

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2175/P	Sarah Walker	55A Brecknock Road Tufnell Park	20/06/2016 18:20:24	OBJ	<p>I would like to object to the application for a basement at 193 Leighton Road. My points are as follows:</p> <p>Point 1: The ground and access statement states the proposed basement will have no impact on its neighbours. Having read the Basement Impact Assessment accompanying the application, I am concerned that insufficient site-specific investigations have been carried out to reach conclusions on the impact of the basement of the basement on neighbouring properties.</p> <p>The Basement Impact Assessment is a desk top study only. The report states that assumptions have been made about ground conditions at the site and at neighbouring properties. The report also states that ground investigations and ground movement assessments need to be carried out in order to confirm the assumptions in the report. I would expect full ground on-site inspections and ground movement assessments to be carried at the site and at my property by a qualified and recognised structural engineer and relevant expert to confirm that there would be no detrimental impact to the ground and neighbouring properties, including my property. I would consultation with all neighbouring properties, including mine, that may be impacted by this work and confirmation that we will have incur any detrimental damage from this basement work both during the course of the work and in the future.</p> <p>I am further concerned that the basement work would have a detrimental impact on the fencing that separates my back garden and 193 Leighton Road and my garden including noise pollution, rubbish, unstable surfaces and potential sinkage or other problems in my back garden (which is a fully landscaped back garden). I am also concerned that the basement work is 5.35m from my back window and would again have a detrimental impact on my property.</p> <p>Point 2: It is not clear how the presence of the bus stop outside 193 Leighton Road would be affected by the building work and does not seem to have been taken into account in the information provided in the application.</p> <p>Point 3: It is not clear in the instance that the basement work is granted whether it will be carried out by a qualified and recognised structural engineer and builder. Further, should this work be granted it is not clear what would happen if there are detrimental implications, damage or any waste / rubbish impact on my property and when this work would be carried out to reduce the impact on neighbouring properties and their inhabitants.</p> <p>I would expect party wall agreements and agreements for any damage caused now and in the future to be in place in respect of work that involves adjoining boundaries.</p> <p>Finally I would expect full assessments to be carried out on all neighbouring properties to ensure no damage and for an agreement with regards to how any potential problems would be rectified by 193 Leighton Road. I would appreciate being kept up to date with developments on this application and</p>

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how my concerns / queries are being / have been addressed.

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