

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0927/P	Hilary King	24/04/2020 17:09:19	OBJ	<p>I am writing as a resident of Willow Cottages to voice my strong opposition to the basement extension plan put forward by the owners of 31 Willoughby Rd. and to endorse the many concerns raised by Architect Glen Robinson in his detailed analysis of the project.</p> <p>Willow Cottages and their retaining boundary wall form a group of 9 listed grade 2 buildings, 5 of which sit perilously close to the proposed excavation site. Their listed status and position on the national register of heritage assets gives Camden a legal duty to protect them and their setting. This duty is further supported by the Hampstead Neighbourhood Plan policy DH2 .</p> <p>It is clear that the complex structural processes outlined in the BIA have the potential to cause significant damage both to no. 29 and 33 Willoughby Rd, no. 31's semi-detached neighbours, and also to the fragile fabric of Willow Cottages and their listed boundary wall, the 5 cottages closest to the site would be particularly at risk. The BIA plan presents a theoretical way of achieving the Applicant's goals. It does not and cannot ensure that these are achievable without causing harm. There are too many as yet unknown factors that may come into play. This introduces yet another area of doubt and concern.</p> <p>And there are other factors too to consider: The soil composition of the site is known to be unstable and liable to slippage when disturbed . There are many tributaries of the Fleet running beneath this area of Hampstead and clear evidence that past excavation work at properties in Willoughby Rd has caused water seepage and flooding of neighbouring properties. Specifically to no. 19, 23, 25 and 50. The cumulative effect of yet more basement excavation on the subterranean water system is concerning, the more so because of increased rainfall due to global warming.</p> <p>The right to privacy. The plan aims to replace the present ground floor kitchen with a "habitable" room which will bring the "habitable" rooms at the rear of no 39 and 40 Willow Cottages, together with the terraces of no 40 and 41 and the courtyard of no 39 into full view. This constitutes a breach of a neighbour's right to privacy.</p> <p>But there is also a question arising from this application that has to do with with the basic assumptions underlying the planning process and it is this: Is it reasonable that our planning policies are so structured that an applicant's wish for more space without the need to move is considered paramount while neighbours suffer the consequences? We live at close quarters in densely populated urban spaces and we need planning policies that reflect this and give equal weight to the basic rights and needs of all who live there.</p>

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2020/0927/P	Selina Skipwith	24/04/2020 00:25:36	OBJ	<p>We are writing to strongly object to the proposed works known as: Planning Application 2020/0927/P 31 Willoughby Road NW3 1RT on the following grounds:</p> <p>1 - Heritage – Camden Local Plan Policy D2 / HNP Policy DH2 as direct impact on 5 listed cottages. However, due to the structural interconnection of all nine cottages, we believe that this application impacts differentially on the whole listed terrace which is a national registered Heritage asset that Camden are expected to protect under legislation. We refer to Policy D2, 7.44, the council will not permit harm to a Heritage Asset. We also refer to Policy D2 7.57 where the Council has pledged a specific duty of care to protect the architectural legacy of listed buildings for future generations to visit and live within.</p> <p>2 - Basements – damage and impact [Policy A5] / 6.131 / 6.124/ 6.142 HNP Policy DH2. [Policy CC3] 8.70 We point out that Camden Council recognises in Policy A5 6.142 that new construction (in this case as basements underneath listed buildings) can harm the fabric, structural integrity and interrelationships of said listed building. We are deeply concerned that this basement proposal being so close to five of the Willow Cottages will have a cumulative affect on the whole row of nine cottages due to them being intrinsically interlinked. We refer again to Policy D2 7.44. The Council will not permit harm to a Heritage Asset. Further, we refer to Policy CC3. 8.70 where our property, number 37 Willow Road, has a water well in its garden which is located over a historic water course. We believe that building a basement so close to the natural environ will significantly increase the vulnerability of flooding in the area. Any risk of it doing so must be unacceptable. As highlighted by the objection submitted by 38 Willow Road, it is clear how close the lower floor of the cottages are to the water table so we believe that the risk is high.</p> <p>3 - Loss of Amenity and Privacy HNP policy DH1 item d / Camden Local Plan A5 item q - expanded upon in detail by the objection submitted by Mr Robinson of 39 Willow Road and endorsed herewith. We expand on this by referring to Council Policy D2 7.57 where it is incumbent on the council to protect the legacy of listed buildings for future generations to live in: affecting our amenity and privacy affects the amenity and privacy for future generations to enjoy living here as we currently do.</p>
2020/0927/P	Natalia Schiffrin	24/04/2020 14:54:51	OBJ	<p>We are near neighbours to 31 Willoughby Road. We object to this application on the grounds that the proposed underground basement works threaten the stability of the nearby Willow Cottages, which are both listed and of fragile structure. We further have concern about potential damage to the wider area due to the underground waterways and the likelihood of adverse impact caused by this type of excavation work.</p>

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2020/0927/P	David Stone	25/04/2020 14:16:42	OBJNOT	<p>Dear Camden - I wish to object in the strongest terms to the proposed over-development at 31 Willoughby Road.</p> <p>First, the amount of time that neighbours have been given to respond is too short. This application should not have been published during the COVID-19 lockdown without giving residents more time. Time limits have been extended on just about all other government business - why not this?</p> <p>Second, this submission is a repeat of an earlier submission that was withdrawn only because it was about to be rejected. The changes only make it worse. It, too, should be rejected. What a waste of everyone's time and energy in the middle of a pandemic! If Camden has a statutory ability to reject the application on the basis that it's an abuse of process, it should do so, without further consideration.</p> <p>Third, this is massive over development. 31 Willoughby Road is already a reasonably sized dwelling - but this proposal causes damage and misery to many, for very little gain. What gain there is is solely for the householder - there is no advantage to amenity or the community. Indeed, the development is likely to cause significant difficulties for the community, both during and after construction.</p> <p>Fourth, Camden has utterly failed in its duty to protect Grade II listed Willow Cottages. First, Camden has failed to take any meaningful action against 15 Gayton Crescent, where the barrister owner appears to have got away with building an unlawful 4 storey extension on the rear of his house, overlooking Grade II listed Willow Cottages. Apparently, the reason the barrister may well get away with it is because the soil structure on the side of the hill is too unstable to allow for the unlawful addition to be removed and the old rear wall re-instated. Now, to the rear of Willow Cottages, not 20 yards away, it is proposed to undertake significant drilling and excavation of exactly the same soil structure on exactly the same side of the hill. If the High Court has already recognised the challenges of building in the vicinity, it is difficult to see how this proposal can be rightly considered. As a Grade II listed building, Willow Cottages (the entire row) is a national heritage asset, which Camden is required by law to protect. A higher standard therefore needs to be applied to the proposed development. The proposal cannot meet a basic standard, let alone any higher standard for a Grade II listed asset in a Conservation Area.</p> <p>Fifth, Camden has strict policies on basements, which this proposal contradicts.</p> <p>Sixth, the proposal also contradicts the Hampstead Neighbourhood Plan.</p> <p>The proposal abuts and will damage a Grade II listed building. It is in a Conservation Area, protected by a local area plan. A site inspection is recommended prior to any decision being made. But the proposal should be rejected.</p>
2020/0927/P	Jane Johnson	26/04/2020 22:10:33	COMMNT	<p>I don't have an objection in principle to the owners of 31 Willoughby Road developing their property, but would ask the Council to ensure that it will not adversely impact on Willow Cottages and the retaining wall at the back. I am concerned about the leakage of foul water underneath the retaining wall and ask for particular care to be taken to ensure there is no impact on the drainage system as we have had issues with foul water/sewage coming through and underneath the wall in the past. This is a real health concern, especially for the families living in the cottages who use the pathway beside it daily.</p>