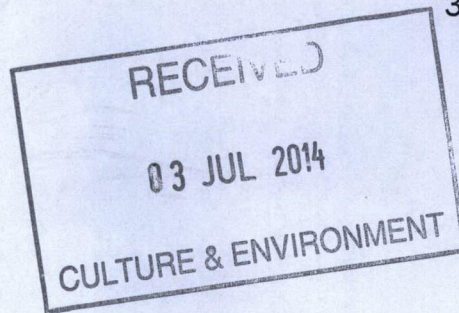


**2 Pattison Road
London NW2 2HH**

[REDACTED]

30th June 2014

Development Management Team,
Town Hall Extension,
Argyle Street,
London WC1H 8ND



Dear Sir or Madam,

Re: Application # 2014/3668/P & 2014/2893/PRE

I wish to register my objection to the above applications. My grounds for my objection are that, living at the above address, my property is approximately 10 yards from the boundary fence of the projected construction in the back garden of #31 Briardale Gardens and believe I will be adversely affected if the proposed plan is undertaken.

There are a number of reasons I believe this plan will affect my property.

My house has a much smaller garden than those in Briardale Gardens – basically a small yard – and my property is therefore very close to the boundary.

I am extremely worried there does not seem to have been sufficient attention paid to geological considerations in terms of digging a basement at #31. As you are no doubt aware, this whole area was built on a greenfield hill site on London clay, which is extremely susceptible to movement – please note that several of the Briardale properties have suffered subsidence in recent years.

Moreover, there is hydrological concern based on the existence of a buried culvert running through their garden and down the easement behind my house (please see the attached map). There is also believed to be an old well (Blackett's Well) in the near vicinity.

Since, as mentioned above, I have a very small space between the boundary and my house I would urge the council to insist on a full geological and hydrological survey before any plan is considered, let alone acted on, to dig out a basement. That the current plan makes no mention of these hydrological features is a concern.

✓ 30/6/14

Indeed the applicants do not appear to have considered it significant that when four test holes were dug two filled with water.

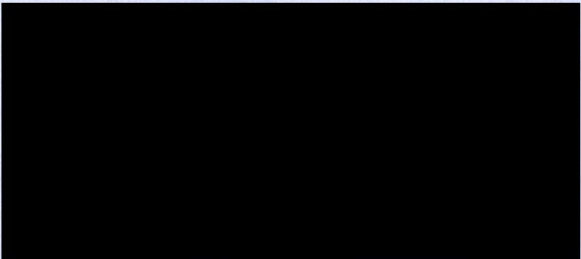
May I also draw to your attention that the easement, serving the properties from #2-8 Pattison Road has recently been the subject of a County Court judgement, whose decision was to protect the rights of those occupiers to uninterfered access, by which one must assume includes the reasonably foreseeable land shift or escape of water from boundary properties, let alone into our properties, given we are down hill from #31 Briardale.

My further objections to the plan are that I not only consider the height and size of the extension to be inappropriate to the Arts & Crafts style of the street and adjacent streets but feel it sets an alarming precedence in terms of *density*, since the gardens are part and parcel of the ambiance of these streets.

I also feel that such large, lantern lights will create additional light disturbance from a room which I understand will be a reception room and therefore visible from our attic bedroom all year around, despite the trees, which currently create a visual barrier (but only when in leaf) between my house and houses in Briardale Gardens.

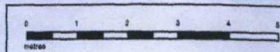
Therefore, I repeat, I would urge the Council to, at the very least, demand detailed geological and hydrological impact surveys of the proposed plan before progressing any further. However, given I feel the entire plan is inappropriate in terms of its foot print, land density, the architectural aesthetic of the streets, and surrounding streets, the light pollution element as well, I would urge the Council to reject it completely as an unwelcome precedent.

Yours faithfully,

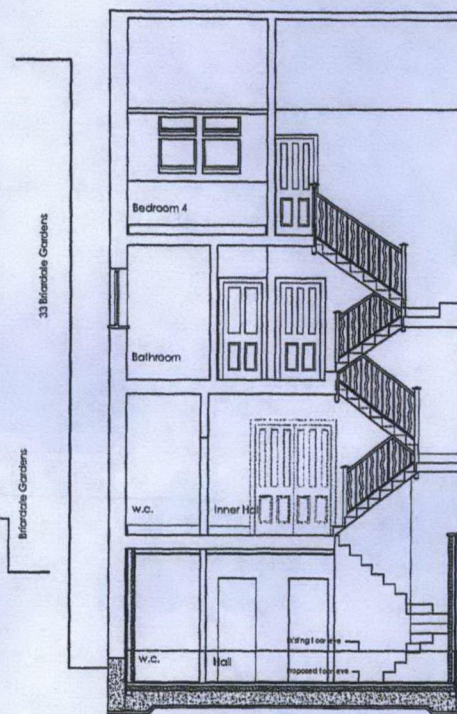


Derek Watson

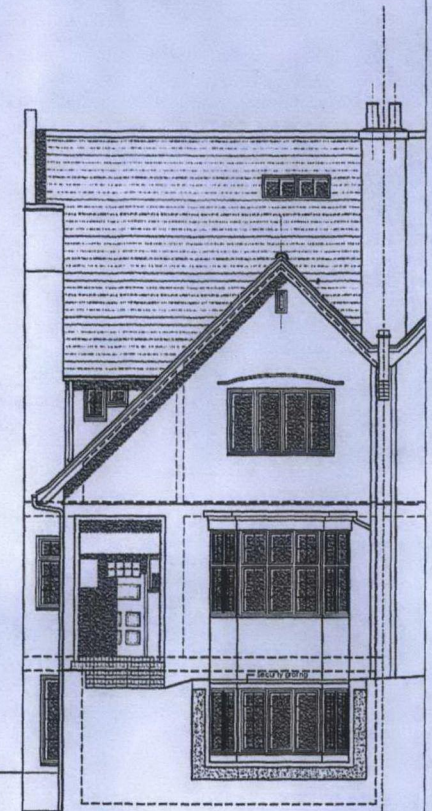
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Section A-A



Section B-B

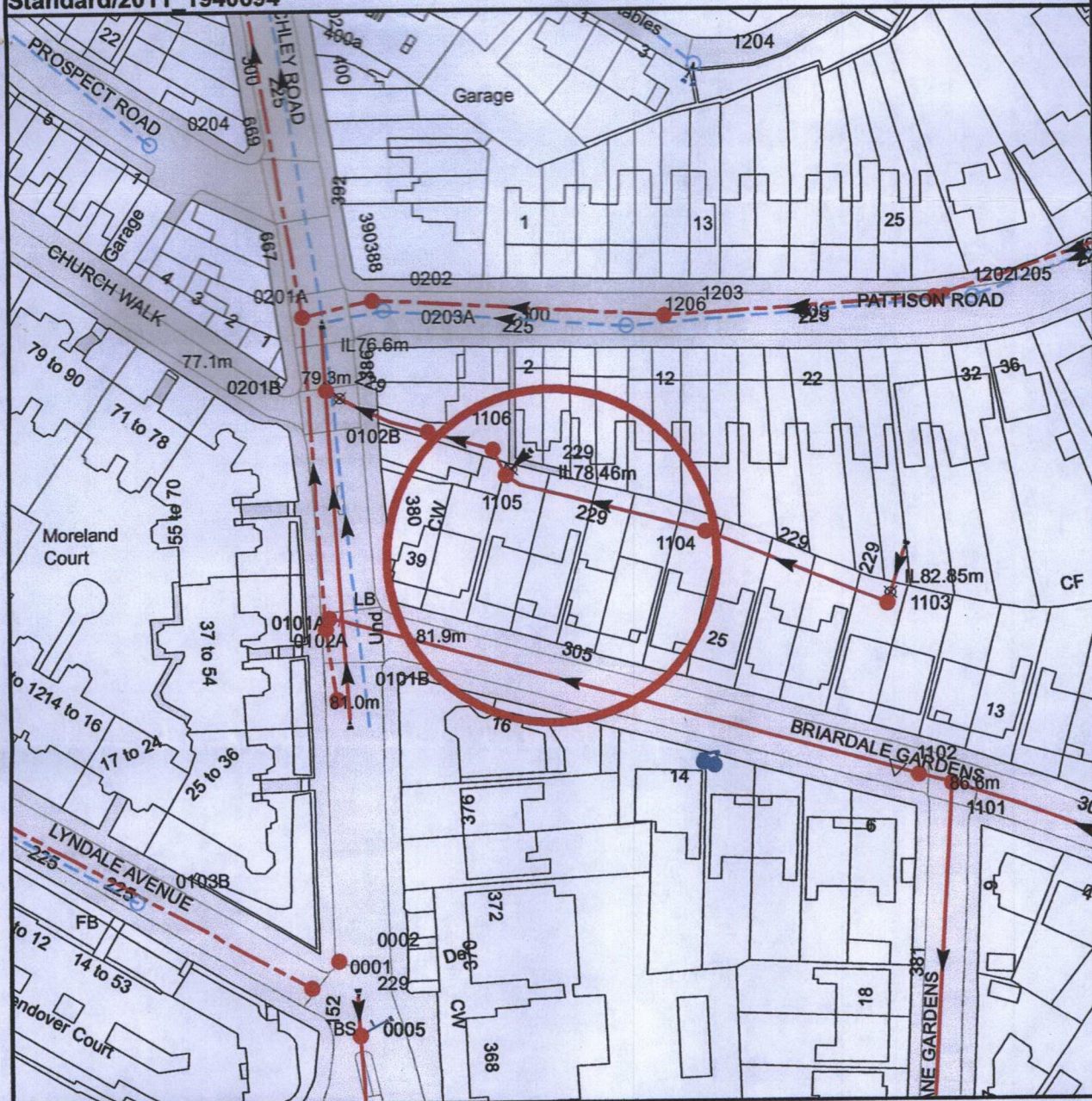


Sectional Front Elevation
Showing Extended Bay
Window Down into
Basement

 <p>mba architecture + design</p> <p>020 7188 1111 www.mba-arch.co.uk</p>	<p>Project Name: 31 Brindale Gardens</p> <p>Client: Mr & Mrs [Name]</p> <p>Date: 12/01/14</p> <p>Drawn by: [Name]</p> <p>Checked by: [Name]</p> <p>Scale: 1/50</p> <p>Revision: A</p>	<p>Section: A 1104-2014 - Section A and B added</p>	<p>Location: 31 Brindale Gardens, London NW3 7PN</p>	<p>Drawing: Proposed Sections A-A and B-B</p>
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30/6/14

Residential CON29DW Drainage & Water Search Sewer Map-DWS/DWS
Standard/2011 1940694



The width of the displayed area is 200m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. WU298557 Crown Copyright Reserved.

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30/6/14