

Gentet, Matthias

From: Yeung, Raymond
Sent: 12 January 2016 12:17
To: Planning
Subject: 2015/7208/P - application 24 Quadrant Grove

2015/7208/P - application 24 Quadrant Grove

Hello again,

Another objection to the application above in the email below, please register.

Thanks.

Regards

Raymond Yeung BA(Hons) MPLAN MRTPI

From: nicole segre [REDACTED]
Sent: 12 January 2016 12:15

Dear Mr Yeung,

The residents of Quadrant Grove have repeatedly expressed their objections to Mr Ireland's proposal to dig a basement under 24 Quadrant Grove. It seems extraordinary that his application for a permitted development licence, which Camden has already refused once, is being presented again without any changes having occurred in the meantime.

An earlier application for planning permission was turned down on the grounds that the accompanying engineering survey was inadequate. Logically, then, how can this project be allowed to proceed without any engineering survey at all?

Presumably both the applicant and Camden Council are entirely confident that it carries no risk whatsoever to neighbouring houses. I am curious to know who would be liable for any damage if that confidence is misplaced: Camden Council, Mr Ireland or the unfortunate neighbours?

The houses in Quadrant Grove are small workers' cottages, built with shallow foundations on clay that rises and falls with the tide. Ask anyone in the street how often their front door locks jam because the whole house has shifted. Worse, the house (no.4) opposite mine underwent major remedial work for serious subsidence only a few years ago (my neighbour Graham Wason has supplied more details about this). Without being an engineer, I find the idea of Mr Ireland's project setting a precedent for other equally foolish owners, creating a further series of holes under the street, quite alarming.

We have all put up with the noise, dirt and traffic of several large building projects in Quadrant Grove in recent years, and have mostly put up with them because they have been aimed at creating sensible space for families or home working. The digging of a basement in this narrow street, entailing the excavation and removal of huge volumes of soil, will last longer and will be far more disruptive than anything we have seen so far, without yielding comparable benefits.

This is not Hampstead or Kensington, with their underground swimming pools, gyms and cinemas. A great deal of effort and disturbance will go into creating a very restricted amount of space beneath a small worker's cottage.

I hope you agree that the scheme defies all common sense and reject this application, confirming the decision councillors made at a public meeting on 24 October 2014.

Yours sincerely,

Nicole Segre
(1 Quadrant Grove)