

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5754/P	Andrew Liner	Garden Flat 12a South Hill Park London NW3 2SB	05/12/2016 15:45:55	OBJ	<p>I have the following concerns regarding this planning application.</p> <p>As a general observation, the walls of the North and West Elevations (overlooking Park End and the mews) are planned to be rendered in white, whilst the walls of the South and East Elevations are to be left as is, ie with the original dark engineering brickwork. I would venture that painting the existing brickwork in the white would result in a more coherent overall finish than that currently planned.</p> <p>The flat roof is planned to have new roof lights, and be covered in Sedum Blanket. Whilst the plans do not expressly refer to usage of the flat roof as a terrace, I would ask that such usage be specifically ruled out, and be limited to access for maintenance purposes only. Any recreational usage would directly overlook the adjoining gardens of our own property (adjoining the Southern boundary), as well as that of other neighbouring properties. This would of course severely intrude on existing amenity.</p> <p>I do have serious concerns regarding the planned excavations. Of course any excavation beneath an existing property raises concerns regarding drainage and the potential for undermining or adversely affecting the foundations of adjoining and nearby properties.</p> <p>However, my concerns extend further in regard to the nature of the excavations involved. During the recent extension of our own property (Q4-2014), it was necessary for our Party Wall Surveyor and Structural Engineer to assess how foundations for the extension would impinge on adjoining properties, including 12 Park End. Their investigations led them to believe there to be a strong likelihood that 12 Park End is founded upon a thick reinforced concrete plinth.</p> <p>If this is the case, then my fear is that excavating this would involve a far greater degree of noise, nuisance and risk than for a normal excavation. In particular:</p> <ul style="list-style-type: none">- the sheer noise and vibrations involved in excavating a thick layer of reinforced concrete- the associated risk of damage to our adjoining extension and garden walls, as well as to the other adjoining property in Park End- the effect on the building"s overall structural integrity in removing the plinth on which it seems to be built <p>In conclusion, I believe it reasonable that the nature of the excavations and associated risks be clearly established before a decision on planning permission is made.</p>
