

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0927/P	Marilyn Fricker	13/04/2020 15:52:38	INT	<p>Our primary objection is that any subterranean interference with the earth on the higher side of Willoughby Road at Number 31 Willoughby Road ,will alter the watercourses of underground streams flowing downhill. Our property at 50 Willoughby Road is diagonally opposite number 31 , on the other side and downhill from the applicant's property in the direction of Willow Road. Any basement construction will dam the flow of the underground streams, causing the flow to alter in sideways directions, namely towards our property and many others. Such alteration will affect the foundations of our property.</p> <p>Our further objection concerns the impact on our property of pile driving . The vibrations caused by pile driving to properties in the vicinity of 31 Willoughby Road, in both directions including ours, will destabilise the foundations of each and every Victorian house. Walls will be shaken and the old mortar holding the old bricks will be irreparably weakened. Both external and internal brickwork and plaster will develop hairline and more significant fractures which cannot be restored .</p> <p>There is a possibility that the retaining wall at the rear of the old watercress cottages will be destabilised by the required pile driving.</p> <p>ENVIRONMENTAL IMPACT OF THIS APPLICATION</p> <p>In conclusion we submit that our property would be at risk caused by allowing this planning application. This application for extensive underground basement work in a heavily built up residential area is environmentally adverse.</p>
2020/0927/P	John Hersov	07/04/2020 16:47:20	OBJ	<p>We live at 23 Willoughby Road, London NW3 1RT and want to register our objection to this planning application. We have had several experiences in recent years of the damage caused to the underground water courses on this street by digging basements and other excavation works which have negatively impacted on our property.</p> <p>We do not want to have to be on the receiving end again of building developments whose effects are not confined to the surface footprint.</p>

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2020/0927/P	Chappell	12/04/2020 11:49:30	OBJ	Basement build application 31 Willoughby Road NW3 1RT Application number 2020/0927/P

Dear Camden Planning

We write as a concerned neighbour to object to the above application for a basement under 31 Willoughby Road.

If passed in the short term our tranquil neighbourhood will be subjected to months and months of noise, vibration, dust and the inevitable fleet of heavy lorries. Also inevitably even though this will be denied by the applicant's parties there will be structural movement and cracking of neighbouring properties.

In the long term, the slopes of Hampstead especially on the southern side are fragile with several rivers emanating from this area. The southern slopes of Hampstead are the most vulnerable with Claygate over sand. The Claygate allows water to easily pass through it; however the construction of a basement forms a damming effect, making the clay expand on one side of the building more than the drier side on the other. The area we live in being one of the worst hence the water surfaces forming the Hampstead Ponds.

A high profile case was that of St Stephen's Church where the Royal Free Hospital caused a damming effect and the major subsidence of the church. Clay swells and contracts by around 7% in volume across the seasons. By changing the hydrogeology from the front to back of the house and potentially across the house (as the land slopes both ways) will cause differing swell characteristics in the clay and therefore problems. The critical angle of stability for this clay is around 7°. Arup's advice is 'the construction of a basement may be the triggering factor which initiates an instability problem in an area which otherwise would have remained stable for the foreseeable future'. They also say that a period building built using lime mortar will move with the clay. As basements have to be built of rigid concrete construction this can have a detrimental effect. By digging down and putting the building onto a different soil stratum than the attached house, this will cause differential movement between the houses. In a survey published by Camden in previous years, they record 'Approximately one quarter of respondents suffered damage to their property. 25% windows and doors sticking; 19% internal fractures; 20% external cracking; etc'.

To protect and neighbourhood, tranquillity and properties please take the time to visit the website or write in and object.

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2020/0927/P	Ed Wolff	12/04/2020 18:24:15	OBJ	<p>From Ed Wolff 19 Rudall Crescent London NW31RR ref application 2020/0927P 31 Willoughby Rd NW31RT</p> <p>First of all I note that BIA audit response 24012018 document states that GEA does not accept responsibility for the accuracy of its report.</p> <p>This seriously undermines confidence in its findings.</p> <p>As a gardener who has lived near 31 Willoughby for more than 40 years I am well aware of the ground water problems experienced by many local residents over many years.</p> <p>Until aprox 70 years ago there was a plant nursery growing Water Cress in Gayton Crescent,mainly because the soil was very wet fed by offsprings of the river FLEET, the site is immidiatly above Willow Cottages and 31 Willoughby Road</p> <p>for centuries water has found it's way around and underneath WC and 31WR towards The river Thames</p> <p>TO DISTURB THE WATER FLOW WOULD NO DOUBT RESULT IN SERIOUS DAMMAGE TO THE FONDATIONS OF THE COTTAGES</p> <p>I therefore request that the application is rejected</p> <p>Ed Wolff</p>
