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From: Victoria Barclay [REDACTED]
Sent: 26 May 2025 13:40
To: Planning
Subject: PLANNING APPLICATION 2025/1698/P

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OBJECTION TO: PLANNING APPLICATION 2025/1698/P 18 Platt's Lane NW3 7NS

OBJECTION FROM: Victoria Barclay, REDINGTON FROGNAL NEIGHBOURHOOD FORUM, 37 Platt's Lane NW3 7NN

The refusal by Camden of the first planning application for this property (2024/558/) stated: *by reason of its siting, scale and form, would result in an incoherent and incongruous form of development which causes harm to character and appearance of the host property, street scene and Redington Frognal conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017) and policies SD2 (Redington Frognal Conservation Area), SD4 (Redington Frognal Character), SD5 (Dwellings: Extensions and garden 2 development) and SD6 (Retention of architectural details in existing buildings) of the Redington Frognal Neighbourhood Plan 2021.*

On reading this, one had a sense of excessive and inappropriate ambition for the ground floor of 18 Platt's Lane. Also, *whatever next ?* comes to mind. Well, Application 2025/1698/P came next. It is highly inappropriate, and planning permission should again be refused. As with the first application, the second takes no account of the integrity of the building itself or the neighbourhood that will have to bear the consequences if this development is given the go-ahead. Compliance with RedFrog Neighbourhood Plan 4.27.3 BASEMENT IMPACT ASSESSMENTS and Camden's Local Plan Policy A5 is not evidenced. Can Camden please provide Redington Frognal Neighbourhood Forum with the information that confirms these important conditions are met.

RedFrog Neighbourhood Plan:4.27.3 BASEMENT IMPACT ASSESSMENTS

Camden's Local Plan Policy A5 has a clear requirement to demonstrate that basement development "does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment". Camden currently requires a staged approach to screening and scoping. However, the process assumes that the excavation and construction work will proceed according to plan. But, works have not always proceeded according to plan, and there have been examples of harm caused to properties in Redington Frognal, as a result of nearby basement excavation. The requirements adopted by the Royal Borough of

Kensington and Chelsea, as set out in its Basement Supplementary Planning Document, are appropriate, as a minimum, for the substantially more complex hydrogeological structure of the north west slopes of Hampstead. This policy, therefore, requires rigorous site investigations and seeks to ensure that potential problems arising from basement excavation are addressed at or before application stage. It also aims to prevent water damage to nearby properties arising from the diversion of underground water features.

FLOOD RISK

Building a basement of the size and depth proposed, below a three bedroom suburban flat is weirdly incongruous. It will increase the size of Flat 1's footprint threefold and is absurdly disproportionate. Moreover, the scale of the planned swimming pool poses clear and elemental dangers. Whatever precautionary tale the applicant's architect weaves while at the same denying that this area is at risk of flooding, the truth is there to see in all our annual insurance policies. There are underground streams which raises the risk of flooding in the immediate area of Platt's Lane and Ferncroft and the work involved in the excavation will increase instability on the ground further.

TRAFFIC CONJESTION

Residents already have an uphill battle to ensure the best environment in which to thrive because traffic in our residential streets is a real and present problem. 18 Platt's Lane is positioned opposite Briardale and Ferncroft Avenues, one of the busiest and most congested corners in the area. It is frequently gridlocked and the scale of excavation required for this project will bring disruption and chaos for several months. Platt's Lane is a necessary thoroughfare for runners and walkers to and from Golders Park throughout the day, while the constant flow of cyclists many of whom are children, navigate heavy vehicular traffic including lorries, refuse trucks and even buses. Despite local residents campaigning for better traffic management to protect our local schools the situation is often intolerable and we cannot add more pressure to these residential roads through extensive – let alone damaging - building works.

PROTECTION AND CONSERVATION

A cursory (careful even!) reading of Camden's Planning Guidance, the Neighbourhood Plan and the Redington Frognal Conservation Area Character Assessment, informs anyone wishing to understand why this area is so important and must be conserved. RedFrog's natural and fragile environment must be protected, likewise our valuable built heritage that we are all fortunate enough to share.

Victoria Barclay
