1 New Court

Flask Walk

London NW3 1HD

11.8 2016

Residents: Jenny Ashworth and Kash Dewar

Re Application Ref: 2016/3900/P

Associated Ref: 2015/5331/PRE

Proposed work on 45 Flask Walk.

Dear James Clark,

I am writing to you with reference to the planning application for a basement excavation and erection of a three storey rear extension to replace an existing two storey rear extension.

As you can see from my address, this work would take place very close to New Court and the house itself is adjacent to our flat. In fact the rear wall of New Court, a five storey building, backs on to no. 45. I should remind you that New Court, now well over 100 years old, has no foundations and that in itself, with large machines digging deep into the ground, is very worrying. Even more of a concern is the threat of subsidence.

 On several occasions, large sink holes have appeared overnight on the street itself. In October 2014, a huge hole appeared at the end of Lutton Terrace. Some years ago the house on the corner of Lutton Terrace had to abandon work being done due to subsidence and the house had to be underpinned. The problems also threatened the property next door. The next tenant of the house had to abandon a basement development due to the same problem. The same problem occurred in Streatley Place during the New End Hospital development where the road collapsed and residents had to be evacuated. The whole of this area is unstable and basement developments are completely unsuitable.

Another concern, quite apart from the disruption caused by noise and dirt from the excavation, is the obstruction to Flask Walk itself, with large lorries parked outside in order to take away the excavated earth and rubble. The road is narrow and will almost certainly cause problems with traffic and parking, not to mention the problem of taking it away. The corner that leads into Back Lane is very narrow and not suitable for large lorries trying to turn into it, let alone driving up it.

For these reasons I strongly object to this proposal and hope you take these points into consideration.