

ATTN: Rachel English

Planning Application 9-11 Mansfield Road NW3

Ref: 2014/1495/P

5th November 2014

Objection

Dear Rachel,

I am writing on behalf of the two families that live in the property, 13 Mansfield Road, directly adjacent (on the Western side) to the proposed development at 9-11 Mansfield Road, NW3. Ours is the property most directly affected by the proposed basement excavation. The basement as now proposed goes right up to and under the boundary and foundations running the full length of our house and garden. The proposed downthrust along the full boundary of 13 Mansfield Rd threatens the structural stability of our property.

We would have corresponded sooner but this iteration of the proposals has coincided with an extremely busy period workwise for some of us who live at 13 Mansfield Road.

We strongly request that your office insist that before any basement excavation and development is even considered for 9-11 Mansfield Road that the developers are finally required to carry out proper and adequate borehole tests. All previous applications and responses from these developers and their representatives have displayed a flagrant reluctance to take seriously the risk posed to ours and neighbouring properties by the proposed basement excavation. This is despite the extreme diligence and care we have collectively taken in drawing up our previous objections based on:

- The local geological evidence
- A review of best practice
- A review of relevant national and local policy and planning advice
- Expert commissioned advice

The site investigation up till now has been based on only one borehole instead of the three that Camden requires. Moreover, the one borehole that was dug was not even under the proposed new development! The developers have had ample time to do the assessment over the required number of months, and with 9-11 Mansfield Road being currently occupied by their son, access to the property is not an issue. So if neither time nor access have been an impediment, why then the reluctance to accept the scientific evidence and Camden's planning stipulations?

This application has dragged on for some time now. We have all had to devote an inordinate amount of time to ensuring that the developers do not railroad through an insensitive and potentially risky development.

In conclusion, we ask that all our points are taken into consideration and that Camden insist on a proper Basement Impact Assessment for 9-11 Mansfield Road with three boreholes monitored over the required period of time.

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Yours,

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NW3 2JD

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