

Dear Mr Yeung,

I am writing to express my objection to **Planning Application PA/2024/5203/P– 31 Willoughby Road, London NW3 1RT**.

I refer you to the report by Geotechnical Consulting Group of 16 December 2024 and also the review of ground conditions, water flow and drainage by Daren Zak, Senior Planner, Supporting Communities Directorate dated 23/10/2023. Both of these are enclosed in the objection by Glen Robinson.

Although there is some reduction in scale of the basement extension, the extent, depth and proximity to Willow Cottages and the rear wall of the alleyway still give rise to concern.

Although I suspect it is difficult to predict the precise effect that the changes in water flow may have, I believe that Camden is committed to protecting its heritage assets and that extra caution should be observed in protecting these. The terrace of Willow Cottages is built at the bottom of a steep valley with a stream running below the rear alleyway. There are already changes in water flow due to increased rainfall from climate change and the occasional profuse flow from burst water mains. Additional changes in the water flow from the proposed basement may increase the risk of both surface flooding and loss of fines and ground stability presenting an additional and unacceptable risk to the cottages which are already in a fragile and precarious state.

I therefore object to this planning application.

Yours faithfully,

Frances and Paul Swain,