

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0521/L	Maggie Rodford	Flat 2, 10 St. George's Terrac  NW1 8XH NW1 8XH	18/03/2025 00:01:35	OBJ	<p>I have lived in St. George's Terrace for over thirty five years and have witnessed first-hand the aftermath of various basement extensions. In each instance there have been repercussions that have affected the immediate neighbours, both in St. George's Terrace and St. George's Mews. Because of the following:</p> <p>a) the issues caused by the lack of pruning of three magnificent London plane trees In St. George's Gardens - the trees were taken down last year</p> <p>b) the previous basement extensions/excavations in the Terrace</p> <p>c) the properties being built on the side of the hill on soft London clay</p> <p>we have had for several years major subsidence issues and many residents are not able to get subsidence insurance for their homes in St. George's Terrace. This also means that it is very difficult to obtain a mortgage to buy a property in the Terrace and consequently to sell one. There are various open insurance claims at present with multiple insurance companies doing further monitoring of movement caused by the subsidence issues and various legal cases being persued.</p> <p>Concern has been raised re the glass construction which has not structural framework, especially in the knowledge of the current ground movement at the end of the Terrace where No 2 is situated.</p> <p>No further information has been given in the application about the tunnel and vault that is known to be underneath the garden of No 2. We believe historically this was used by the pub at the end of the Terrace - The Queen's - for delivery access and storage.</p> <p>The buildings in the Terrace are architecturally very beautiful - but also very fragile. The current apartment (Flat 1 House 2), which is laid out across two floors, offers good size rooms and amenities (subject to possible refurbishment).</p> <p>The construction is not in-keeping with the architecture of the building.</p> <p>Any work that involves the main structure of the building is of concern. The insertion of new window/door openings and changes to the load bearing walls together with the many matters detailed above lead me to object to this application.</p>