



**Subject:**

Objection to planning application 2021/2596/P

Dear Sir / Madam,

I am writing to object to planning application 2021/2596/P, which concerns the application for the construction of a new three storey plus basement residential building to deliver 4 x residential (Class C3) units, together with associated landscape, cycle parking, refuse and recycling storage.

I am concerned that this new proposal is too dense for the space, and significantly that the excavation of a basement will have a detrimental impact on residents living nearby.

**Density and loss of green space**

The proposed development will effectively turn a single garden into four flats. This disproportion for the space, and would be far too dense for the small site area.

Building on a garden is contrary to the neighbourhood plan, and there is no attempt to mitigate this loss of green space.

**Basement**

Further, I am extremely concerned that the excavation of a basement will have detrimental impact on other residents' homes and gardens. The threat of subsidence is very real.

There is really serious damage to South Mansions on Gondar Gardens already, and I am really worried that the construction of a basement next door will cause irreparable damage to South Mansions.

Further, I understand that the excavation of the basement at 3 Hillfield Road, which has been ongoing for many years, has caused subsidence to the surrounding properties.

There is also very little precedent for basements in Gondar Gardens.

To conclude, I urge the Council to reject planning application 2021/2596/P as I believe the development would cause harm to neighbouring properties.

Kind regards,

Lorna

**Cllr. Lorna Russell**  
Fortune Green Ward (Labour / Co-op)  
London Borough of Camden