

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3094/P	Deborah Jaffe	23/08/2022 13:07:43	OBJ	<p>The patio area of this site borders the boundary of my back garden at 18 Elliott Square, the side wall of the building is clearly visible from my house. I have serious reservations:</p> <ol style="list-style-type: none">1. Beneath the site and much of this area are the Network Rail tunnels for the West Coast Mainline train service north from Euston. The lines enter the Primrose Hill Tunnel to the east of the site. My understanding is that any basement excavation round here could be detrimental to the safety of the tunnels and consultation with Network Rail should be made. The tunnels are clearly marked on the O/S map in the SoilTechnics report.2. There is a mature sycamore tree, about 30m high, in the garden adjoining the patio. Its roots are long established and will be spread beneath the property. They would be severed during basement excavations and destabilize and possibly kill the tree. If destabilized or killed the tree could fall onto my property causing damage and possible injury to me and neighbours.3. The application mentions landscaping of the grounds. The outdoor space is minimal, comprising a small patio that lies between the building and my garden's boundary.4. The 'underground' car park (ref. SoilTechnics report) next door is beneath houses on an incline so that it is subterranean at the top of the road but at street level at the end closest to this property.5. This proposal for a basement and the joining of the two properties is an overdevelopment of the site and will cause a lot of noise and disturbance to neighbours close by.6. Like many such developments the environmental impact must also be considered.
