

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1677/P	Roger Morley	52 Parliament Hill London NW3 2TL	15/05/2025 17:48:43	OBJ	<p>Dear Sir or Madam,</p> <p>I am the owner of 21 Courthope Road. My property sits two houses north of the applicant's address and forms part of the same terrace.</p> <p>I would like to object to the planning application for a basement excavation at 17 Courthope Road.</p> <p>My principal concern is that the extensive excavations and building work required to construct the basement will cause structural damage to neighbouring properties, including mine. I am not qualified to comment on the reports prepared for the applicant concerning the geological challenges of constructing a basement in this area. However, I note that despite Camden Council's requirement for these surveys, basement excavations in NW3 frequently cause damage to neighbouring properties, perhaps because the initial analysis is inaccurate or because the projects are poorly designed and executed.</p> <p>Courthope Road is situated in an area of complex geology and hydrology. These houses were built in the late 19th Century. Many have inadequate foundations resulting in the need to underpin or repair damage caused by the heave and shrinkage of the underlying clay. The construction of basements interferes with the flow of ground water and will exacerbate these problems.</p> <p>The drains servicing these properties run from the gardens under the houses and flow into the sewer running beneath the road. The construction of a basement will interfere with the drainage potentially causing long term problems for the applicant's house and neighbouring properties.</p> <p>I am concerned that the extensive building work associated with basement excavations causes noise, vibrations, dirt and disruption. I recall that the construction of the more modest basement excavated at the back of 13 Courthope Road materially impacted neighbours for a period of several months.</p> <p>Finally I would like to object to the planning application on the grounds that the proposed lightwell would detract from the architectural integrity of the Mansfield Road conservation area. As far as I am aware, there is no precedent for basement windows facing onto the road in this street.</p> <p>The terraced houses lining Courthope Road make excellent family homes. The addition of two dingey basement rooms will add little to number 17. Basement construction projects are high risk, often running well over budget, destroying value for the applicant, damaging neighbouring properties and causing noise and disruption for other residents. By rejecting this application, you would be doing us all a favour (including the applicant).</p> <p>Yours faithfully,</p> <p>Roger Morley</p>

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2025/1677/P	Paul Hillman	The Studio, 2A Courthope Rd, London NW3 2LB	15/05/2025 14:31:45	SUPPRT	<p>I am writing in support of the proposed basement development at 17 Courthope Road, currently under consideration.</p> <p>Having reviewed the plans, I am impressed by the overall quality and sensitivity of the design. The proposed works are clearly of a high standard and take considerable care to remain in keeping with the character of the Mansfield Conservation Area. Notably, the approach to the front light well is particularly considered — its discreet design and modest dimensions ensure that it will have minimal visual or physical impact on the front garden, with no material loss to the space as a whole.</p> <p>It is also worth highlighting that basement developments are already a common feature along this street — many of which were undertaken without planning permission or the same degree of care and compliance. In contrast, this application demonstrates a clear commitment to best practice and responsible development.</p> <p>The applicant has taken thorough steps to assess and mitigate flood risk, commissioning the necessary reports and incorporating recommendations accordingly. It is therefore surprising to see that a number of objections appear to overlook or disregard these efforts entirely.</p> <p>Overall, this is a thoughtful and high-quality proposal that deserves support, and I trust it will be given fair consideration on its merits.</p>

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