

**Subject:**

Objections to application No.2021/3123/P

I am writing to object to the planning application at No.21 Arkwright Road, which is currently 2 flats.

**single storey rear extension at basement level :**

**sustainable development**

- ∞ Removal of garden space. Soft garden space should be maintained or increased.
- ∞ Extension into garden space - see Neighbourhood Plan section SD 5 (iii) - reduction in overall area of natural soft surface.
- ∞ Landscaping must be an integral part of the design and layout.

**Biodiversity and green infrastructure.**

- ∞ Extensions using glass cause light pollution, reduces sunlight and harms neighbours amenities and wildlife.
- ∞ Basement development excavation (including extension of one or more storeys of accommodation below the prevailing ground level of a property) further erodes gardens and causes drainage and flooding problems to nearby properties. This is due to the **diversion** of underground water.
- ∞ The application needs to demonstrate that it will NOT contribute to localised groundwater flooding and erosion of green space. There are NO detailed calculations, based on site specific facts, of predicted cumulative impacts on neighbouring properties.
- ∞ Camden is designated as a lead local authority for surface water flood risk.
- ∞ Camden's local plan policy CCC (para.8.36) notes the role of green space/gardens in reducing surface water run-off.
- ∞ Importance of absorbing carbon and filtering air particulates in Arkwright Road - where very high pollution levels have been measured.

**Underground development**

- ∞ An assessment of the ground and geological conditions is required (including details of the structure and foundations of the existing building, and neighbouring properties)
- ∞ Flood management - capacity of waste water network to serve development of 2 flats from a house that has been uninhabited for over 10 years. This drainage network is linked to the other 2 houses in this adjoining 3 house terrace

I trust this objection will be received favourably  
V. Russell

