
From: Peyton Skipwith
Sent: 20 December 2024 08:55
To: Planning
Subject: 31 Willoughby Road

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YOUR MODIFIED OBJECTION
PA2024/5203/P 31 Willoughby Road NW3

fao: Henry Yeung

19122024

Sir, I am deeply concerned about the above application re the digging out of a basement at the above property, which abuts directly onto the below ground level Grade 2 listed retaining wall protecting the narrow alleyway that gives access to the rear doors of the equally Grade 2 listed Willow Cottages. This is as is Willow cottages fragile construction made with fragile materials.

Whilst the distance from 31 Willoughby Road to the rear elevation of Willow Cottages is greater than the distance of the refused application, our appointed expert Dr Phil Smith of GCG has shown in his attached report done for us, the residents of Willow Cottages, that even with this reduced basement footprint none of the refusal decisions from 2 February 2024 have been safely resolved. There will be damage from the works and damage caused by changes to underground water directions all within an area recognised as high flood risk.

It should be noted too that the applicant only shows a dimension of plan between the proposed basement and the rear of Willow Cottages. There is no dimension showing the distance between the new basement and the grade II listed retaining wall which is also a heritage asset that requires proper protection under NPPF policy Section 16.

Like many properties in the vicinity the cottages which have minimum foundations are sited on mud and water. There is an old well in the front garden of No 38 and a tributary of the River Fleet flows through enclosed pipes in the front basement areas of the said cottages from No 37 downwards. When my late wife and I first moved here some fifty years ago we had to have extensive renovations carried out and when the basement floor was lifted there was just wet mud and puddles below, the cottages basically having minimum, or non-existent foundations.

Equally when No 44 Willoughby Road (directly facing No.31) was built some fifteen or so years ago and drilling was begun it created a jet of water into the air some thirty or forty feet high.

I know other more learned objections will have been made concerning this application but as someone who has lived in this property for over half a century and witnessed these events I trust you will take this objection seriously and will not permit the above application to go ahead.

Peyton Skipwith

