

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20841283

Planning Application Details

Year 2016

Number 6733

Letter P

Planning application address 33 Willoughby Road

Title Mr.

Your First Name David

Initial

Last Name Stone

Organisation

Comment Type Object

Postcode nw3 1tn

Address line 1 40 Willow Road

Address line 2 LONDON

Address line 3

Postcode NW3 1TN

E-mail

Confirm e-mail

Contact number

Your comments on the planning application

I write to ask that this application not be allowed to proceed under permitted development, but instead go through a proper planning process for approval, given:

- * the basement occupies the entirety of the footprint of the house;
- * there is no current basement - it is a complete dig for a whole floor;
- * the house sits above its neighbours, the rear of Grade II listed Willow Cottages - the impact of the dig on the Grade II listed building needs to be properly assessed;

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* I understand that the wall between Willow Cottages and 33 Willoughby Road is also itself protected - and it is currently unstable. The impact on that wall will need to be assessed;
* No 31 Willoughby Road next door also plans a full basement dig, and the impact of the digs at 31 and 33 Willoughby Road should be considered together;
* a tributary of the Fleet River runs under the area;
* the High Court has recently ruled that a basement case should not be waived through under PD because of the engineering involved - this would appear to be a similar case; and
* a development plan will be needed to ensure that Willow Road is not clogged from the trucks removing substrate from 31 and 33 Willoughby Road, and that the many school children who use Willow Road to walk up from South End Green to school are not endangered.

These are all matters that require a proper assessment of a proper planning application supported by engineering assessments, and done with the proposals of No 31 also in mind given its very close proximity.

The application for permitted development should be refused and the owners requested to make a formal supported planning application which can then be properly discussed, including with neighbours.

Regards

David Stone

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by

Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference

20841283