

Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street
London WC1H 8ND

Silvia Ranawake
18 Fitzroy Road
NW1 8TX
12 January 2016

Re. Application Ref: 2015/7035/P

Dear Mr Hope,

Thank you for your letter of 21 December 2015 regarding Planning Application Ref 2015/7035/P and Associated Ref. 2015/5028/P.

I am writing to voice my concerns regarding the lowering of the existing floor level at lower ground of 14 Fitzroy Road by 410mm, the associated underpinning of the party walls to 12 and 16 Fitzroy Road, and the impact such works will have on the structural stability of my property and other neighbouring properties.

The terraced properties in Fitzroy Road are structurally fragile with very little in the way of foundations. The party wall shared by Nrs 14 and 16 Fitzroy Road had already had to be repaired after works carried out on Nr 14. Following a lowering of the basement floor of Nr 9 Fitzroy Road, Nr 7 Fitzroy Road was structurally damaged requiring substantial repairs. In addition an impact of the proposed excavation on the surrounding ground water levels, particularly in the present climate, given that the terrace is situated on a slope, may add to instability promoted by such excavation.

I therefore are unable to support this application, and fully share the concerns already raised by the owners of 16 Fitzroy Road, Mr and Mrs Bagchi. I hope that Camden Regeneration and Planning Development Team will take our concerns into consideration when deciding on the granting of the application.

Yours sincerely,

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