

17 Burgess Hill, London NW2 2DD

10 April 2025

Miriam Baptist
Planning Solutions Team
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Dear Ms Baptist,

RE: Planning Application 2024/3069/P 24 Burgess Hill London NW2 2DA

I have taken an interest in this planning application as we directly overlook the property at 24 Burgess Hill. We fully support this application for several reasons.

- The applicant has considered the concerns of his neighbours. If the contractors follow considerate guidelines, then we should all be agreeable to a minimal amount disruption.
- The proposed front elevation virtually mirrors what appears to be a historic extension to 22 Burgess Hill. Numbers 20 and 24 Burgess Hill are the closest in design to any other properties on Burgess Hill. This will be visually appealing and it is in keeping with the architectural aesthetic of the surrounding properties. Numbers 26 and 22 differ as do the properties on our side of the road.
- The neighbour at number 22 is rightly concerned about historic subsidence but I understand that there has been considerable analysis by consulting engineers to address this concern and that a party wall agreement will cover any issues if they arise. Subsidence is a major concern and the works, taking this into account, may well offer additional stability to number 22. I believe the integrity of number 22 is paramount to the applicant and that they will do their best to support their neighbour's concerns. I saw that soil investigations were recently being carried out at the property.
- The front extension on the southwest side facing has been revised down in size twice to address the concerns of the owner of number 26. The extension is inset above the first floor leaving more space between the two properties. The drawings show the distance between the properties, and I assume appropriate distances and light provisions have been met. The ground floor southwest facing elevation is not being extended.



- The rear extension is not a concern to us, but I understand that it will be in keeping with the existing architecture.
- I understand that the basement extension is to gain more head height in the existing basement and not to extend beyond the envelope of the property. As number 24 is a detached property and the hand dug excavation is minimal and will be supported with underpinning the applicant and their structural engineers should be able to guarantee there will be no impact on the neighbouring properties. There is also the added comfort of a party wall agreement.
- The proposed forecourt also largely mirrors number 22 Burgess Hill. The gates also offer additional security to a young family.

I understand that concerns have been raised but I believe that every owner has the right to improve their homes and create additional space, if appropriate and within guidelines. The property was purchased with this extension in mind. The applicants are doing everything to allay any of our concerns and are, I believe, acting within the development guidelines.

I hope that agreement can be reached between neighbours, and I wish the applicants well.

Kind regards