

Application No:	Consultees Name:	Received:	Comment:	Response:
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2024/2928/P	Jenny Anderson	29/08/2024 11:25:55	OBJ	
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Dear Sir/Madam,

I am writing to formally object to the proposed building works at 30, Grove Place, NW3 which involve the excavation of a basement on a narrow, residential street. As a concerned resident of the street, I believe these works will have a significant and detrimental impact on the, environment, infrastructure and local community.

1. Disruption to Traffic and Safety Concerns:-

The street where the proposed works are to take place is exceptionally narrow, and the proximity of three schools makes this location highly unsuitable for such a major construction project. The nature of the proposed work, which includes extensive excavation, will likely result in prolonged road closures and restricted access for vehicles and pedestrians. This is of particular concern during school hours when the safety of children, parents, and staff must be prioritized. The unconventional and laborious methods required due to the limited access will extend the duration of the project, further exacerbating these disruptions.

2. Environmental Impact and Loss of Greenery:-

The proposed works will inevitably involve damage to mature trees, which are a defining feature of our leafy, tree-lined street. This will not only alter the character of the neighborhood but also result in the loss of important wildlife habitats. Bats, birds, squirrels, and other local fauna depend on the existing greenery, and the damage and pollution of their habitat would be a considerable environmental setback. Additionally, damage to these trees, leading to potential loss of them, will contribute to a reduction in air quality and an increase in noise pollution, further degrading the living conditions for the local community.

3. Risk of Subsidence and Structural Stability:

The steep incline of the area introduces additional risks that cannot be overlooked. Excavating a basement in such a location could lead to soil instability and subsidence, potentially endangering the structural integrity of neighboring properties. The potential for damage to surrounding homes is a significant concern, especially considering the regular incidences of road collapse potentially due to other basement projects in the area.

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4. Noise, Dust, and General Disruption.

Given the scale of the proposed excavation and the required unconventional construction methods, it is inevitable that the works will generate significant noise, dust, and general disruption over an extended period. This will have a substantial impact on the quality of life for the 28 households opposite, particularly those with young children, the elderly and housebound, or individuals who work from home.

5. Impact on Local Services and Infrastructure.

The increased demand on local infrastructure, including roads, utilities, and waste management services, must also be considered. The street's narrowness will make it challenging for construction vehicles to access the site, leading to potential blockages and delays that could impact emergency services and waste collection.

For the reasons outlined above, I strongly object to the proposed basement excavation at 30 Grove Place NW3. I urge the council to consider the significant and long-lasting negative impacts this project will have on the safety, environment, and well-being of the local community. I respectfully request that the council reject this proposal in favor of preserving the character, safety, and environmental integrity of our neighborhood.

Thank you for considering my objections. I look forward to your response and hope that the concerns of local residents will be given due weight in the council's deliberations.

Yours sincerely,

Jenny Anderson

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Conclusion:-

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