

21st October 2013

Development Control Planning Services
Town Hall
Judd Street
London
WC1H 8ND
planning@camden.gov.uk

Application Ref: 2013/3877/P
Planning Application for 41 Fortress Rd. London, NW5 1AD



Dear Mr. McDonald,

I am writing regarding the revised planning application.

In addition to the massive increase in units and overdevelopment of the planning Application, and other objections previously raised, I would like to state my objections specifically to this Basement scheme for the following reasons:

1. Threat of Subsidence.

The proposed Basement development is immediately adjacent to our building and property. The local area is widely acknowledged to have underground water routes related to Hampstead Heath ponds. And the submerged path of the Fleet River and its subsidiaries are in immediate proximity. Any further disruption of our underground water and soil conditions could have a significant negative structural impact on our building. I was under the impression that Councils around London, including Camden Council in particular, were curtailing the increase in basement proposals for these very reasons.

2. Access.

There seems to be no consideration within the proposal as to exactly how heavy machinery will access the rear of the property to conduct the excavation. I can only assume that such heavy machinery as well as enormous amounts of debris and other construction vehicles will for the most part have to situate themselves directly outside the property on Fortress Road. This will inevitably stretch up the road in front of our own and neighbouring properties.

With Fortress Road being an A-road (A400), one with very limited but essential parking for residents and small businesses, and a bus route (134) with a bus stop and pedestrian crossing within feet of the property, there is a very high likelihood of serious congestion and disruption both to pedestrian, vehicular and public transport access.

There have been many well publicised proposed local basement schemes which have similarly not met planning requirements or faced very strong objections on both these issues of the threat of subsidence due to the disruption of underground soil and water conditions and accessibility. I am referring to Millfield Lane, South Hill Park and Canfield Gardens to name a few. I hope that the Development Control Planning Services will view this Planning Application with the same set of standards, due diligence and with these objections in mind.

Please keep me informed on the progress of this application and of any amendments.

Yours sincerely,

