

1A oakhill avenue london nw3 7rd

25 November 2014

Development Management Team
Planning Services
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8ND

BY EMAIL

Dear Sirs,

OBJECTION TO PLANNING APPLICATION 2013/6162/P 2
OAKHILL AVENUE NW3 7RE IN RESPECT OF BASEMENT
EXCAVATION AND EXTENSION TO REAR AND SIDE TO FORM 2
THREE BEDROOM MAISONETTES

It is understood that the Applicants, lodged a revised planning application under number **2013/6162/P**. No notice was sent to me but I have seen the one (only) notice placed outside 2 Oakhill Avenue.

I wish to make a formal **OBJECTION** to the above proposed planning application.

In support of my grounds for objection I would be grateful if you could note the following:-

1. The works involve basement excavation which is most damaging to the neighbouring properties and environment. It is presumed that you are aware that basement excavation in the neighbouring road, Redington Road, caused the road to collapse.
2. The property is over the River Fleet and digging down will cause great damage to the water table.
3. It is understood that the Eyre Estate has taken into account the substantial damage both to the fabric of houses and gardens entirely due to basement excavations, and no longer issues licenses for such works to be carried out. If this development is permitted, then Camden Council will of course be liable in damages should any similar damage occur, either to the highways and/or neighbouring and/or adjacent properties.

4. The amount of noise and disruption which will be occasioned by the carrying out of these works (which of necessity will be over a long period of time) is detrimental to the quiet enjoyment of the home owners in Oakhill Avenue and other properties in the vicinity.
5. This proposed development is clearly detrimental to the character of this Conservation Area and unacceptable in terms of a number of Camden's policies.
6. Camden Council has a statutory duty to protect the character and appearance of the Redington/Frognaal Conservation area. The proposed works appear to be in breach of the requirements of the policies as set out in Camden's Unitary Development Plan 2000.

I urge the council to **REJECT** the proposal.

Yours faithfully,

Dr Roger Goulden