

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4259/P	Philip Clapson	24/11/2021 17:18:08	APP	Planning Appeal 13 Netherhall Gardens NW3 From Imperial Towers, 15-17 Netherhall Gardens

While we are strongly in favour of the building being improved in principle we have a number of objections to the proposal as such.

1. We have very significant concern that because of the closeness of the two buildings the removal of earth and the insertion of a basement flat will have a detrimental effect on the foundations of Imperial Towers, with the danger of subsidence. Moreover, in relation to the monitoring of the situation, as referred to in the document, no explicit indication of how this will take place is given, nor what will happen if subsidence does occur.

2. In association with point 1, the impact on the residents of Imperial Towers, and especially the adjacent flats to the works, being so close, will make life intolerable. In particular, in relation to any of those flats being up for rental, there will be a significant loss of revenue during the works because no individual would be likely to wish to rent a flat in those circumstances.

3. We need clear information as to the duration of the building works in general and, in particular, how long the noisy excavation works are going to last. What piling techniques are going to be adopted and what will be the noise implications? Driven piles are listed as an option (Desk Study and Basement Impact Assessment Part 1 page 21 point 9.3 - Piled Foundations). The report says that noise and vibration 'is likely' to render this technique unacceptable. We need assurance that the least disruptive technique will be adopted. With many people working from home the noise and disruption will be considerable. The developer should engage with neighbours in relation to these questions as a matter of good practice.

4. We understand, from former correspondence, that the developers wish to lower (i.e. rebuild) the party wall between the properties. No reference is made to this, which clearly ought to be inserted.

Philip Clapson

For the Directors of Imperial Towers (Freeholders) Ltd

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