

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5285/P	Lucy Smouha	Garden Flat 30 Thurlow Road London NW3 5PH	01/10/2014 17:30:16	OBJ	<p>We object to this planning application.</p> <p>This proposal is for the development of additional living space for the ground floor flat at 39 Rosslyn Hill by way of a basement in the middle of the garden area. We object to this. It is an inappropriate use of garden land and not in-keeping with the houses in the vicinity. Not only will this result in a dramatic loss of garden area, but may set precedents for further similarly unacceptable developments along Rosslyn Hill.</p> <p>We are very concerned that this building will result in ground instability around our property and at the end of the applicant's garden. The excavation will involve the removal of a large amount of soil and the intended base of the foundations would lie horizontally close to and many metres below the foundations of our garden flat at 30 Thurlow road. The architect and structural engineers do not appear to have considered this and the plans do not show how the steeply sloping ground would be secured at the end of the garden leading to our property. Furthermore no ground investigations have been carried out at the site as part of this application. We have additional concerns that the impact on drainage has not been properly considered in the Basement Impact Assessment.</p> <p>Last year planning consent was given to the owners of 30a Thurlow Road to demolish the house and rebuild it with a basement (ref 2013/1613/P). This will have a major disruptive impact on the stability and drainage of the land and there appears to be no reference to this proposed development in this application for 39 Rosslyn Hill. We believe these two basement developments together would compound the impact on ground stability and create a subsidence threat for the neighbouring properties, namely ours and 10d Eldon Grove. Interestingly we note that it is the same architect on both applications yet there is not mention of any impact of one on the other, both being substantial basement/subterranean applications.</p> <p>There are a number of large trees at the foot of the applicant's garden. They provide important privacy for the local residents. The arboricultural report discusses how these are to be protected. However, it appears from the plans that the proposed buildings will lie well within the root protection areas. The excavations for the foundations and drainage will further encroach on the protected zones. Accordingly, this development will pose a serious threat to the health of these important trees</p>
