

Parnjit Singh

From: emma hart [REDACTED]
Sent: 23 May 2025 19:44
To: Planning
Subject: Objection to Planning Application 2025/1698/P

From: Emma Hart

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London NW3 7PH

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23rd May 2025

To:
Development Management
London Borough of Camden
planning@camden.gov.uk

Re: Objection to Planning Application for Basement Development at Flat 1, 18 Platt's Lane, NW3 7NS

Reference: 2025/1698/P

Dear Sir/Madam,

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 the immediate neighbour at Flat 1, 2 Ferncroft Avenue, and I have deep concerns regarding the structural, environmental, and amenity impacts this proposal would have on my property and the local area.

On a personal level:

My fiancé and I live immediately adjacent to this proposed basement - I am deeply concerned about the unacceptable level of disruption this major excavation will cause to my 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 my 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 and totally unreasonable.

In addition, the flats above flat 1, 18 Platts Lane are rental properties I believe, and it seems possible that the landlord is not aware of these planning applications as there appears no public comments from them, but this may not be the case. Tenants will leave the immediate area and works on this scale will adversely affect the market.

My objections are also founded on the submitted reports and relevant planning policy and precedent in the London Borough of Camden.

1. Risk of Water Ingress and Structural Damage

The proposed basement would be constructed in a location identified as being susceptible to groundwater flooding and on a site historically affected by underground watercourses. The Soil Investigation Report indicates the presence of groundwater seepage at a shallow depth (2.5m in BH2), which is significant given the proposed depth of excavation for a pool.

Although the Basement Impact Assessment (BIA) claims that groundwater seepage can be managed using observational mitigation, this approach is reactive and inherently uncertain. It lacks a proactive engineering strategy and offers no guarantees for the long-term stability and waterproofing of neighbouring structures. This exposes my property, which shares a boundary with the proposed site, to unacceptable risk of water ingress and subsidence—particularly given the shrink-swell nature of local London Clay soils.

2. Impact on Residential Amenity and Liveability

Camden's planning guidance emphasizes minimizing disruption from basement works. This development, with a pool excavation and major garden modifications, would result in prolonged noise, dust, and loss of amenity. The scale of the project suggests extensive use of heavy machinery, and the narrow, residential nature of Platt's Lane will exacerbate noise and traffic-related disruptions.

Furthermore, the Design and Access Statement confirms that the proposal involves bedrooms at basement level, one of which lacks adequate daylight or outlook. This is contrary to Camden's Basement SPD (Supplementary Planning Document), which requires habitable basement rooms to be well-lit and ventilated, and not exacerbate pressure on infrastructure or flood risk.

3. Non-Compliance with Camden Planning Policy A5 and CC3

- **Policy A5** stipulates that basement extensions should not extend beneath garden areas or near property boundaries. This proposal directly contravenes that guidance, as the basement extends under both the garden and to the boundary shared with my property.
- **Policy CC3** requires a robust and independently verifiable flood risk and structural impact assessment. The submitted BIA relies heavily on conditional statements and proposes no confirmed method for managing hydrogeological uncertainty.

4. Environmental and Heritage Harm

The property lies within the Redington Frogna Conservation Area. As highlighted in the pre-application response from Camden Council, the proposed development will compromise the green character of the conservation area by reducing soft landscaping and tree cover. The Arboricultural Report acknowledges tree loss and only recommends mitigation by condition, without demonstrating real replacement or compensatory planting on-site.

5. Drainage System Limitations

The drainage report conducted by Happy Drains includes a survey of existing infrastructure but fails to assess the capacity of the sewerage network to accommodate increased surface and pool-related water discharge. The minor improvements proposed do not guarantee that downstream run-off won't increase, especially during storm events.

6. Precedent of Objections and Legal Challenge

There is precedent in Camden where similar basement developments were rejected or contested on appeal due to amenity loss and risk to heritage character. For example, the Kentish Town basement legal case raised

successful challenges on grounds of construction disruption and structural risk to Victorian housing stock. The conditions at 18 Platt's Lane are comparable.

Conclusion

In light of the above, I respectfully urge the Council to reject this application on the following grounds:

- Risk of structural damage and water ingress
- Unacceptable loss of amenity and quality of life during construction
- Non-compliance with Camden's Basement and Flood Risk policies
- Harm to the character and ecology of a conservation area
- Insufficient mitigation of drainage and flood risk
- Poor design quality and unacceptable living standards in the basement units

I would appreciate confirmation of receipt of this objection and request to be kept informed of all further developments regarding this planning application.

Yours faithfully,

Emma Hart
Flat 1 , 2 Ferncroft Avenue, NW3 7PH
