

Flat A (formerly Flat 1)  
27 Prince of Wales Road  
London NW5 3LH  
6 January 2014

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

Ref: 2013/7680/P  
Associated ref: 2013/1305/P  
Attn: Rachel Miller

Dear Director of Culture and Environment,

**No 29 Prince of Wales Road**

I acknowledge your letter of 23 December 2013 regarding the planning applications referenced above. I have already appointed a surveyor to act on my behalf with regard to party wall issues. I own my property on a long lease from 27 Prince of Wales Road Freehold Limited of which company I am majority shareholder and CEO.

I wish to object to these applications on the following grounds:

1. The proposed extension to No 29 is inappropriately large. It more than doubles the floor area of the property.
2. The first floor extension beyond the present rear building line will block light from my rear garden and south-facing patio.
3. The ground floor extension will diminish and reduce the general quality of surrounding gardens in the triangle between Prince of Wales Road, Healey Street (which I believe is a conservation area) and Grafton Crescent, continuing progressive reduction by new building since I moved here in 1989.
4. The proposed large basement beneath the house and rear extension is extremely inappropriate and may cause damage to our property. I appreciate that basement excavation does not require planning permission at present but I wish to draw the attention of your department to the following points:
  - (a) None of the four Victorian villa houses at 27, 29, 31 and 33 Prince of Wales Road have basements and our foundations are relatively shallow. During the 1990s the previous managing agents of No 27 felled a tree in our rear garden to protect our house from subsidence.
  - (b) The subsoil beneath the houses is gravel on the flood plain of the lost River Fleet that flows in pipes beneath Kentish Town Baths and Castlehaven Road. The proposed excavation into underlying London Clay might interrupt established natural flow of surface water through the subsoil. Our house has not suffered as extensive damp penetration as nearby properties with Victorian basements.
  - (c) Excavation of the front garden of No 29 to provide light to basement would damage the visual appearance of all four villas.

- (d) Excavation of a large basement will increase construction time, dust and disruption during the work.

I have no objection in principle to building works at No 29 Prince of Wales Road and did not oppose a 2013 application to add a fourth storey. I hope the new owners will modify their plans in the light of my objections.

Yours sincerely,

Roger Mason

PhD, Fellow of the Geological Society.