The Reasons for Assessment identify a number of basic reasons why the basement scheme **intrinsicly** fails to comply with the relevant provisions of the Camden Local Plan 2017and the Hampstead Neighbourhood Plan 2018 and that remains the case with the current application.

Specifically as regards our position semi adjacent to number 31 ,we consider there are significant potential structural risks to our and other neighbouring properties arising from the Scheme . First for reasons advanced by other objectors both past and present, there is a significant risk of flooding as the basement is likely to act as a dam into the London Clay permitting lateral groundwater flow which is very likely to impact attached properties, in an area that already has a raised flood risk in particular given the topography of the area and the fact that the Fleet Brook ran along the area. I note that the application does not include a comprehensive Flood Risk Assessment . Furthermore, given the depth and extent of the proposed basement and its proximity to attached or semi attached properties such as our own , there is significant risk of harm , damage and potential subsidence to such properties in an area which shows a trend of settlement. In the face of such risks, it would be entirely disproportionate to grant the application .

Finally and for the avoidance of doubt we strongly agree with the submissions advanced by the Willow Cottage proprietors both as regards the structural ,flooding, sustainability concerns qua the cottages and its retaining wall and qua the fact that the scheme offers no discernible public benefit to outweigh the palpable actual and potential harm to significant heritage assets of the Willow Cottages.

Yours sincerely

Stephen Kon

