

[REDACTED]

Dear Mr Gardiner

Re:
Planning Ref.: 2013/6162/P
Address: 2 Oakhill Avenue, NW3
Description: Basement; Conversion of house to 2 flats
Case Officer: Paul Gardiner original Date: 6 November 2013

I sent my comments on the application below but upon checking your website tonight, I realised that my appeal was not received or reflected!

We are not satisfied with the Basement Impact Assessment that is not adequate to protect our interests as well as the interests of adjoining properties. We believe that it will affect the next door semi-detached house to No. 2, and I call your attention to the detailed letter you already received, describing the serious harm to their house as to No 4 Oakhill Ave. It all combines to increase the existing risk of water being retained and our existing difficulty to keep water out of my No 23 Heath Drive garden and already soggy lawn.

I was advised that the BIA does not comply with the provisions of CPG4, as there are no references to the extent of likely impact of the excavations on the neighbouring properties; this is a crucial requirement of CPG4. The BIA is further lacking in important conclusions, by stating: "... further consideration will be given to this in the next design stage... to ensure that movement does not affect the structural integrity of any nearby buildings". The proposed works should have included a BIA otherwise there is no purpose in producing one ahead of Planning permission being granted. Such basement involves ground work affecting a contiguous party wall and foundations, in an area with ground water, aquifers and historic subsidence issues. Such works would require investigations by an independent structural engineer and underground expert appointed by the affected neighbours to review the design prior to commencement of any work as well as their continuing overseeing of the work for the duration of the basement works.

We are also concerned that further to the basement destabilization, 2 trees (which presently must help to absorb soil water) would be lost to allow for the development process. No compensating planning has been proposed and if proposed it cannot be expected to replicate what the existing trees and garden do at present. Thus the whole application lacks integrity with regards to neighbours gardens, fabric, character, disposition, and structural integrity.

Please acknowledge receipt of this email and I hope that you can consider the above points.

Best regards

Maryam Alaghband
23 Heath Drive
NW3 7SB
[REDACTED]