

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5490/P	Heather Morrey	29A Kylemore Road West Hampstead London NW6 2PS	23/11/2016 13:35:04	OBJ	<p>Dear sirs,</p> <p>I own the basement flat at 29 Kylemore Road. I strongly object to the proposals and would make the following observations:</p> <ol style="list-style-type: none">1. Structural instability and access: In 2012 the freeholders of 29 Kylemore Road had undertaken substantial structural repairs to the side wall of our building which is the same wall that the applicant is planning to build against. This wall is over 70 feet high and due to subsidence and shallow foundations of the property, the sidewall had experienced substantial lateral movement and required specialist structural repairs to be undertaken. Digging further foundations of at least a metre to comply with buildings regulations at the foot of the side wall could potentially damage further the structural integrity of our property. Additionally, if further structural repairs were ever required to this side wall, we would have no means of access as the new structure will abut this wall. We would need circa 2 metres access if ever more stabilizing rods are required to be entered into our wall.2. The choice of location is strange. Rather than build against our property, why is an extension not planned to the existing building at 36 Hemstal Road.3. The proposed gate is in a high brick wall that is already cracked and may be dangerous. The application contains no provision to repair this wall.4. The new building is at a low level, which I would judge to be near the level of the water table which suggests further structural risks. <p>I am concerned about the impact this potential development could have on the structural integrity of 29 Kylemore Road for reasons as outlined above. My concerns relate to the proximity this proposed development is to 29 Kylemore Road and I would have little objection to the applicant building at a safer distance from our property (potentially along the pavement side or more logically against the main building of 36 Hemstal Road).</p> <p>I trust that these comments will be taken into consideration as part of your review of the application.</p> <p>Kind regards Heather Morrey MRICS</p>
