

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1698/P	Avishai Moor	Flat 4 2 Ferncroft Avenue NW3 7PH	24/05/2025 00:08:07	OBJ	<p>I strongly object to planning application 2025/1698/P for a basement excavation at Flat 1, 18 Platt's Lane, proposing a swimming pool, spa, and significant landscaping alterations. As the immediate next-door neighbour, I am gravely concerned about the severe and unacceptable structural, environmental, and amenity impacts this development will have on my property and the wider area.</p> <p>Unacceptable Impact on Residential Amenity: The prolonged and intense construction noise, vibration, and dust from deep excavation will damage the tranquil residential environment, which will be severely disrupted by constant drilling and excavation noise, frequent skip lorries, concrete deliveries, and machinery obstructing the street, creating health and safety hazards. A disruption that could last months, if not years, solely for private swimming pool in one flat – an unjustifiable intrusion in a multi-occupancy building and quiet conservation area.</p> <p>Significant Technical and Structural Concerns: The excavation extends beneath and beyond the existing building footprint, close to shared walls and boundaries. The developer's own Basement Impact Assessment (BIA) acknowledges critical risks: the site is in an area of historic groundwater flow and spring activity. The building shares party walls and foundations with my property, yet the proposal involves high-risk "hit-and-miss" underpinning techniques. The BIA predicts up to 10mm of settlement and 5mm of lateral yield even under optimal conditions. While categorised as 'very slight' (Category 1) risk within the BIA, this modelling assumes perfect execution and fails to account for cumulative risk or construction error. Camden's Policy A5 requires 'no greater than 'very slight' (Category 1) risk of structural harm'. The risk to my property's structural safety is therefore unacceptable, particularly with no clear plan for full party wall consent, consultation, or independent oversight.</p> <p>Non-Compliance with Planning Policy: The proposal breaches several key planning policies:</p> <p>Camden Local Plan Policy A5 (Basement Development): The excavation extends beyond 50% of the rear garden, intrudes into the root protection zones of protected trees, and is within groundwater risk zones with insufficient drainage solutions. It will also have a material and detrimental impact on neighbouring amenity, which Policy A5 aims to protect.</p> <p>RedFrog Neighbourhood Plan Policy UD1 (Basement Development): The application fails to preserve adequate garden soil depth for trees and disrupts groundwater flows near a former pond site, offering only vague mitigation for water ingress and potential flooding. Furthermore, the scale of this private luxury development undermines the architectural character and shared integrity of a multi-tenant 20th-century building, setting an unwelcome precedent.</p> <p>Detrimental Communal and Conservation Harm: The proposed removal and relocation of the communal bin store to the rear garden is highly problematic. It reduces shared amenity space, lacks evident consultation with other residents, and risks odour, vermin, and visual blight, failing to preserve the conservation character of the Redington Froggnal area. Additionally, the proposed new timber gate on the southern boundary is intrusive, unnecessary, and out of keeping with existing boundary treatments.</p>

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					<p>Conclusion:</p> <p>This application is completely inappropriate for a shared residential building in a sensitive conservation area. It provides a singular personal luxury at the direct expense of neighbours' peace, safety, property value, and the established character of the locality. I urge Camden Council to uphold its planning principles and policies, including Camden Local Plan Policy A5 and RedFrog Neighbourhood Plan Policy UD1, and refuse this development outright.</p>

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2025/1698/P	Eidan and Daniel Zohar	Flat 3 2 Ferncroft Avenue London NW3 7PH	24/05/2025 10:02:47	OBJ	<p>Dear Planning Department,</p> <p>We are writing to object to planning application 2025/1698/P for a basement excavation at Flat 1, 18 Platt's Lane. We are the owners of Flat 3, 2 Ferncroft Avenue.</p> <p>Impact on Building Services and Infrastructure: The proposal inadequately addresses the potential impact on shared services. Large-scale excavations could disrupt water, gas, and electrical lines, causing costly repairs and interruptions for all residents. A detailed survey of existing services and a plan for protection or rerouting during construction is missing.</p> <p>Significant Technical and Structural Concerns: The excavation extends beyond the building footprint, near shared walls. The developer's Basement Impact Assessment (BIA) notes critical risks, including the site's location in an area of historic groundwater flow. The proposal uses high-risk underpinning techniques for shared party walls and foundations. The BIA predicts up to 10mm of settlement and 5mm of lateral yield, even in optimal conditions, but this assumes perfect execution and ignores cumulative risk. As Camden's Policy A5 requires 'no greater than 'very slight' (Category 1) risk of structural harm', the structural risk to the neighbouring property is unacceptable without a clear plan for party wall consent, consultation, or independent oversight.</p> <p>Drainage and Flood Risk: While the BIA mentions groundwater, it may not fully account for the risk. Historical spring activity in the area means changes to the water table could cause localized flooding or drainage issues. A detailed hydrological study and mitigation plans are needed due to the excavation's depth and extent.</p> <p>Construction Management Plan Deficiencies: The application lacks a comprehensive Construction Management Plan, which should include details on traffic, noise, dust, working hours, waste, and site security. Without this, there's no assurance of responsible construction management and minimal impact on residents.</p> <p>Precedent Setting: Approval could set a dangerous precedent for similar developments. Permitting such extensive basement excavations could lead to disruptive, risky projects, altering the neighbourhood's character and affecting residents' living conditions.</p> <p>Lack of Community Consultation: There has been insufficient consultation with residents. Major changes impacting shared spaces should require informed consent from all parties. Residents learning about the full proposals through the planning process indicates poor communication.</p> <p>Sustainability Concerns: A private pool and spa raise sustainability issues due to high energy and water consumption, conflicting with Camden's environmental goals. A detailed sustainability assessment is needed.</p> <p>Potential Legal Issues: The lack of a clear plan for party wall consent and potential structural damage could lead to legal disputes and significant costs.</p> <p>Security Implications: The extended construction and need for heavy machinery access could</p>

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					<p>compromise building security. A detailed security plan is necessary.</p> <p>In light of these points, I strongly urge Camden Council to reject application 2025/1698/P. This development is inappropriate and poses numerous risks to residents, the building, and the neighbourhood.</p> <p>Sincerely, Eidan and Daniel Zohar Flat 3, 2 Ferncroft Avenue, London NW3 7PH</p>

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2025/1698/P	Emma Hart	2 Ferncroft Avenue	23/05/2025 21:07:32	OBJ	<p>I am writing to vehemently object to the proposed development at Flat 1, 18 Platt's Lane, NW3 7NS, which involves the excavation of a basement including a swimming pool and significant alterations to the front, side, and rear gardens. I am an immediate neighbour at and I have deep concerns regarding the structural, environmental, and amenity impacts this proposal would have on my property and the local area.</p> <p>On a personal level:</p> <p>We live immediately adjacent to this proposed basement - we are deeply concerned about the unacceptable level of disruption this major excavation will cause to daily life and wellbeing. I work from home full-time, and the relentless noise from drilling, excavation machinery, and construction vehicles will make it impossible to concentrate or hold meetings — effectively undermining my ability to do my job. The usually quiet residential road will be overwhelmed by construction traffic, skip lorries, and deliveries, bringing with it noise, dust, and a significant safety risk for pedestrians and children in the area. The prolonged disturbance from such invasive works will cause continuous stress, sleep disruption, and a deterioration in quality of life — and for what? A private swimming pool and spa for a flat. This level of disruption to the neighbours for the benefit of a single flat owner is disproportionate, selfish and totally unreasonable.</p> <p>In addition to comments above:</p> <p>We strongly object to the proposed basement development at 18 Platt's Lane due to the high risk of water ingress and structural damage to neighbouring properties, including my own. The project sits in a groundwater flood risk area, yet mitigation measures are vague and reactive. The scale of excavation and construction will cause prolonged noise, disruption, and loss of amenity. The design breaches Camden's basement policy by extending under garden areas and too close to property boundaries. The development also harms the conservation area's character and fails to ensure adequate drainage. This application should be refused.</p> <p>I have also submitted via email a more detailed letter referencing various reports and flagged many further objections.</p> <p>We agree with all other comments posted.</p> <p>Please do not allow this Planning Application proposal to go ahead. Thank you.</p>