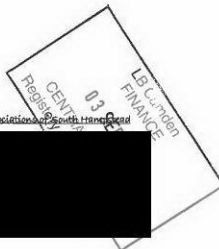


# CRASH

Combined Residents' Association of South Hampstead



Development & Regeneration Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 8EQ

30<sup>th</sup> August 2013

Dear Sirs,

**Planning Application Ref 2013/2522/P - 17 Woodchurch Road NW6 3PL**

This association objects to the above planning application. Building work is already in progress at this site and we are concerned that much of this proposal is already being implemented before the application has been considered by council.

Our main concerns, however, centre of the disproportionate size of the rear extension which includes digging out yet another basement of 75.2square metres in an area known to be at risk of flooding and where a proliferation of such excavations have already seriously compromised the surface water run-off and underground water flows. The incidence of garden and cellar floods has increased dramatically in the vicinity of recent basement developments. The bulk of the ground and first floor extension is out of character with the host building and because of its size will seriously alter the light in neighbouring properties and gardens.

CRASH also has grave concerns about the number of living spaces which will be carved from a modest sized host building and the fire risks incurred by the current plans for so many internal kitchens. While acknowledging the need for new fair rented housing stock, the plans seem to suggest that there could be as many as 28 people living in the building – far too many for a property of this size - and consequently we believe the safety of residents could be seriously compromised.

CRASH asks you to refuse this application.

