

OBJECTION TO APPLICATION: 2017/2864/P

For BASEMENT EXCAVATION ADDITION

At 51 GLOUCESTER CRESCENT, London NW1 7EG

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I strongly object to this application, as it is structurally dangerous for surrounding neighbours, and extremely disturbing to them, while being built.

The house in question, number 51, is not a Listed building, so I cannot understand why, to put an extra floor on top of this same building was refused by Camden Council, while a stone's throw away in Centric Close, to construct 7 floor housing blocks that would tower above existing adjacent terraced Georgian housing by several floors, was allowed! –Both Planning Applications are in the same Conservation neighbourhood! After all, a basement extension is far more dangerous and aggravating for the neighbours than to heighten the roof by one floor.

I hope the owner that is applying for this Basement work realises that:

- She needs to engage structural engineers to design the detail.
- Engage a reputable contractor with the required experience [owners need to be advised by their structural engineers and architects].
- Expect to pay significant sums of money on deposit before works begin [security for expenses].
- Expect that there will be some damage to neighbouring properties and accept and agree that this damage, when it is caused, will be dealt with very quickly.
- Employ recognised movement and vibration monitoring equipment to be supervised by both the Owners and the Neighbours structural engineers at the owner's expense.

I trust the applicant knows what she is in for, as while planning consents for a basement often take time, the party wall process can take as long or, or even longer in some cases

The Neighbours need to:

- Employ their own surveyor in addition to the owner's surveyor at the owner's expense.
- Employ their own structural engineer [the advising engineer] at the owner's expense.
- Expect that a Schedule of Condition will be made for the whole of their property, not just bits of it.
- Expect that their surveyor and engineer report regularly on all aspects of the award which is made.
- List their concerns and communicate these with their surveyor and engineer.

This is not an easy process. It is complicated and will take time. And the immediate neighbours, without a doubt, will suffer.

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