

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1677/P	Richard Wardle	8C Courthope Road	25/05/2025 17:09:23	OBJ	<p>I strongly object to this application.</p> <p>Constructing a basement in an area which has issues of ground water percolation and displacement may well cause long term issues and structural disturbance for local residents. If this application is approved, other similar applications may well follow, causing more widespread environmental problems.</p> <p>From a visual perspective, constructing a basement with a bay window below ground within a lightwell is ridiculous and goes against the principles of the Mansfield Conservation Area</p>
2025/1677/P	Roger harrabin	3 courthope road London Nw3 2 Le	23/05/2025 10:54:23	COMMNT	<p>We strongly oppose this proposed development which is out of character with the area and will lead to untold months of misery for neighbours and destabilise the terrace</p>

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2025/1677/P	Paul Hodgson	23 Courthope Road London NW3 2LE	23/05/2025 15:14:19	OBJ	<p>Dear Sir or Madam,</p> <p>We are the owners of 23 Courthope Road. The property is end of terrace and is three houses north of the applicant's address, forming part of the same terrace.</p> <p>We would like to object to the planning application for a basement excavation at 17 Courthope Road.</p> <p>We agree wholeheartedly with the points raised by our neighbour Roger Morley who owns no.21 Courthope Road.</p> <p>Our main concern is that the extensive excavations and building work required to construct the basement will cause structural damage to neighbouring properties, including ours. Changes to the structure of the terraces could have a long term effect.</p> <p>We have seen of the assessment of the proposed works produced by the structural engineer AP Mann BSc; PhD, FStructE; FREng. and we are very concerned by the points he raises about safety during construction, about adequate engineering supervision and about adequate calculation of the reinforcements put in place and the potential long term effects on neighbouring houses.</p> <p>As our neighbour Roger Morley says, "basement excavations in NW3 frequently cause damage to neighbouring properties, perhaps because the initial analysis is inaccurate or because the projects are poorly designed and executed. Courthope Road is situated in an area of complex geology and hydrology. These houses were built in the late 19th Century. Many have inadequate foundations resulting in the need to underpin or repair damage caused by the heave and shrinkage of the underlying clay. The construction of basements interferes with the flow of ground water and will exacerbate these problems.</p> <p>The drains servicing these properties run from the gardens under the houses and flow into the sewer running beneath the road. The construction of a basement will interfere with the drainage potentially causing long term problems for the applicant's house and neighbouring properties."</p> <p>The house next to us, number 25, also end of terrace, had the main drainage system moved and rebuilt in 2017 as part a major redesign and extension. This did not include extensive redevelopment of the basement. However after eight years these changes to the drains have proved to be an ongoing problem with blockages and water overflowing from the new system. It is the long term structural effects that we are most worried about particularly if the granting of this application means that multiple basements start to built underneath the existing three story Victorian terraces.</p> <p>We also agree with Roger Morley that "the proposed lightwell would detract from the architectural integrity of the Mansfield Road conservation area. As far as I am aware, there is no precedent for basement windows facing onto the road in this street. The terraced houses lining Courthope Road make excellent family homes. The addition of two dingey basement rooms will add little to number 17. Basement construction projects are high risk, often running well over budget, destroying value for the applicant, damaging neighbouring properties and causing noise</p>

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Response
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and disruption for other residents. By rejecting this application, you would be doing us all a favour (including the applicant)." Paul Hodgson Jane Barratt
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