Planning Application 2017/0859 - 28 Canfield Gardens NW6 3LA

I live at number 30 Canfield Gardens and am writing to object, most strongly, to the proposed enlargement of the existing half basement which is the subject of this application

This application was only noticed by us posted on a lamppost, I am surprised that the tenants on either side of no 28 were not notified personally by the Council.

I have grave misgivings about the lack of proper and accurate detail provided by the applicant. This is illustrated by the fact that even the elevation drawing of the front of the house, provided with the application, is wrong. This shows the façade of an altogether different house situated much further down the street. In addition, the Design and Access Statement’s aerial photograph of the rear of numbers 24 to 34 is marked to indicate that each has a basement “with front and rear light-wells”. Again, this is incorrect. Each of these houses has only a half basement with just one above-ground window at the back of the house. There is no front window and there are no light wells. This developer has made several previous alterations to a property which is already divided into seven flats, and I happen to know that several of these amendments and alterations were carried out before the requisite planning permissions were obtained. The lack of attention to detail in the current application is concerning and indicates that the developer intends further deliberate disregard for planning protocol.

Number 28 is part of a long run of terraced houses that runs from the corner of Compayne Gardens to the junction with Fairhazel Gardens and is situated towards the bottom of a slope down from Finchley Road. Number 30 has a long history of subsidence and has never, as yet, been underpinned. I have serious concerns that the digging-out of the next door, attached property will seriously destabilise our property. Furthermore, I and my neighbours already have well-proven serious concerns about drainage and ground water runoff in this location, having suffered in the past. This proposal can only increase the risk of flooding, since the floor of the proposed enlarged basement will be lower than the floor of the existing basements on either side. Presently the half basements in numbers 24 to 34 Canfield Gardens are separated from each other by a filled-in area that is not a basement. This proposal will create a basement in number 28 which will directly abut the half basement in my house, number 30, with a floor level lower than that of my house, as well as other neighbouring properties. Worryingly, despite the history of flooding and subsidence here, this application admits that no attempt has been made to survey number 30.

The bathroom at number 28 is presently set against an outside wall, does not adjoin the half basement at this address and has a higher floor level than the proposed new basement. The proposed second bathroom at number 28 will now abut our half basement and will have a lower floor level. Clearly there is a very real risk of this will cause flooding to the basement of our house which has not been adequately considered by the applicant. The Basement Impact Assessment contained in the application states that there is no history of sewer flooding having occurred at number 28 but completely fails, yet again, to address the fact that the new bathroom and lavatory in the proposed extension of the basement will be at a lower level than the existing bathroom and lavatory in the current half basement at this address and is therefore likely to cause us such a problem.

I am very concerned that the proposed development will adversely affect our existing half basement and cause a further destabilisation of number 30. I respectfully request that the application be refused.

Yours truly,

Sandra Frieze