

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2820/P	Jane Desmarais	03/09/2022 14:49:08	COMMNT	<p>We have had two discussions with our downstairs neighbours about plans to extend the rear extension down the return, one in April 2022 and the other yesterday (2/9/2022) and have expressed concern about the plans to alter party walls and change the building structure. I mentioned to the previous owner that I would, as joint freeholder, object to any structural work to the building (developing the cellar, building down the return), but he did not convey this to the new owners who moved in in 2021, so our first discussion about their plans to build an extension took place in April 2022.</p> <p>We came back from holiday on 31 August 2022 and saw the planning application on the tree outside so we haven't had much time to reflect, but we are particularly concerned about the internal and external damage that might be caused through alteration to load-bearing walls and the impact of heavy building works, including the mess, disruption, and noise and lack of house security during the months and months that this work would take. We are also concerned about the changes to our waste-water pipe structure, but our neighbours have assured us that the external pipes will remain the same.</p> <p>We are very dismayed about what the restructure would do to the aesthetics of a late-Victorian building. The planned extension would use the same brick but create a low-lying single-storey modern block with skylights alongside the rear of the building (built in late 1890s) and interfere with our view through to the rear garden and backs of the houses. Obviously, we prefer to look out on garden/green space rather than roof and skylights, and given our dry summers would like to know how the extension and concreting over garden space would preserve the water table and prevent subsidence.</p> <p>Our main concern, however, is that we fear that the works will cause damage to our home, in which we live and work (5 of us live above on the first and second floors), and damage to the integrity of the house. Undoubtedly, this work will cause us disruption and discomfort, is likely to increase our heating bills, and may even compromise the security of our living space. Coming at the beginning of a cost of living crisis, we wonder how the impending autumn/winter/spring will be with builders coming and going and no structure beneath most of our first floor. No. 38 Agamemnon Road is essentially a house divided into two dwellings; work in one affects the other. Unlike our neighbours we will not be able to move out and so we will be investigating what provisions have been made for any damage that is caused to our property and to mitigate any inconvenience in living and working at home during what would be extensive building work (simultaneously, we understand, there will be sound insulation work going on throughout the flat and the cellar will be renovated).</p> <p>We understand that this stage of the process is merely to acquire Council consent and that the next building regs stage will provide detail about foundations, structure, pipework, etc., but the stage after that is party wall agreement and surveyors' reports; we would like our serious concerns, as discussed with our neighbours downstairs and with our neighbour at no. 36 Agamemnon Road, recorded, noted, and taken into consideration as early as possible in the process.</p>