




Objections to planning application: PA2020/0927/P ; Willoughby road NW3 1RT

Addendum

Dear Madam/Sir,

I wish to object to the above application at 31 Willoughby road. There are several reasons why this application should be refused:

-the applicant himself admits that there will be damage to both the listed cottages the nearby abutting boundary retaining wall which are designated heritage assets part of a grade II listed property on Willow Cottages. NPPF paragraph 199 states that "**great weight should be accorded to harm to heritage assets" and the balance of harm even if less than substantial harm must be set against real public benefit.**

In this instance there is no public benefit whatsoever and this therefore fully justifies rejection of this application.

One will also note that this wall is part of a structure protecting 9 listed properties.

Furthermore, although the Hampstead Neighbourhood Forum "HNF" objected on the basis that this application violated policies DH1 and DH2 of the HNF on designated heritage ground, surprisingly the planning officer does not say why she disagrees with the HNF.

One will also note, in addition to the above, that the predicted Burland scale damage 1 by the applicant seems to be flawed for a number of reasons e.g.

- ∞ the BIA does not take into account that we are here in the presence of a frail 160 year old structure. Clearly an old structure constructed from fragile materials is going to be much more susceptible to damage than a sturdy structure made of say concrete. Yet this appears to have been ignored in the analysis of both the applicant and Campbell Reith the "independent" auditor.
- ∞ It is furthermore striking that this is a desk top analysis and that no site visit took place by Campbell Reith. Considering that this application is highly contested by several residents that are in the line of danger and has dragged on for several years, this is clearly inadmissible.
- ∞ It is documented by independent surveys that the proposed basement is located in an area classified as being prone to high-risk flooding, yet strangely this is being ignored by the applicant, the case officer and Campbell Reith.

There are plenty of reasons why this application must be refused. This objection outlines but a few reasons.

Regards,

Oliver Froment, 