

Dear Sirs

It has come to our attention that application has been made for planning permission for a basement and extension to 86 Hawtrey Road, London NW3.

We strongly object to the planning permission being accepted on the following grounds;

1. Building a basement under a row of terraced houses with thin walls, will cause a huge disruption to the neighbouring properties and any properties in the close vicinity. As the property is situated in a cul-de-sac and in the middle of a terraced section of houses – the implications of disruption will be felt very strongly both in terms of noise pollution due to persistent vibrations and digging noises. This is no doubt the reason why the owners are moving out during the whole building process is because of the disruption. Noise can be distressing, prevent sleep and spoil enjoyment of everyday life. It can affect work, family life and stress. How will Camden deal with noise complaints and take action should this become a serious issue. Will the residents have any right under the Environmental Protection Act 1990? Would you be able to seize the equipment if the vibrations become too upsetting and disturbing? How will you be able to assess the noise nuisance which may be something felt as opposed to heard?
2. In addition, further disruption will be caused by the earth removal process which is association with a basement excavation. Earth cannot be removed from the back of the property as there is only a small alleyway behind this row of houses which means the earth/rubble will be taken out the front of the house. Because this is a private street but with no specific designated parking for residents, it is likely that lorries and trucks will populate the whole area causing a hazardous situation to pedestrians. How will this be controlled? There are many elderly people living in the houses and families with young children. The dust will be extensive causing slippery surfaces. The process is also a long one so the situation will be extended to many many months of upheaval. This can be witnessed by many other basement excavations where the time taken to complete the work was forced to double or triple with lorries permanently parked at the property to remove the soil.
3. The excavation will possibly affect the water table and even if the structural engineers maintain this will not be case, giving permission to this property to build a basement will increase the likelihood of further properties copying the same design causing a knock-on effect leading to future issues with flooding etc.
4. The idea of building an extension in addition to digging a basement is also not viable. The houses were designed carefully to allow a small outside area at the back of house. The proposal to build an extension which will take up a good proportion of the outside space, blocking the light and taking away the privacy and feeling of open space away from the neighbouring houses. Greenery will need to be taken away including a beautiful tall tree in number 86's garden.
5. The flat roof will also give access to owners of 86 to use it as a roof terrace and therefore further affect the neighbouring houses privacy as it can be used as a viewing vantage point. In the past, I had a planning permission turned down for building a climbing frame at the back of our garden as neighbouring houses felt it would take away their privacy even though it adjoined the back of their gardens. Here we are talking about a flat roof which is at the front of the garden and can overlook a whole row of gardens from behind the alleyway in addition to overlooking all the neighbours

gardens along the terrace.

7. This estate of modern town houses were carefully designed so that even though the houses are packed in together tightly, there is feeling of space behind each house. The houses looking onto 86 Hawtrey Road will be faced with an unsightly extension jutting out of an otherwise uniform row of houses. Therefore, the proposed design is not in keeping with the rest of the estate. If it were an end of terrace house it might not be so bad but this house is situated in the middle of a row of houses.
8. Will you be consulting the scheme manager for this estate? To date we have heard nothing from them. We would be grateful if you could inform them as soon as possible if you have not already.

Thank you for considering these heart-felt objections.

Yours faithfully,