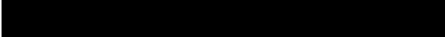


2c Lindfield Gardens, London NW3 6PU. 

Planning Officer, Camden Council, Town Hall Extension, Argyle Street. London WC1H 8ND

Ref Planning application 2014/ 3625/P - 8 Lindfield Gardens, NW3 6PU

Dear Sir or Madam

I write to object to the above planning application. My detailed reasons are:

1. **The potential impact on water levels.** There has been inadequate monitoring of water levels.
2. **The basement construction will change ground water flow**, possibly increasing the risk of flooding to Flat A at No 8 and neighbouring properties. No attention has been paid to this.
3. **Problems of land slope and stability. There is an increased risk of soil movement particularly as No 8 is on the border of a high-risk soil collapse area.** This is an area of heavy clay, and the property is on ground sloping steeply in two directions: [1] towards Lindfield Gardens and [2] towards Arkwright Road. The issue of the considerable slope on which No 8 is situated has not been addressed. Limited analysis of the soil conditions has been carried out.
4. **Unchanged size of the basement from the time of the last application.**
5. **The proposed rear extension has not been reduced in depth** since the last application in spite of the Officer's Delegated Report on that application stating "a significant scaled back rear extension that is subservient to the form and massing of the host building is considered to be the starting point".
6. **Light pollution, reflection, artificial light disturbance/ light spillage affecting neighbours, including at night.** The new plans show larger light wells than in the last application, in spite of the fact light wells were a factor in rejecting the last application.
7. **The lack of assessment of the risk of damage to other neighbouring properties.** The applicant has not carried out a full assessment of the risk of damage to the other flats in No 8 and other neighbouring properties, resulting from these works. Please note:
 - a. No 8 Ground Floor Flat suffered significant cracking and subsidence in the recent past. The rear ground floor wall is to be opened up across the rear elevation, and the underneath of the house is to be excavated. This is a significant amount of structural work to a building which has been moving.
 - b. The rear wall of the proposed basement development will be close to the existing Flat A, and this could affect the structural stability of this flat and the building as a whole.
 - c. Details of the space between existing Flat A and the proposed development have not been laid out, in spite of the fact that the soil in this space may well be loose and susceptible to movement resulting in possible structural instability.
 - d. There is no mention of how No 8 will be propped up during the works.None of the above risks to neighbours have been properly explored, in spite of DP27.
8. **No Construction Management Plan has been submitted**, and no attention paid to the noise and disruption caused by this potential development. Since Camden is duty bound to consider the loss of amenity and disruption to other neighbouring properties this is unacceptable.
9. **Green roof.** The applicants have rejected Camden's proposal for a green roof.
10. **Keeping in character and design with local properties.** The Officer's Delegated Report after the last application states "that alterations should always take into account the character and design of the property and it's surroundings." The new plans still propose a contemporary design, setting it apart from the original character and appearance of the host building.
11. **Examples quoted are irrelevant** since they (eg: 1 Rosslyn Hill, 38 Arkwright Rd) relate to individually owned properties, not converted multi occupied buildings like 8 Lindfield Gardens.
12. **Consultation with local neighbours.** There was absolutely no formal consultation process with the 4 other owners of 8 Lindfield Gardens ahead of the new planning submission.
13. **The impact on local trees.** In a Conservation Area it is Council policy trees should be preserved. It appears T1, which has a TPO on it, a substantial horse chestnut, may be vulnerable, along with two other trees, T2 and T3, which may need to be removed because of the scheme.

I ask Camden Council refuses this application for the above reasons.

Yours sincerely

Derek Farnworth

