

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5144/P	Professor Mary Wood	Flat H 262 Finchley Road London NW3 7AA	02/02/2016 13:34:37	COMMEMP ER	<p>I've lived here since 1970 & know the configuration of the basement well. A previous Camden Planning Officer gave it as his opinion that the basement was uninhabitable, and my view is that planning permission should not be given for the following reasons.</p> <p>The basement is over a tributary of the Westbourne river and is damp; it regularly floods with water and effluent in spite of the pump located under Flat A. I see no provision is proposed to prevent flooding occurring. When a flat was developed in the basement of 260 Finchley Road, damp was endemic and affected subsequent sales of the property. A London clay landslip also occurred during construction of the sunken house behind the 264 site.</p> <p>The nature of the presence of aquifers and clay subsoil indicates that the proposed excavations planned are dangerous and will have a deleterious effect on the stability of the building as a whole. In 2006-7 major subsidence works took place. They addressed the damage to Flats A, F and H (mine) and the roof, by inserting concrete rafts in the proposed basement area to prop up the building. The roof was then re-aligned. Excavation in the basement will go through the concrete raft supporting that side of the building. The plans do not take this into consideration.</p> <p>The interior load-bearing walls make it impossible to change the layout as proposed without similarly affecting the stability of the building.</p> <p>The proposed floorplan requires major excavation and extending the area under flat A, the loss of the essential pump, and new windows depriving us of the dustbin & recycling area. Proposed new windows do not align and match the existing elevation.</p> <p>Gas & electrical utilities are currently located under the ground floors of Flats A and C and would require re-routing at considerable inconvenience.</p> <p>There is a mistake on the plan of the existing flank wall elevation as the ground doesn't slope to a lower level around the existing door. Therefore the proposed elevation will entail excavation, and the demolition of the existing exterior wall between the side passage and the garden.</p> <p>The increase in size of the rear lightwell will result in loss of the neighbours' access to side of building which is a communal area and an amenity belonging to all. The size increase would require demolition of the small garden retaining wall, but construction of a new retaining wall for the sloping bank, and loss to the garden as an amenity.</p> <p>Any changes to the garden & parking areas would be resisted as they would affect the value of each individual flat. The demolition of properties in the areas between 262 & Heath Drive have already resulted in severe depletion of the amenities of trees, animal, bat & bird habitats. Development in Bracknell Gardens also already overlooks 262, and contributes to light pollution.</p> <p>Gardens to the rear of this stretch of Finchley Road & Bracknell gardens formed a green corridor, providing an amenity for the entire Redington/Froggnal community, and a green lung to mitigate the effects of the pollution of Finchley Road. It is time to stop the insidious depletion of an environment that affects all our neighbours. There are a number of protected trees to the side and rear of 262.</p>

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The existing parking area is not big enough for additional vehicles without reducing the size of the garden which is used by all 262 flats.

This is a red route which is likely to become busier from cars exiting from the 13 flats under construction on the 264 site, and more on the site on the corner of Heath Drive.

The 4 town houses on the 264 site are currently demolished; the new block of flats will decrease light to the basement, as well as to Flats A, D, F, G & H (ie 5 of 8 flats + the basement).

The proposed development of the basement is opportunistic and poorly conceived. It will have a severely negative effect on other 262 properties, and on the environment and traffic in the area as a whole.
