



Mr Sam Fowler
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

BY POST AND EMAIL - planning@camden.gov.uk

8 July 2013

Dear Mr Fowler

**Planning Application Reference: 2013/3739/P
10 Priory Road, London NW6 4SG**

1. I have to hand your letter of 25 June 2013 and we have of course subsequently spoken.
2. I have no objection to the application in principle but I am not satisfied as to the information supplied by the structural engineer which clearly affects my confidence in his competence, especially bearing in mind how vital it is that at the expense of this scheme no damage is caused to adjoining or neighbouring properties.
3. In particular the structural engineer does not appear to have dealt with the impact on other properties and there does not appear to be any evidence of a de-watering prediction.
4. Furthermore the report seems to skate over the subsidence problems in the whole area and in particular in both Priory Road and Priory Terrace.
5. This is a considerable problem in the area and it is evident even from number 10 that there is a movement problem if one just examines the stairs up to the house.
6. Furthermore my neighbour at number 8 advised me that on purchasing the property last year his surveyor noted a certain amount of movement on his property, which he suggested was monitored.
7. The neighbour at number 7 has also experienced movement problems and in Priory Terrace, certainly number 22 Priory Terrace has required remedial works as a result of subsidence.
8. More worrying there does not seem to be any reference in the report to the Kilburn River which is one of London's many underground rivers.

9. I have no desire to prevent any neighbour improving their property but on a project such as this my concern is structural damage that the project could do not only to the adjoining property but to neighbouring properties and this is self-evident from difficulties that have now arisen in St. John's Wood and in particular in Queens Grove where a similar project has caused movement not to the adjoining property but to neighbouring properties.
10. I would also suggest to you that there has to be very careful consideration given to traffic management while the scheme is carrying on. This is a one way street, the majority of parking on street, not off street and the very nature of the excavation work unless this is carefully considered can only cause inconvenience to the residents ability to have unimpeded access to the highway.
11. I am grateful to you for notifying me of the application and trust that my comments will be taken seriously.

Yours sincerely,

