

3 March 2014

Development Control
London Borough of Camden
Town Hall
London WC1H 8NJ

Flat 1, 15 Wedderburn Road London NW3 5QS /2013/7182/P

Dear Sirs,

We have had an opportunity to examine the additional drawings recently submitted for the above application for the extensions of the ground floor and basements of Flat 1 at the above address.

We note some modifications: the entrance to Flat 3 has been respected in the revised scheme, and the enlargement of the footprint has been a little reduced. The access stair to flat 2 has been moved and a little widened while the entrance terrace has been substantially cut to accommodate the curve of the downward ramp for the underground parking. It is unclear from the plan whether Flat 2 has lost its parking space as a result of these changes. Enquiries need to be made, though I recognize that this is a legal rather than a planning matter.

However, no attempt has been made to address the objections to the original scheme (2013/7182/P). No consideration is shown for the engineering problem such excavations will involve; in particular no appreciation is shown for the acute problem of the water table (which has been drawn to your attention in relation to the application at no. 26 Wedderburn Road across the road) and the nature of the soil. Nor is there any allusion to the disruption which many months of work - including inevitably essential drilling for a secant pile wall and the removal of the excavated soil - will impose on the neighbourhood.

Contrary to declared Camden policy the increased accommodation amounts chiefly to private parking, an enlarged swimming pool, games and entertainment rooms with close to no additional habitable space.

As it stands, the application addresses neither the engineering nor the organizational problems raised by the original proposals. It contravenes declared Camden planning policy.

For all these reasons, as a resident of the house overlooking the site of the proposed works I request that this proposal be immediately rejected

Yours sincerely

Joseph Rykwert
Professor of Architecture
Anne Rykwert