



Ms English -- My name is Alistair Jacks and I am the owner of the top flat at 29 Thurlow Road in the building immediately adjacent to the proposed works at 30A. The above ground development is of less concern because I/we must depend on the Camden Planners to judge whether the design is in keeping. The below ground plans are a different matter. It is obvious that the "deep mining " proposed could have a serious and potentially damaging effect on the structure of the building 29/30 Thurlow Road where I reside. I and my co-residents depend on your assurances which I hope you can provide that such work as you may approve will leave the integrity of 29/30 unaffected. I understand that my comments are too late to be included on the Camden website but never-the-less I would ask my views be taken into account. Yours Alistair Jacks



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30A Thurlow Road

10th November 2015

Comments on Planning Application 2015/5409/P

Dear Rachel,

The above planning application has recently come to our attention.

We live at 10D Eldon Grove immediately to the south of the location of 30A Thurlow Road. Although our house is not listed here as a neighbouring property, we note that it was referred to as such in the previous planning application for this site approved in 2013 (No. 2013/1613/P).

We **object** to the proposed development for the following reasons:

- 1) At over 300m² the proposed development is very much larger than that currently approved. Its style is not only out of keeping with the neighbouring properties, but will involve extending the property into most of the existing garden area. A protected tree will have to be removed in the process. The resulting environmental impact of this development is not acceptable.
- 2) The exceptional depth and footprint of the excavation will create a high risk of ground instability for the surrounding houses. The structural drawings, as submitted, do not sufficiently explain how the proposed piling would support the neighbouring ground, particularly towards 30 Thurlow Road (south west). This has to be a major concern given the acute change in elevation that would result from the basement excavation. We note that the report confirms there is uncertainty in this respect and that the adjacent properties may indeed be under threat. The reports also comment that qualified piling engineers have yet to be consulted about the proposed construction. It would be inappropriate to grant permission while there is any such concern about structural stability.
- 3) Site investigations in support of recent basement developments in the immediate surrounding area have revealed the presence of ground water. These proposed subterranean developments

included analyses of the effects on hydrogeology and make provisions for drainage. There are no such provisions in the designs submitted in this case.

- 4) A further substantial basement development (2014/5285/P) for 39 Rosslyn Hill, an immediate neighbour, is also the subject of a planning application. This subterranean development will similarly occupy much of the adjacent garden area just a few metres distant. The proposal for 30a Thurlow Road does not consider the combined effects of these developments. Together they will involve the removal of at least 1200 m³ of soil from the sites. The compound effect on ground stability and drainage will be substantial.

Yours Sincerely,

Martin McNair