

[REDACTED]

From: McDougall, Alex
Sent: 05 May 2015 12:20
To: Planning
Subject: FW: CRAAC draft proposals

[REDACTED]

Telephone: 0207 974 2053

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From: [REDACTED]
Sent: 04 May 2015 11:52

[REDACTED]

Subject: CRAAC draft proposals

Dear Councillors and Officers,

I am writing to urge you to adopt CRAAC's comments relating to CPG4, including the TOR and its advocacy of Burland Scale 0 damage.

CRAAC is a coalition of 25+ neighbourhood groups promoting safe basement development which protects the property and well-being of the community.

Under current rules, Camden continues to allow basement developments that cause significant structural damage to neighbours and endanger construction workers (witness the recent HSE crackdown on Westminster and RBKC).

Also, the loophole of permitted development allows developers to drive a coach and horses through any well-intended changes to Camden's basement policy, and Camden must follow RBKC's initiative and ban certificates of lawfulness for all basements, regardless of size. In the meantime, Camden should honour its existing policy, where basements cannot qualify for PD where 'any tree is affected' in a Conservation area, as well as its ruling that basements are engineering works and therefore excluded from PD.

I am currently fighting a basement proposal next door at Briardale Gardens, which, although single-storey, is on a site described by CRAAC advisor Dr De Freitas as 'surprisingly, one of the most geologically complex in the borough' on a former brickfield, destined to cause 'severe structural damage' to my and other neighbouring properties.

It is outrageous that under current rules Camden Council can sanction the damage of my home to a level of Burland Level Two (with the real damage predicted to be far higher still). Making me pay the price of our neighbours' profit-maximising ambitions, while absolving Camden from responsibility, by claiming that the inadequate party wall system will protect us - which it won't - as our party wall surveyor has advised me.

I rely on my Council, to whom I pay taxes, to protect my hard-earned home from years of severe damage. Please, for your residents' sake, understand the damaging nature of basements, their unsuitability in some sites, and the need to protect your residents' homes from structural damage. Also, bear in mind that many of these basements are vanity projects that are not housing the homeless - they are gyms and film theatres and underground car parks in houses that are already of substantial size.

Yours Sincerely,

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