

**Application Ref: 2014/2979/P**

**Address: 78 Greencroft Gardens, London, NW6 3JQ**

**Proposed Work: Enlargement of existing basement with lightwells to the front elevation of flats.**

Dear Niall Sheehan,

We are the owners/occupiers of Flat 3, 76 Greencroft Gardens. Our property is in the adjacent building to 78 Greencroft Gardens where this basement excavation is proposed to be carried out.

We object to this planning application on the strongest possible basis on the following points:

We are concerned that there has not been a thorough ground investigation to the proposed plans as the accompanying documentation suggests that the review has been conducted at a high level and as "walk-over survey". In addition, we have not seen enough evidence to suggest that there will be no damage to our property (which is a connected building). To that effect we do not believe the basement impact assessment contains sufficient information to believe that a quality ground investigation has taken place (for instance evaluating ground representative samples, tested for their mechanical properties together with an evaluation of water levels).

Overall, we feel that there has not been enough examination to determine if the site is suitable for excavation, assess the risk of flooding to the adjacent properties or an assessment of expected ground movement and their duration.

In addition the description of the proposed work as an enlargement of a basement is a misrepresentation of the proposed scope of work given the existing structure in place is a small cellar (not an existing livable basement) and therefore this is not considered a Residential Minor Alteration as it requires significant excavation and development.

Separately we are concerned about the impact this work will have to insurance premiums of neighboring buildings. What happens if there is ground movement and damage to our building? This area is already considered high risk. We are also aware of flooding and long term building damage to properties in the same street and in the area where an adjacent property has developed a basement. There is no evidence to suggest this will not be the same.

Our building at 76 Greencroft gardens has previously been underpinned in order to manage issues with ground movement and subsidence. However it is not clear to us whether it can sustain a significant change to the soil in the area and the resulting instability. We are concerned this work will likely cause damage to our building structure and those around the property. In addition, it is not clear what the excavation will do to the large plane tree in front of our property. Given the strict rules of the conservation area this should be given due consideration given the possibility the tree could collapse or need to be felled as a result of the excavation.

Finally, in the event this application is approved and subsequent issues arise to our property we would hold accountable both the owner of the proposed flat development and the Council and jointly liable for any and all damages to our property.

I would appreciate it if you could acknowledge receipt of this email and objection.

Sincerely,

Edward Sorgenicht and Alexia Dogani