

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2060/P	Lynda Sanders	Flat 5 83 Greencroft Gardens London NW63LJ	30/04/2014 17:46:25	OBJ	<p>1. There is no evidence to ensure that there is no risk of structural damage to the semi-detached property of number 83 Greencroft Gardens. The opinion of the report submitted is of “negligible or very slight damage”, which is not stipulated or backed up by any evidence.</p> <p>2. There is no evidence of a commitment on the applicant's part to take responsibility for the consequences of any structural damage to number 83 or any increase in insurance premiums for this property caused by this excavation. Also, there is no undertaking as to their financial solvency to undertake this responsibility of recompensing the lessees at number 83 for both the damage and with dealing with any potential claim.</p> <p>3. It is not clear that the applicant has the legal title to the land to undertake the proposed development.</p> <p>4. The freehold company articles of 85 Greencroft Gardens has a restrictive covenant stating “nothing shall be done which should be a nuisance or cause damage to...the occupiers of any property in the neighbourhood”. The neighbours of this proposed excavation will suffer from noise and disruption during the proposed works which are likely to be at least a year, given the size of the proposed development,. The owners of the adjacent property at number 83 will have their ability to move or rent their properties affected by the proposed works.</p> <p>5. The geological report submitted by the applicants states that the site is underlain by London Clay, which is a highly plastic material susceptible to volume changes as a result of changes in its moisture content. There may well be damage to number 83 created by the proposed excavation due to moisture deposit or redirection, as only one of number 83's walls will be underpinned, whereas all walls of number 85 will be underpinned.</p> <p>6. There are trees within a few metres of the proposed structure whose roots may be affected, causing damage to the trees and/or the trees may be caused to extract a greater amount of moisture from land belonging to number 83.</p>
2014/2060/P	Ben Norton	Flat 6 83 Greencroft Gardens London	29/04/2014 14:25:23	OBJ	<p>1. there is no evidence to suggest that the work to be carried out is part of the demise of 85 Greencroft Gardens.</p> <p>2. there needs to be assurances that the building work will in no way affect any part of 83 greencroft gardens. 'Slight damage' is not acceptable. Why should we be affected by work carried out by another building?</p> <p>3. I currently rent out my flat and my tenants should not be subjected to ongoing construction work in the neighbouring building.</p> <p>4. If any damage is caused there is no assurance that responsibility will be taken by 85 Greencroft for repairing the damage.</p>