

Dike, Darlene

From: Diver, John
Sent: 20 February 2017 10:18
To: Planning
Subject: FW: Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT.

Hello,

Another objection comment to be uploaded for 2016/7146/P please?

Thank you,

John Diver
Planning Officer

Telephone: 02079746368



From: Gemma Sherlock [REDACTED]
Sent: 15 February 2017 12:46
To: Diver, John
Subject: Fwd: Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT.

Dear John

Please accept this email as my formal objection to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT.

I live at 35 Willow Road which is one of the listed early Victorian cottages within the small terrace called Willow Cottages.

My reasons for objecting to the application are i.e.

1. The submitted scheme documents do not correctly define the real possible damage that will be caused to both the listed Willow Cottages and to the rear boundary listed retaining wall which is contiguous to 31 Willoughby Road. The BIA document does not [a] recognise the specific conditions peculiar to the listed terrace of Willow Cottages; [b] it does not identify nor mention that Willow Cottages are themselves listed and therefore require higher levels of risk assessment; and [c] it does not identify nor mention that the existing lower retaining boundary wall of Willow Cottages is listed, dangerously damaged and infringed upon by improper construction which potentially could harm both adults and children who frequent the rear space serving the cottages.

2. Furthermore, the BIA document is shown to be false in its real assessment of damage impact as [a] the 'diagram of outlined sensitive structures' omits showing how the actual cottages numbering 40, 39, 38 and 37 fall well within the 5m zone for considering potential damage to surrounding structures and buildings - never alone listed structures and never alone a listed terrace which is structurally interlinked and formed from poor Victorian materials and construction methods]; [b] the water table calculations are also inadequate as they do not cover a suitable longitudinal study period which the report itself acknowledges but then goes on to neglect this position by using limited soil test data. This has been shown more clearly in the Willow Cottages collective response document objecting to the proposed works on issued on 24 January 2017. This objection document has been signed by 13 people living in Willow Cottages
3. LOSS OF LIGHT – the submitted scheme is incomplete as it does not show what the rear boundary works are going to be. Currently we are in dispute with the applicant based on the damage that their poor construction has caused to our lower listed boundary wall which has made it both unsafe and dangerous, requiring temporary support so that we can use our south facing rear patio space. The submitted scheme shows no intent of resolution nor solution to the rear boundary which currently has a temporary screen at higher level blocking out daylight to our home. The scheme should include what the applicant's intention to this area is as the excavations will impact directly on this area.
4. DANGER TO EXISTING SAFE PLAY AREA AND REAR ACCESS – The excavations for these works will impact dangerously on an area that is used by the children of Willow Cottages for a safe play area as well as a well frequented rear access to most of the listed cottages. These basement works do not acknowledge this and offer no safe solution or protections to Willow Cottages.

Please record the above as my objection to the proposed basement works

Kind Regards

Gemma & Rohan Sherlock

:

Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

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From: Glen Robinson [REDACTED]
Sent: 24 January 2017 11:24
To: Diver, John
[REDACTED]
Subject: [24012017](#) Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT
Importance: High

FAO Planning case Officer John Diver

[24012017](#)

Dear John

Re : Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

Firstly, thank you for taking the time to talk to me on 12 January. I had hoped to get my initial comments back to you sooner but the task then escalated into co-ordinating and compiling a full objection response document from all of us here at Willow Cottages. I should add that for this application my fellow Willow Cottages neighbours have charged me with the task of formulating and articulating our concerns and objections to the planning application submission documents which has now been agreed and duly signed by all as shown in the attached objections document.

For transparency, I should add that I have been charged with this task due to the fact that I am a registered architect based in NW3 with over thirty years' experience. Although I am now semi-retired and have downsized my practice [www.gra-gra-architects.com] to reflect my reduced engagement, my practice and I have been fortunate in carrying out a wide range of projects, some of which have been major works to a number of listed buildings as well as others which have been on sites with more than difficult soil conditions.

I have attached our collective response objecting to the proposed basement works at 31 Willoughby Road NW3 1RT [Application PA2016_7146_P].

The document has tried to incorporate all the contextual matters specific to Willow Cottages which I mentioned when we spoke, and has also identified our numerous concerns and objections based on analysis of submitted drawings and BIA et al documents.

Please do read our document as it conveys our many valid objections. We hope both you as our Local Authority and the appointed independent Consulting geotechnical and structural engineers Campbell Reith, consider our identified points carefully as the submitted application documents do not show the real impact and potential drastic damage to the fragile listed heritage buildings collectively known as 'Willow Cottages'

It would be appreciated if you could [1] confirm receipt of this email and [2] if you would like me to send the original signed objections document as opposed to just the attached pdf document. Also, please do not hesitate to call me if you need any further information or clarification or wish to see aspects of Willow Cottages in situ when you carry out your site visit.

Lastly it would also be appreciated if you could keep me / us updated on progress and any negotiations that you consider necessary relative to this application which we strongly object to.

Thank you for your help and assistance

Kind Regards

Glen

[Glen Robinson]

Cc Jane Johnson / Hilary King / Gemma Wood / Selina Skipwith / Peyton Skipwith / Farideh Bromfield / David Stone / Paul Swain

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Dike, Darlene

From: Diver, John
Sent: 20 February 2017 11:25
To: Planning
Subject: FW: Planning Application 2016/7146P

Hello again,

Last objection to be uploaded for application 2016/7146/P please!

Cheers,

JD.

John Diver
Planning Officer

Telephone: 02079746368



From: peytonskipwith [REDACTED]
Sent: 20 February 2017 08:26
To: Diver, John
Subject: Planning Application 2016/7146P

From: PEYTON SKIPWITH, 38 WILLOW ROAD, HAMPSTEAD, LONDON NW3 1TN

DRAFT 01 19022017

PLANNING APPLICATION 2016/7146 P

Dear Mr Diver,

You will already be aware of the objections to the proposal to build a basement at 31 Willoughby Road, a property which abuts directly on to the rear of this Grade II listed terrace consisting of the seven cottages, 33 - 41 Willow Road, known as Willow Cottages. The threat, particularly with regard to the water levels, that this proposal would cause is very real. When my late wife and I first moved into these cottages over forty years ago we had to have extensive modernisation work carried out, and whilst this was being done, and the floors were up in the basement, we could see the wet mud on which these properties stand. The cottages which were built in the 1840s, have basically no foundations and have moved as a unit with the expansion and contraction of the soil brought about by temperature changes which have occurred during the last hundred and seventy years or so.

It is also important to remember that Willow Cottages were here before either Willow or Willoughby Roads were built and that when the foundations of the red brick houses opposite, and those in adjacent Willoughby Road, were dug out, the soil was piled up in front to make the existing road level. At this point the cottages were, in effect, partially buried, creating the existing basement areas and the alleyway that connects the cottages at the rear. This alley, which is accessed by a flight of steps down from Willoughby Road, is supported on the one side by an already bulging brick wall - the retaining wall for Nos. 31 and 33

Willoughby Road - and on the other gives rear door access to each of the properties.

The proximity of water to the cottages is exemplified by the fact that I still have in my garden the well that served these properties.

I would urge you to reject this application.

Yours sincerely

Peyton Skipwith