

19 AVENUE CLOSE  
AVENUE ROAD  
LONDON  
NW8 6BX

3 November 2016

London Borough of Camden  
Planning Department  
Judd Street  
London  
WC1H 9JE

Attn. John Diver

Dear Sirs

Re: 16 Avenue Road, NW8: Application No. 2016/5375/P

I am the Chair of the Avenue Close Tenants' Association and, as you will observe from my address, live at No 19 Avenue Close. The two buildings constituting Avenue Close and comprising a number of flats, are situated next to No 16 Avenue Road.

The notice that you have displayed about the development of No 16 Avenue Road has just come to my attention. I have been abroad; and, frankly, the two yellow cards tied to lamp posts or similar are not prominent. Now that you have terminated postal notifications, which is regrettable, the communication of information becomes a matter of chance. If one drives habitually the notices are invisible. If one walks with other issues in mind, they are also unlikely to be spotted. So the final date for objections has passed.

Nonetheless I do have to draw to you attention my objection to the construction of yet another large basement in this area. The drainage of water from Primrose Hill, exacerbated by an underground stream that runs under the roundabout and main vehicular access in St Stephen's Close, already causes flooding when rain fall is particularly heavy. The introduction of basements in surrounding properties must affect the water table with consequent risks to the foundations of the buildings in St Stephen's Close and Avenue Close.

Large residential developments have taken place in the locality recently, all with massive basements, two of which I was able to view for myself during construction as the sites, almost adjacent to each other on and near the corner of Acacia Road, could be viewed from the street. In addition a "palace" has been built nearby on the back land between Avenue Road and Primrose Hill.

Avenue Close is a 30's block. The outlined proposals are close by and the introduction of a large basement may affect our foundations detrimentally, apart from having an adverse effect on the underground water flow and dispersal. In my view another basement should not be permitted here. If, notwithstanding my reservations, you are minded to recommend consent - which seems to be the case from the planning statement - the most stringent requirements must be imposed to ensure that no consequent damage is caused to our properties.

Yours sincerely



John Fenner, OBE.