

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1677/P	Gill Paul	8 Courthope Road Flat B NW3 2LB NW3 2LB	11/05/2025 11:33:01	OBJ	<p>17 Courthope Road - 2025/1677/P – Proposed Basement</p> <p>After viewing the proposal for this application, I object on the following grounds:</p> <p>The Mansfield Conservation Area does not have any other properties with basement developments that are visible through windows, doors, light wells, railings or grilles. The design proposed is unsightly and would spoil the historic appearance of this 1890s street of terraced houses, where small front gardens link the buildings with the street in a uniform style.</p> <p>I am also concerned that a basement dig would adversely affect other properties in the street. There is a very real risk of flooding in all the basements in this street. The small Victorian cellar at No 8 floods every few years in heavy rainfall. As these houses are built on clay soil, basement floods can lead to structural movement and subsidence. Any further basements would increase this risk for all properties in the street.</p> <p>Secondly, any digging or drilling works cause these houses to shake. They are prone to movement and some have already suffered subsidence. I know that after a basement was dug at No 13 Courthope Road in 2013, several houses on that side of the street suffered significant cracking. At No 8, we experienced new cracks throughout the first floor after the ground floor here was dug up for drains repairs in 2019. Digging down causes movement and subsidence, and increases insurance premiums for all.</p> <p>The proposals for no 17 show that the new drainage run would have a series of tight bends, increasing the risk of blockage. They also show there would be a reliance on electric pumps in the basement to remove water accumulation, at a time when we should all be trying to reduce energy consumption.</p> <p>I am concerned that approving the proposal for a basement at No 17 would be taken as a precedent for further basement conversions in Courthope Road and the Mansfield Conservation Area, which could cause significant damage to the houses here and destroy the character of the neighbourhood.</p> <p>In summary, I object to this application on the grounds of:</p> <p>The negative effect on the appearance of a historic street and area Increased risk of flooding, causing structural movement and subsidence Digging and drilling work causing damage to neighbouring houses More reliance on power to pump out water from below ground level The risk of setting a precedent for further basement conversions in the Mansfield Road Conservation Area, with consequent adverse impacts for residents.</p>

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2025/1677/P	genevieve hiely-rayner	14 courthope road london NW3 2LB NW3 2LB	10/05/2025 16:29:26	OBJ	<p>We live opposite no 17. We object to this planning application on the following grounds:</p> <ul style="list-style-type: none"> - None of the houses in this street and area have basement bay windows. It is not in keeping with the appearance, character and integrity of the Mansfield Conservation area. - Front gardens should not be reduced in size for environmental reasons. -The works would affect the water table under the houses and street. It may cause flooding in our earth floored cellar. -Vibrations during the works may affect our house which is opposite no. 17, and cause structural disturbance. I believe no.15 suffered damage from the basement works at no. 13 and would be further affected by works at no. 17. -If approved, this application will set a precedent. The cumulative works will impact further the visual integrity of the street, the reduction in front gardens, the risk of flooding and structural disturbance. The fact the houses are built on a slope will further increase any risk of damage.
2025/1677/P	Neil Hunter	5 Courthope Road	11/05/2025 19:37:48	OBJ	<p>This application seems quite a clear violation of the character of the local conservation area, part of which is the pleasing similarities of the front yards.</p> <p>I also feel this is an area sensitive to subsidence (we have suffered from several cracks over the years, and been subject to a subsidence test), and digging basements can only exacerbate this problem.</p>