

Dear Ewan,

I hope this email finds you well. Following our previous correspondence, I am writing to discuss the proposed basement construction on the site of the garages on Frogna Lane. As you are aware, subsidence has been recorded in one of the neighboring buildings, which is situated less than a meter from the proposed site. Given the age of these buildings, they are highly vulnerable to any nearby structural changes.

Furthermore, there have been historically documented incidents in the area resulting in severe structural damage to adjacent properties. Frogna Lane, in particular, is prone to structural issues, exacerbated by the discovery of a World War II bomb in Frogna Gardens, which has further weakened the foundations of many neighbouring buildings including Palace Court and Ashley Court.

In light of these factors and the increased risk to the structural integrity of neighboring properties, the residents of Palace Court and Ashley Court strongly believe that the proposed basement construction should not be approved.

Additionally, it is important to note that in Hampstead NW3, there have been multiple reports of subsidence associated with new basement developments. The area's steep slopes and varying soil types make it particularly susceptible to ground movement during basement excavations.

Numerous examples can be cited from google searches:

1. Ceiling collapse in Fitzjohn's avenue
2. Structural damage to Admiral house due to neighbour's extensive basement extension
3. South Hill Park case highlighting the need for elaborate basement impact assessment
4. <https://www.hamhigh.co.uk/news/21376984.victory-hampstead-mega-basement-risked-plunging-family-home-into-abys/>
 - This is an example of planning permission being refused due to genuine concerns related to risk of flooding and ground instability.
 - Our case is as serious as this, if not more and the impact of the risk will affect far more people due to the dense population of the neighbouring buildings impacted.

We respectfully request that our concerns regarding the existing subsidence, located less than a meter from the garages, be given thorough consideration during this process. It has also come to our attention that a report has been published on the portal without a formal site visit to assess the condition of the existing buildings. As a director of Palace Court Residents, I can confirm that no one has requested access to evaluate our buildings, which are situated behind the garages within our private gardens.

This situation raises serious concerns about the integrity of the report published on the portal and whether accurate assessments have been made to ensure the safety of the

neighboring buildings and their residents. Our buildings house over 100 individuals, including vulnerable, disabled, elderly residents, and children. The authorisation of basement excavation poses a significant risk of foundational damage to our homes and could jeopardise the safety of our residents.

We sincerely hope that these concerns are given due consideration in the decision-making process.

Kind regards,

PC Residents