

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5725/P	Stephen Williams for and on behalf of Netherhall Neighbourhood Association	Little House A 16A Maresfield Gardens London NW3 5SU	22/10/2014 18:34:11	OBJ	<p>The proposals to construct a basement below no 45 are not acceptable. The application is for the adjustment of Ground Floor and the deepening of the existing lower floor at the rear, which was level with the existing garden at the rear. It was not a basement. It also proposes to excavate a basement under the western end of the house where the land rises to the road. This is not an extension of an existing basement, it is the creation of a new deep basement for the whole area of the building.</p> <p>The submission includes drawing reference 3472223 Section AA dated 28 February 2014 which states that it is an approved drawing. It is not and no application for a basement has been submitted before this application. The whole application is therefore incorrectly submitted and should be rejected.</p> <p>This work has been carried out without planning permission. Though not perhaps directly a planning issue, no party wall agreement has been entered into with No 43 which the constructed basement abuts and the site works have been carried out without full Health and Safety measures in place. Note workers have not worn helmets and a serious accident occurred where a worker, we understand, lost a leg and a foot. This all demonstrates a cavalier approach to Planning and Building Control, which is not acceptable and places our neighbourhood at risk.</p> <p>No investigatory works were taken to assess watercourses and ground conditions and ensure that there was no risk of structural failure, damage to adjacent properties and the other flats in No 45 and disturbance to underground existing watercourses, which are frequent in this area. The BIA does not provide evidence nor provide a good argument for the basement work.</p> <p>The lower floor level and deeper foundations together with the extension into the rear garden will affect the roots of mature trees in the garden. The basement work will be at risk from the existing mature trees in the garden and require their felling (two) and heavy pruning (one) See subsequent Application where applicant admits that future structural damage will occur to the new construction from the trees.</p> <p>Would you please refer to other 3 applications 2014/1956/P, 2014/5724/P and 2014/6612/T together with this application 2014/5725/P, and place before full Development Control Committee for consideration? Please refuse these 4 applications and apply an Enforcement Notice on the works.</p> <p>Stephen Williams For and on behalf of Netherhall Neighbourhood Association</p>
2014/5725/P	Ian Green	Apartment E 45 Maresfield Gardens London NW3 5TE	14/10/2014 16:02:51	OBJEMPER	I have submitted my grounds of objection directly to Mr Oliver Nelson by email.