

Anna Rowe
Regeneration and Planning Department
London Borough of Camden,
5, Pancras Square,
NIC 4AG

Joe Parham
57c Canfield Gardens
NW6 3JL

14th April 2017

Dear Anna Rowe,

Planning Application 2017/0859/P 28 Canfield Gardens NW6 3LA

I am writing to oppose this application on three grounds: structural, aesthetic and social.

Structural: I have lived in 57 Canfield Gardens, nearly opposite number 28, for many years. I remember the floods of the 70s and 80s which caused so much damage to houses in this corner of the borough. It would be reckless to dig out a basement in this terrace of Victorian houses with flimsy foundations and a history of flooding.

I am a member of the Fairhazel Housing Co-operative. We provide high quality social housing for Camden residents. We own all but two of the houses in this terrace, from number 14 to 38 Canfield Gardens, and are aware of the risk of subsidence. We had to underpin the foundations of number 30, next door to number 28. The members living in that property had to leave their homes for months while work was carried out, and it cost a fortune.

Aesthetic: This is a conservation area. Digging out any of our front gardens to make a light well would be in breach of the directive.

Social: I am advised that the Planning Department will not consider any issues of disruption and nuisance to the community. If this is true it flies in the face of Camden's reputation as a borough that cares about the quality of life of its citizens. It cannot be right to allow an off-shore company to blight the lives of this community, solely in order to maximise the earning potential of one house. There are already seven flats squeezed into 28 Canfield Gardens, commanding inflated market rents. It is overcrowded by our standards (Fairhazel Co-op houses of the same size are divided into three flats). Applications like this undermine efforts to solve the housing crisis in Camden. If this application is granted it will be an affront to this community, which works to offer some solutions.

Please let me know if this application will be considered by the Development Control Committee because I wish to attend.

Yours sincerely,

Joe Parham

