

63 Hillway
London N6 6AD
24/1/2021

Camden Council
Planning Department
5 Pancras Square
London N1 4AG

Dear Sirs,

Re : Planning Application 2020/5695?P – 58 Hillway N6 6EP

1. The proposed construction work will cause much inconvenience to many people over a period of many months, including the Nursery Centre across the road in Oakeshott Avenue.

2. The removal of a huge volume of underground soil will require the use of many (hundreds?) of skips which will cause further disruption (Paragraph 6.124 of the Camden 'Basement' document applies).

3. The works are predicted to take 39 weeks but bearing in mind the complexity of the underground water systems this estimate is likely to be seriously over optimistic.

4. Bearing in mind the unusual underground geologic structure in this part of London, with many underground streams and springs, any basement excavation work will undoubtedly affect adjoining structures particularly taking in to account the fact the site is located on a steep hill. Also there must be a possibility of properties uphill from No. 58 being affected by the disturbance and blocking of the underground water courses (See Paragraph 6.108 which is relevant).

5. Looking at the plan suggests the end result will be a building which will not comply with the general ambience of the other buildings on this Estate.

6. If Planning is agreed, it must be the case that over the years there will follow many further requests for similar basement works on the Estate, with consequent constant disruption to residents - Camden Council will be creating a dangerous precedent.

For all these reasons I believe this Application should be rejected.

Yours faithfully,



J M Chaumeton