

[REDACTED]

---

**From:** Diver, John  
**Sent:** 30 January 2017 17:37  
**To:** Planning  
**Subject:** FW: planning application 2016/7146/P

Hello,

Could you please upload this comment to the above application?

Many thanks,

John Diver  
Planning Officer

Telephone: 02079746368



---

**From:** hilary King [REDACTED]  
**Sent:** 28 January 2017 13:37  
**To:** Diver, John  
**Subject:** planning application 2016/7146/P

Dear John Diver

I am writing to object to planning application 2016/7146/P for a proposed basement excavation at 31 Willoughby Rd.

I live at number 34 Willow cottages, one of a terrace of 9 mid 19th century listed buildings on the slopes of Willow Rd. The row runs parallel to the side elevations of both 31 and 33 Willoughby Rd and is separated from them by a narrow communal passageway and listed retaining wall that forms our rear boundary. This gives us a gap of just 2.4 metres at its narrowest from both numbers 31 and 33 Willoughby Road.

Unusually Willow cottages were built to form a level row sunk into a trench cut out of the hillside so that the lower ground floors sit at a depth ranging from 1.5 to 2.6 metres below street level. This makes them more vulnerable to flooding from below.

The ARUP study confirms that there are many underground water systems in this area. When number 44 Willoughby Road, directly opposite number 31, was rebuilt some 5 years ago and a basement dug out there was considerable flooding of the newly excavated area.

The 1866 ordnance survey map identifies 4 wells following the downward slope of Willow Road suggesting an underground watercourse running close to or along the boundary of Willow Cottages and numbers 31 and 33 Willoughby Rd. There is also an "active" well in the garden on 38 Willow cottages.

Willow cottages were built with minimum footings and with substandard brickwork, our listed retaining wall sits on slabs of stone and is already damaged by undue pressure from the soil in the garden of numbers 31 and has had to be braced to prevent collapse.

I am concerned that this proposed basement excavation so close to our buildings will inevitably cause a substantial and wholly unacceptable level of damage and I ask that this application be rejected.

I look forward to hearing from you  
Hilary King  
34 Willow Rd NW3 1TN

