

19.046.10.001

Schofield

CHARTERED BUILDING SURVEYORS

4th Floor, 3-4 John Prince's Street
London W1G 0JL

Telephone: 020 3771 9445
info@schofieldsurveyors.co.uk
www.schofieldsurveyors.co.uk

Dr Ellen Solomon
76 Lawn Road
Hampstead
London
NW3 2XB

19th February 2019

Dear Dr Solomon

Re: 75 Lawn Road, London NW3

I apologise for disturbing you and accept that I am probably the last person that you want to hear from but I have been engaged by the owners of the above property to assist them in respect of "neighbourly matters" arising in connection with their proposed works at the above which, as you are aware, include a basement extension.

I am informed that you have, quite understandably, lodged an objection to the planning application made in connection with the above works. My clients are private individuals, this is not a project being undertaken by a developer or an offshore company. They understand and appreciate that, even taking every reasonable precaution, their works will cause disturbance and inconvenience. Although this is inevitable in an urban environment, they have instructed me to discuss compensation, in some form or another, which might go some way towards making up for it.

One suggestion is that their contractors could carry out repairs to your property to address some of the damage arising from ground related movement (probably subsidence caused by the roots of the swamp cypress growing in the rear garden). To be clear, this could not extend to underpinning or rebuilding but it should be possible to stitch and fill cracks, re-plaster and redecorate the worst affected areas. This is only a suggestion of course, please feel free to come up with something else that you might like.

My clients are of course aware that you might not feel comfortable discussing these matters either with me or them and/or technical advice would be appropriate. Should this be the case then I am authorised to inform you that they will meet the reasonable fees of any advisers you wish to engage in connection with these discussions up to a maximum of £1,500 plus VAT.

Once again, my apologies for disturbing you; I look forward to receiving your reply in due course and in the meantime if you have any questions then please do not hesitate to telephone.

Yours sincerely

A handwritten signature in black ink that reads "A. Schofield." The signature is written in a cursive style with a large, sweeping initial 'A' and a long, trailing flourish at the end.

Andrew Schofield FRICS