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22 DEC 2014

Attention Gideon Whittingham  
East Area Team  
Development Management  
Camden Town Hall extension  
Argyle Street  
London  
WC1H 8EQ

19<sup>th</sup> December 2014

Dear Sirs,

**Re: Planning Application 2014/7292/P 4 Wedderburn Road London  
NW3 5QE**

(FREEHOLD)

The Directors and Shareholders of Andrew Court Limited, the freeholder of the Andrew Court, 2 and 2a Wetherburn Road NW3 wish to raise the following issues of concern regarding the proposed "*Provision of an enlarged basement and light wells, replacement ground floor extension, erection of a garden pavilion/studio in the garden and enlargement of side dormers*" at No.4 Wedderburn Road NW3 5QE.

1. The size, design and location of the proposed basement extension will have a material impact upon Andrew Court it will harm the character, fabric and appearance of the existing building and will fail to maintain or improve the character and appearance of the Conservation Area.
2. The creation and location of the new basement will lead to an unacceptable loss of privacy and potential noise disturbance to the occupants of Andrew Court whilst the construction works take place.
3. The proposed basement construction is of a size and form which is disproportionate to its neighbours and represents a gross overdevelopment of the site.
4. The construction of a basement of this magnitude presents an unacceptable degree of risk of structural damage to Andrew Court.

5. The application site is located in an area susceptible to hydrological factors as covered by policy DP27 of the LDF. The area and volume of the proposed basement will have an impact upon the local water table which will present an unacceptable risk of future damage to Andrew Court.
6. The loss of trees associated with the development will have an impact upon the appearance of the conservation area and result in a loss of amenity to the residents of Andrew Court
7. The addition of a basement extension of such magnitude to this building should be considered unacceptable in principle.

We would welcome the opportunity to meet with you in the New Year to allow us to explain in greater detail why we object so strongly to this development.

Yours sincerely



on behalf of Andrew Court Ltd.