

Dear Ms. Heavey

As discussed today, I was distressed to hear from my neighbours across the street that the owner of Flat A at 44 Ferncroft Avenue is planning to "put in" a basement. I use inverted commas because the words "put in" are a euphemism indeed for the scale of work involved, the magnitude of the disruption, as well as possible environmental impact.

I understand that no environment impact assessment has been offered and I view this fact alone as unacceptable. Nevertheless, there are other issues:


1. The proliferation of basement development in London should certainly give cause for concern: like many environmental studies huge uncertainty remains even in cases where the study gives an implicit green light to the development. I understand that Ferncroft Avenue and Heath Drive possess subterranean rivers, for example, and I doubt that any environmental study would be able to forecast the effect of one (or more) basements on the resulting configuration with respect to drainage, seepage and the general health of the surrounding ground.
2. There is also the disruption to the neighbours and to the neighbourhood. Some years ago, a basement was installed in 14 Heath Drive - next door to my apartment building at #15 Heath Drive. The noise and disruption were barely supportable. The disruption to the local area, too, was constant: parking was restricted and large construction vehicles abounded.
3. The house at 14 Heath Drive was, at least, a single family dwelling. As you are aware, 44 Ferncroft Avenue is a converted residential apartment building: while I am unaware of the status of the freehold at #44, it is inconceivable that it be ethical or even legal to carry out such work without the permission of all the owners therein. Based on responses from others in the building, such common courtesy has clearly not been taken.

While one can argue that these issues should be taken at face value it is worth pointing out that some months ago we had minor work done on our property. The owner of Flat 44A, the applicant, charged out of his house verbally abusing the unassuming workmen cutting bricks in our garage area, and complaining of the noise and the dust, it was early in the day, but in retrospect, of course, his behaviour is outrageous as even then he was no doubt planning a disruptive and controversial works on a much, much larger scale. This behaviour is suggestive of a typical NIMBY - at least until he himself wants disruptive work done.

Broadly, I request that this application be reviewed using criteria above and beyond those normally applied, as I expect that there will be many objections by local rate payers in the area.

██████████ vehemently opposed to this work.

Brian Coffey



Dear Ms. Heavey,

My husband and I have recently been made aware of the works proposed by an owner at 44 Ferncroft Avenue, [REDACTED]. We would like to put our objection to this work on the record, not only for the reason of the noise and disruption it would cause, which might be reason enough, but because of the possible negative effects it might have on our own house and other properties in the neighbourhood. We are just downhill of 44 Ferncroft Avenue, and my understanding is that there has been no study done that would reassure us that there could be no damage to our house as a result of the excavation that would take place.

I can't imagine that the other owners of 44 Ferncroft Avenue don't object to this project. Perhaps they do, in which case we support them. And we ask that permission for this work be refused.

Sincerely,

Pamela Bullock