

**20 CRESSY ROAD
LONDON NW3 2LY**

5th May 2014

Camden Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street, London WC1H 8ND

Dear Ms Scarisbrick

**Your Ref:2014/2553/P - 21 to 23 Cressy Road, London NW3 2NB
Proposed excavation and development of new basement**

I write with reference to the proposal above. There are many concerns here and I list some:

1. The supporting documents of the gentleman making the application show on page 1 that it is classified as highly vulnerable according to his own supporting documents with regard to flood risk.
2. There is already a history of slight structural movement in the terrace on Cressy Road. This is aimed particularly at the property above and extends to the end of the street, with number 11 at the end of the row of terraced houses.
3. The excavation of basements in older housing has a significant potential impact on neighbouring properties as it raises the risk of subsidence and possible flooding. This is very true of the area where Cressy Road is located as this area was built over the ancient River Fleet, still the Victorian brick-built sewer.
4. Please note the concerns identified by Dr Michael De Freitas in his 2013 governmental study on basement excavations in which he stated that "it is not possible to excavate a hole without the ground responding and the key issue is the extent of its magnitude". He continues with 'it is not possible to excavate a hole without the ground responding and the key issue is the extent of its magnitude'. He also says that 'damage to neighbouring properties arising from basement excavation is often a price the neighbours pay for owners not investing sufficiently in the work they commission to increase the value of their estate'.

These are just some of the reasons why I so vehemently object to this proposal.

Yours sincerely

Vivien Freeman