

Jaceinvestmentslimited

Property Services

[REDACTED]

Obote Hope Esq
Planning Officer, Planning Solutions Team
London Borough of Camden
5 Pancras Square
London N1C 4AG

18th February 2019

Dear Mr. Hope

52 Eton Avenue NW3 3HN
Application No.2019/0532/P

[REDACTED]

Being only one house further away than our neighbours at No 30, we strongly object to the proposal. As with them, I think that most of the concerns have been articulately addressed by Anthony Kay, in his letter to you of February 14th, the contents of which we fully endorse.

However, I would like to highlight further reasons that we would like to register our objection.

The damage to the terrace of fairly modern houses that run down Crossfield is most unclear if a huge basement is allowed. You will be aware that as a group, we are most concerned about the drainage system that runs through to Eton Avenue, and which we have to clean every few months already, as it is already not perfect. Should the run be damaged or altered in any way this will have a devastating effect on our sewage and waste.

On this issue alone, the proposed basement development must be refused.

Moreover, the basement is too extremely large too, covering as it does the entire plot of land, this amounts to gross overdevelopment in what is a very tight space indeed.

Finally, the work could coincide with the major Basement work at the Hall School, which would mean two significant basement developments on either side of our terrace of modern houses. I fear for the long term repercussions of ground water that is displaced in the immediate area, and could lead to severe flooding of our houses in future.

It is clear that the Council's Article 4 requirements that *Residents applying to build basements will need to demonstrate that it would not harm neighbouring properties, or cause flooding or ground instability*, has not been demonstrated.

The Council must protect our interests and refuse the Application. I would appreciate this letter being acknowledged please.

Yours sincerely,

[REDACTED]

Jonathan Crown

[REDACTED]