

CNP/MK/1/F

1 April 2016

Strategic Planning and Implementation Team
Camden Council
Town Hall
Judd Street
London WC1H 8ND

By Post and Email

Dear Sirs,

I am writing in respect of the “**Local Plan Submission Draft**” which was placed on public consultation on 8 February 2016. My comments below specifically relate to and **support** “**Policy A5 Basements and Lightwells**”.

Policy A5 is designed to control the development of basements in Camden, something which has become increasingly popular throughout central London in response to high land values. Such developments can place a considerable burden on neighbouring properties and occupiers due to extensive excavation works often in tight locations and where the management of the construction phase can be extremely challenging. Furthermore there can be structural damage as a result of changes to ground and water conditions which are unforeseen at the planning application stage when the impacts of such matters are considered. There are also situations where the extension of buildings in this manner can have a harmful impact on heritage assets, such as listed buildings, which there is a statutory duty to protect.

I therefore strongly **support** the proposals by Camden to place home owners and developers under a high degree of scrutiny for basement developments through the introduction of **Policy A5**. I further **support** the specific exclusion of excavation beneath listed buildings, pavement vaults and gardens as any structural damage to such properties could result in substantial and irreversible adverse impacts to heritage assets.

I trust that you will treat these comments as duly made representations in respect of the “**Local Plan Submission Draft**” and would look forward to receiving confirmation of this from you in due course.

Yours faithfully,

C. Neil Phoenix