



24 October 2013

Neil McDonald
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle St
London
WC1H 8ND

Dear Mr McDonald

Planning application ref: 2013/3877/P

Thank you for giving us the opportunity to respond to the amended planning proposal for 41 Fortress Road.

I re-iterate my initial objections to this plan which are still of considerable concern:

- That the proposed building will directly adjoin mine and increase noise disturbance.
- That the plan is overdeveloped increasing from 3-9 flats
- The large windows at the rear will impact on my privacy and increase noise disturbance

In addition, to this I am very concerned at the amended plans to construct a deep basement to the rear of the site right up to the boundary of my building. The plans state that this is a 'replacement' basement when clearly the plans intend to go much deeper than the current building. The impact assessment lists 'no' to almost every question in the plan which does not appear to be accurate. For example, the new basement *will* impact on adjacent properties area water, the site *is* on a slope. It is not clear if the plot is close to the Northern line tunnel but as my building already vibrates during their use, this would indicate that it is extremely close and the land is not entirely secure. The plan states that 'the designer will ensure party walls and adjacent properties are undermined during the project' without any detail of how this might be achieved.

I am aware that Fortress Road is close to Hampstead Heath and the Fleet River and this raises concerns over the viability of digging deep into the land in this area.

It would appear, therefore, that this revised plan attempts to tick many boxes without evidence and I urge Camden Council to carefully assess the impact of the revised plans.

Yours sincerely

