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I wish to add my objection in the strongest terms to this massive basement scheme.

I concur with all the points made by other commentators.

The design creates a separate basement flat : against HLE statutes and character of the area.

The scheme clearly fails the basement tests specified in Camden planning policy A5 (6.112).

The light wells will be visually obtrusive and at odds with the character of the conservation area Estate, and will have an adverse effect on its architectural quality and heritage significance. This Conservation Area requires protection to ensure that the special values it brings to the London Borough of Camden, and Highgate in particular, are not harmed or lost.

The supplied Basement impact assessment of risk to adjoining properties cannot be believed.

The excavation itself will be very high risk. Contrary to the bland assurances in the application , there will be massive risk to adjoining properties and disruption and flooding caused by the underground streams. The proposed deep excavations on this steep hill will disturb the underground streams and water courses, including tributaries of the Fleet river, and this will lead to adverse effects on neighbouring properties and those down the hill.

The timescales for the works are absurdly optimistic. The Estate , and in particular the nearby nursery will be subjected to a vast amount of pollution and disruption and excessive heavy lorry movements. This is unacceptable in our quiet residential neighbourhood.

If approved it would surely generate and allow numerous copy-cat schemes , further damaging the conservation area.

It must be rejected.

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