

Dr M Taheri – OBJECTION

Dear Sirs,

RE: application number : 2023/0692/P

13 Belsize Crescent, London NW3 5QY

My family and I have lived in Belsize Crescent , NW3 5QY for a substantial number of years and are aware of the issues which have affected the buildings in the road and their residents over the years.

These terraced buildings were built on a hill sloping from west to east towards the Belsize village circa 1890s.

A number of the lower ground floor flats at lower end of the road have already suffered from damp due to water saturation in the soil. The problem has been exacerbated by the people paving over both the front and part of rear gardens at higher levels.

The proposed substantial over-development into subsoil beyond the foot-print of the building will be detrimental to these rows of traditional victorian houses because;

- It substantially increase the solid surfaces , increase the flow of surface water and reduce the absorption of the water into the deeper subsoil .

- Constructing a large swimming pool as proposed is in effect is a development over two floors into the subsoil because of the the excavation needed for trhe depth of pool ,tanking systems and the drainage system. The deep of the pool has not been shown on the plans. This will in effect alter the flow of the underground water .

- The proposed plan substantially reduces the garden areas in the front of the building to nil and to a fraction of the existing planted area of trees , shrubs ,etc in the rear garden This will substantially reduces much needed green spaces in the area.

-The party walls are old and crumbling. The vibrations from the excavation will cause the walls to crack or even fail.

This was noted during much smaller excavations to the front of no.11 Belsize Crescent, NW3 5QY. The chimneys were filled up with debris from failing chimney structures. because of the vibrations.

- The inside of our home was often filled with debris and dust.

-Substantial new cracks (in excess of 10mm )appeared on parts of the party wall.

-The road is narrow, and with the parked cars ,it was often blocked because of large lorries delivering concrete, metal beams and other construction materials. This took place over two year for this much smaller excavation process.