

# CONSULTATION SUMMARY

## Case reference number(s)

2018/2417/P

## Case Officer:

Kristina Smith

## Application Address:

11 Raveley Street

London

NW5 2HX

## Proposal(s)

Erection of side infill extension; replacement of single glazed timber sash windows with double glazed units; and relocation of first floor window on side elevation

## Representations

<b>Consultations:</b>	No. of responses	1	No. of objections	0
			No of comments	1
			No of support	0

## Summary of representations

**(Officer response(s)  
in italics)**

The owner/occupier of No.9 Raveley Street have made the following comments:

- New finished floor level is being constructed 600mm below the existing floor level and thus new foundations and new floor level formation level will have to excavated a further 1metre to 1.5m below old existing Victorian footings.
- Proper engineered underpinning and foundations must be designed and supervised by a competent Engineer to protect the stability and integrity of the party wall structure and avoid settlement or

displacement.

- Please ensure that this is a condition of planning and building control. I also do not accept any responsibility of any water ingress that may dissipate or drain from my garden when it rains or when watering the garden due to lowering the floor levels and garden levels to 11 Raveley Street. Proper tanking or waterproofing and drainage should be designed to adequately drain and protect the new extension and patio area. By lowering the levels this will form a lowered ground and finished level sump area for water to accumulate and gather or pond.

Officer response

*The level of excavation has now been reduced to 0.5m. This is considered to be an acceptable depth of excavation for there to be no likely impacts on the stability and propensity of flooding for neighbouring properties.*

*Furthermore, the development will need to be approved by Building Control to ensure compliance with Building Regulations.*

**Recommendation:-**

**Grant planning permission**