

Joyce Owen, Sharon Bayliss & Gerard Owen



8 September 2019

Mr Mark Chan
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Mr Chan

17 Chester Road London N19 5DE
Planning Application 2019/3400/P

We are the joint owners of the neighbouring property to the above development and have considerable concerns about the intended construction of a basement next door.

This row of houses is built on a steep hill and we consider that the proposals could have a potentially serious affect on our building, notwithstanding the comments and assurances in the engineer's report. We understand that there are serious problem with a property further down the road at number 19 where there are structural issues requiring the building to be underpinned. We have also been told that there can be unseen pockets and fissures in clay subsoil and, if such existed under any of our buildings, then this could cause major problems including the possibility of differential movement, or changes in underground water courses.

These houses are built of a quite a hard red brick and any differential movement will inevitably cause cracking. The fact that underpinning is only proposed along half of the party wall with no transition underpinning to the rear section is likely to cause considerable differential movement and cracking

Although the main new basement area is designated as a gym – it is quite likely to be used as a habitable space. The window provision to give light and air into this new proposed accommodation appears seriously sub-standard. No mechanical ventilation system is indicated and how any grilles or ducts might affect the external appearance of the building. There is no separate means of escape indicated from the basement area and, if this is required by Building Control, then extensive additional works will be needed at the front or rear, which is not shown on the current drawings.

We trust the Council will see fit to refuse the basement section of this application. We have no objections however to the works on the other floors provided that are carried out correctly and that the Party Wall Act provisions are followed.

Yours sincerely

