

**Subject:**

Basement development at 8a Fawley Road Application No:

2020/0455/P

Dear Planning Department

I am writing to express my concern at the proposal to excavate a substantial basement in building adjacent to my home. I own and live in the top flat and share the freehold of 6 Fawley Road, the converted semi-detached house which shares a party wall with 8 Fawley Road. I only found out about this a week ago when I received a letter from a party wall surveyor informing me of the plans. On doing a search of your site I discovered that the planning application is quite far advanced. I am particularly upset because I am registered to receive notifications of planning applications in my area but hadn't received, or somehow missed, this one. So I hope it is not too late to object.

The owners of 8a Fawley Road had informally let me know about a year ago that they wanted to extend their current cellar to create a single room under their property. They said it would be no more than a few feet beneath the current lower ground floor level, there was no mention of it extending to our party wall. I did not feel I could object to that. However, I am quite taken aback to see that the original plan has more than doubled to a larger footprint than their current flat and will be 3.5 metres deeper than the current lower ground floor level.

I appreciate that they have done a lot to find out how to mitigate potential damage that such major works can cause to the building but other people's experiences suggest that these measures are not always foolproof. Only a short time ago a building collapsed not too far from here in Sumatra Road and there are numerous reports of serious damage done to neighbouring buildings by basement excavations. Our building has previously been affected by settlement - my floors aren't level and we've had some worrying cracks. There are some worrying comments in the planning documents raising the issue of the effect of the type of soil on concrete which it could corrode in the long term and make my property unattractive to potential buyers when I come to sell it.

Another matter of concern is quality of life - we have already had many months of roadworks, buildings on West End Lane are currently being demolished and there are plans for massive buildings within a few hundred metres of Fawley Road. Excavating and building a large basement apartment will add more noise and dust pollution. I have been working from home for some years and a lot of neighbours have started doing so since the lockdown, so it's likely that the building work will have a detrimental effect on our ability to make a living and add to the traffic chaos.

Fawley Road is located within a conservation area so I am surprised that Camden Council, which is also the freeholder of 8 Fawley Road, would countenance a basement development that would be a precedent for other developers. The plans include light wells that extend into the front garden which, as another objector has pointed out, will alter the look of the building and its façade unsympathetically.

I understand and appreciate my neighbours wish for a larger property but not at the cost of the integrity of the building in which I, and two other families, live, so I cannot but object.

Yours faithfully

Celine Castelino

