



From: Stuart Balkham [mailto: [REDACTED]]
Sent: 31 May 2015 23:34
To: Skelli-Yaoz, Tania
Subject: OBJECTION TO PLANNING APPLICATION 2014/7077/P

Balkham	Stuart
Flat	1st Floor
Sumatra Road	4
Hampstead	West
	London
	NW6
1PU	

Planning advice and information service
London Borough of Camden
2nd floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE
31st May 2015

For the attention of Tania Skelli-Yaoz, case officer

Dear Madam,

PLANNING APPLICATION 2014/7077/P

Proposed excavation of enlarged basement with front and rear light wells with metal grilles in connection with the



I write in connection with the above planning application. I have read the plans and strongly object to them. As a neighbour with an adjoining party wall I am highly concerned about the instability that will come by further excavating under the roads terraced houses. Within my own residence (shared freehold) we are already experiencing movement and the potential for subsidence associated with the large slope the houses are built on.

My downstairs neighbour excavated a basement prior to my purchase and I am very concerned that a further basement within feet of this could have a serious impact upon the stability of the existing surrounding structures and underpinning that is currently in place from the last basement, especially when the ground is made of clay (creating a higher risk of subsidence). Building consecutive basements, would leave the surrounding buildings unsafe.

I am also deeply concerned that they will not instruct a professional company to carry out the work using the correct pumping systems and membranes impacting on associated issues such as drainage (particularly with the slope the houses are built on).

My biggest concern is if there are any problems with subsidence we will not be able to insure our property any longer with any other insurer than our existing one. Insurance companies increasingly seem to refuse to insure properties in the London area that have experienced problems with subsidence. This will make it extremely difficult to sell the property in the future. As well as this if we get any problems and had to claim on our insurance, it would be extremely difficult to not only get other/further insurance, but the existing premium will hugely inflate and the resale-ability of the flat will be severely affected.

I would appreciate the possibility to discuss this matter with you at your soonest convenience as I am strongly against this proposal and am very concerned that this application could be granted, putting many homes at risk.

I look forward to hearing from you as soon as possible.

Yours faithfully,
Stuart Balkham

From: Yael Birk Narkis
Sent: 01 June 2015 23:00
To: Skelli-Yaoz, Tania
Cc: Planning
Subject: URGENT! Basement application for nr 6 Sumatra road, nw6 1pu - 2014/7077/P

Dear Mrs Skelli-Yaoz,

We are living in nr 4 Sumatra road, and are writing to you regarding the proposed basement excavation of Nr 6 Sumatra road.

Primarily, we would like to emphasise that we are troubled by the fact that we were never notified of such a large project and were never asked to submit any comments. We believe the process has been compromised, and should be looked into as it has not gone through the proper planning application stages where all neighbours have been asked to submit properly their views. We are deeply upset with the fact that we have not been consulted, and that we had to hear from the back channels that we could write to you to raise our concerns.

Nevertheless, we have many extremely important issues we want to raise, which we hope you will take into consideration before you making any decision about this project.

Firstly, we are profoundly concerned how their basement excavation to nr 6 will impact our existing basement, and the harm it can cause to our existing structure of our building and basement. We understand from talking to surveyors and structural engineers that they will have to underpin our existing basement wall before they can even start excavating. Clearly by allowing the neighbour to underpin our existing basement wall and dig underneath our existing basement, this is not a simple undertaking and can cause extreme harm to our building structure and existing basement. Subsequently having to make good of such harm, this will in turn impact and distract further neighbours in the surrounding area.

We know for a fact that there have been issues of subsidence in our area, in fact slightly further down Sumatra road, specifically nr 26 and enclosed properties, with many issues to resolve this. We are therefore genuinely distressed that this project could cause subsidence to our property and harm the structure of our building, especially when they have to start underpin our existing basement wall. Knowing that some of the houses in the same street have already been victims of subsidence, and that insurers have refused to insure buildings based on that grounds, we feel that this is therefore something of essential to take into consideration when examining this application. Would we therefore have any problems of subsidence, we could face problems gaining future insurance.

In addition, we also know for a fact that any excavation close to our existing basement could cause severe problems to our existing membrane and pump system we have in place, which could cause problems of over flooding. This could on its own also cause reasons for subsidence to our building, not to mention the immediate effect and harm it can cause to our basement if our membrane and pump system would be affected.

We understand that other boroughs have therefore stopped granting basement excavations one after the other, based on the complexity of problems and harm it can cause to the neighbouring existing basement and structure.

At the moment, there are many companies out there proposing to take on basement projects without proper knowledge of the complexity, and the quality difference is huge. We are extremely concerned that there are so many factors that actually need to be right in order to simply NOT cause ANY harm to our existing shell, which makes this project much more risky to grant another basement adjoining an existing basement. The odds are almost more in favour for something to go wrong, then to go right, that the potential risks to the neighbours versus the benefits of the applicants must be taken into consideration here. (Especially when the applicant themselves are not even living there).

Moreover, we also want to raise the issue that we do not feel secure that a private person that owns two flats and are undertaking such a huge project, will be able to remain liable and will be able to pay out should there be any significant issue that need urgent attention. The contractor can never be that point of contact, as they can go bust or disappear for all sorts of reasons, and it is therefore the final owner that needs to remain liable. We do not feel secure that this case has been properly examined whether they could take such a huge liability towards us and our neighbours in our building.

Lastly, as an adjoining basement owner with living space in the basement in constant use (master bedroom etc) with a newly born baby and another child with asthma problems, we believe the affect of such a prolonged project could cause us severe noise levels and disturbance that are not acceptable. Since the excavation, underpinning and work in this situation will be done next AND under our existing basement and living space, and NOT on a different floor level that would normally be the case, makes this project even more difficult to accept.

Based on all of the above, we sincerely hope you take our objection into serious consideration, which should rightly result in the application being refused.

Many thanks
Yael and Ohad Narkis