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From: Ruth Maxwell [REDACTED]
Sent: 08 May 2025 16:16
To: Planning
Subject: Re:17 Courthope Rd NW3 planning application

[REDACTED]

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To whom it may concern:

I am writing in response to the proposed planning application at 17 Courthope Road NW3 2LE.

I object to the application for planning permission on the grounds that what is proposed is absolutely preposterous. The buyers of this Victorian terraced house are seriously hoping to rip out the cellar and build a basement consisting of a bedroom/cinema, utility room and WC under the main part of the house (front and middle room and hall passageway) The plans show a bow window built into the front garden below a grille or glass plate.

This is ludicrous! These alterations will not only change the frontage of the house as this is a conservation area, but the excavation works entailed in such a project will seriously affect the water table and may cause flooding and/or subsidence to the two adjoining properties. The Victorians knew what they were doing when building these terraced houses and in order to ensure that the cellars did not flood, constructed them with earth or brick floors so that water would sink back into the ground. I know of a nearby house where the owners illegally lowered the cellar floor and concreted it and in so doing, caused water seepage into the next door cellar.

Such a huge and unnecessary project will cause prolonged amounts of stress and anxiety to the neighbours who adjoin number 17. These houses are very spacious and afford sufficiently large space for an average family...how much extra room do these people need for heavens sake? Over the last few years, there has been an increasing trend for people to buy properties in this area, gut and enlarge them to ridiculous proportions by throwing hundreds and thousands of pounds at them, with little or no regard for the neighbours or the aesthetic value of the houses.

The go-ahead for such a development will result in setting a precedent for others to do the same. Digging down so deep would almost certainly affect the water levels with the proximity of the Heath with its underground streams and the River Fleet nearby.

Ruth Maxwell

26 Courthope Rd, NW3 2LD.