

**Paul & Christine Koffel
56 Hawtrey Road
London NW3 3SS**

Mr J Lucas
60 Hawtrey Road

Mr H Perlin
66 Hawtrey Road

Mr H Halperin
70 Hawtrey Road

10 June 2015

Dear Messrs Lucas, Perlin and Halperin,

Thank you for your 3 June 2015 letter, which references our meeting of the same date.

We would like to thank Mr and Mrs Lucas for convening and hosting last Wednesday's meeting and to thank Mr Lucas for the open manner in which he chaired it. We would also like thank all of those who attended from numbers 60, 66, 70 and 11 Hawtrey Road for their contribution to a constructive discussion, for providing us with the opportunity to further understand your concerns with our current planning application, and for providing us with an opportunity to convey the nature of the long term investment and substantial improvements that we wish to make to our home.

We welcome the opportunity to respond to certain of the matters summarised and requests tabled in your 3 June 2015 letter.

Your 3 June 2015 letter indicates that your primary source of objection and concern relates to the noise and vibration arising from the removal of the ground floor concrete slab, for which approval already exists, rather than the excavation, design or size of the proposed basement. We do appreciate and acknowledge that the removal of the ground floor concrete slab will unfortunately result in a period of noise and disruption to neighbouring homes. However, as explained in our meeting, this phase of the work will be for a very limited duration of approximately 1 1/2 - 2 weeks. We are currently investigating whether feasible alternative methods of construction for removing the slab and/or feasible sound insulating techniques (for our additional cost) may be available to mitigate the effects of noise disruption. We also intend to provide those affected with as much advanced notice of the commencement of the work as possible (and advanced notice with respect to key phases of the extension and refurbishment work generally).

We understand that the structural report submitted with our application adequately addresses all residual concerns with respect to the excavation and construction of the proposed basement. Further details will be developed in the normal course of the

detailed designing phase, should approval be granted. Ordinarily this information is distributed to those affected by the party wall works through the party wall agreement process, however we are very happy to make this information available to all of our neighbours who wish to receive it.

We agreed to take away from our meeting your request to limit the hours of construction on site. We are willing to accommodate this request by limiting weekday working hours to between 8am and 5pm, with no noisy work commencing before 9am. We also want to meet your request that no noisy and dusty work be carried out on a Saturday. However, we reserve the right to carry out non-disruptive work, such as painting and plastering, during permitted hours on a Saturday in order to minimise the potential for further delays to the overall project, which is in our collective interest. In any event, we would wish that any delays to the resolution of the planning application be minimised, as this will allow works to be carried out as planned through the autumn and winter months with a view to mitigating noise disruption.

You also mentioned the newly laid roads in the estate. We are delighted that the communal roads and lighting project for the Hawtrey Road sector has been a great success, and we are all aligned in the need to ensure that the roads are appropriately protected. We outlined our plans in that respect during the meeting, but this is really a more appropriate subject for discussion with the HRA Committee, RIB and Chalcot Estates Limited, each of whom we consulted in drawing up the Construction Management Plan, and with whom we are of course keen to maintain our open dialogue.

Yours sincerely

Paul Koffel

Copy to: Anna Williamson, Anna Williamson Architects, 90 Hawtrey Road