



**Subject:** FW: Application number: 6 Sumatra Road, NW6 1PU - 2014/7077/P

**Categories:** Orange Category

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**Sent:** 03 June 2015 10:08

**To:** Planning

**Subject:** FW: Application number: 6 Sumatra Road, NW6 1PU - 2014/7077/P

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**From:** mark winker [\[mailto: \]](#)

**Sent:** 02 June 2015 22:14

**To:** Skelli-Yaoz, Tania

**Subject:** Application number: 6 Sumatra Road, NW6 1PU - 2014/7077/P

Dear Ms Skelli Yaoz

**Application number: 6 Sumatra Road, NW6 1PU - 2014/7077/P**

I am a freeholder in the neighbouring 4 Sumatra Road property. I have recently understood from a conversation with my neighbours that there is an opportunity to register a complaint with regards to the works proposed for 6 Sumatra Road.



By coincidence I had checked on the Camden website a few weeks ago to see if any works were registered and by coincidence it was the final day to register a compliant (I had not received any notification by post or email). I had no time to write formally although I had set out the background to the acquisition of the property.

Now that I have found out there is time to formally submit a compliant and I have had time to consider the matter, I have set out my very serious concerns below.

1. The 4 Sumatra Road as you will be aware had previously a basement which was extended (this basement was not related to me as I own the top floor flat). The extension caused some damage to the building and further proved the subsidence which exists in this area. You may be aware that there has been serious structural damage due to subsidence in Sumatra Road over the past 5 years which has required significant remedial damage.

A new basement would be a completely different proposition, resulting in neighbouring basements and therefore little structural support for the buildings. Given the damage resulting from the 4 Sumatra Road extension, I can only imagine the more significant damage to 4 Sumatra Road and 8 Sumatra Road.

I cannot see how this could be allowable given the subsidence issues affecting Sumatra Road properties.

2. I am also aware that currently subsidence is a major issue for insurance companies. Once subsidence occurs as a result of these works if it were to be approved, how would I be able to get new insurance on the property?

I cannot see that with the inevitable subsidence that will occur from a new basement, approval can be given as I will not be able to get new buildings insurance.

Furthermore, subsidence would result in a significant reduction in the value of my property. Given subsidence is almost inevitable if the works are approved, how would I get compensated for the loss in value? Is this to be paid by Camden? Or will Camden require the owners put funds in escrow before the works take place to provide comfort to affected parties that the funds are in place to compensate them?

3. I am aware that because of the complexity and subsidence issues when building basements close to one another, more boroughs that have stopped granting basement excavations next to each other.structure.



I feel exceptionally strongly about this matter. Sumatra Road suffers from subsidence, building has required substantial remedial works in the past 5 years (including very significant works to the property next to the playground where the wall cracked in half).

I hope that the council recognises the full issues here and rejects the application.

Yours faithfully

Mark Winkler