

29 Quadrant Grove, London NW5 4JP

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Dear Mr Yeung

Planning Application 2015/7208/P: 24 Quadrant Grove London NW5

We have been residents of Quadrant Grove since 1976. As you must know from your records on this matter, we have personally over the last years made several objections to the applications by Mr James Ireland for a proposed basement at 24 Quadrant Grove. For example, we wrote to Rachel Miller on 29 November 2013 and 30 July 2014, attended meetings with Alison Kelly on the issue, signed a petition from the vast majority of the residents of QG and attended the meeting in the Town Hall on 13 November 2014. We would like to emphasise that the vast majority of the residents of Quadrant Grove are opposed to the proposed build and believe this should be taken into account in your decision making process.

It is frustrating and of great concern that we are now writing to you once again to object to a new application for a certificate under lawful permitted development from Mr Ireland. The application is to do the identical work to 24 Quadrant Grove that he had applied for in 2014. As you will know, at the meeting of the Camden DCC on 23 October 2014, Mr Ireland's identical application was rejected.

The issues are complex and were raised and discussed in great detail in the DDC hearing. Finally, in a democratic vote the Council voted in favour of the case put by the residents of Quadrant Grove against Mr Ireland's application. A notable point put by one of the councillors was that Camden had a duty of responsibility to all the residents

of Quadrant Grove and their objections should be taken into account.

Since then there have been more complex legal developments. In May 2015 Mr Ireland appealed against this decision. In October 2015 it was announced this appeal would proceed by way of a Public Inquiry. On 13 October 2015, Mr Ireland withdrew his appeal. However, our understanding is that on 29 October 2015 a training seminar on basements was held for all Camden councillors, aimed at reversing the Council's more restrictive policy on permitted development rights and instead to revert to a more permissive approach towards those seeking lawful development certificates. Our concern is that this might permit Mr Ireland to build a basement – which the residents of Quadrant Grove will continue to oppose.

We fail to understand how a democratic decision can later be considered 'misguided' and retrospectively overturned. We are concerned that this may well be cost driven.

Our objections to the original application and subsequent applications stand. We would like to focus on two major points.

The first is on the question of whether the proposed build is an engineering project. If it is, then it falls outside the remit of lawful permitted development. We believe that the report by Gwion Lewis and common sense would say that the work to construct a new basement would require specialist engineering work and must be considered as an engineering project and therefore outside the remit of permitted development.

As you will know, in late 2013 Mr Ireland applied to Camden for planning permission to construct a basement through the 'normal' route. The application was supported by a civil engineer's report on behalf of Mr Ireland. However, this application was withdrawn after civil engineers appointed by Camden identified a number of very serious problems with the proposed construction. However, in the Council meeting of on 23 October 2014, we were informed that these objections and 'failings' did not need to be considered under permitted development. Councillors were reminded that lawful permitted development was just a 'legal' matter and that such questions and objections did not apply and were not valid. However, it seems bizarre and dangerous that the Council appears to allow a basement to be built under a house that has minimal foundations without taking into account the problems identified in the 2013 report or considering the safety of the adjacent properties.

It is our considered view that it would be wrong for the Council to reverse its decision at the DCC meeting on 23 October 2014 and should not grant a certificate of lawful permitted for 24 Quadrant Grove.

David and Elizabeth Sturgeon

