



**19 Fitzroy Square
Planning Application Ref: 2016/2046/P & Listed Building Ref: 2016/2825/L**

I object to the proposal for a double basement in this application.

It is inappropriate for a listed terrace, and risks causing harm to the adjacent properties. It is contrary to the imminent Camden Local Plan and the Conservation Area.

I welcome the residential conversion (which has in any case already been granted), but this application involves extensive demolition of the back part of the house in order to facilitate a basement going down THREE floors below ground level – some 9 metres, or 30 feet below ground level. This is unnecessarily greedy, the house will be extremely large and desirable without the need for this overdevelopment.

The Local Plan as I understand it will address the deep concern many people have over basement developments such as this. The scope of works and the disturbance caused to the neighbourhood for many months or years, as well as the potential damage to listed buildings are a nightmare for all neighbours and this decision should be determined under the new Plan.

The Heritage Statement in the application claims that the proposal “re-establishes the original use as the viable use for this building thereby as acknowledged in the NPPF providing a public benefit” – the planning consent for the return to the original use of the building has already been granted, this new application does nothing to help “re-establish the original use” and certainly does not “provide a public benefit”

Yours.

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