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**From:** Jane Hoadley [REDACTED]  
**Sent:** 11 October 2022 12:36  
**To:** Planning Planning  
**Subject:** Application no: 2022/3359/P. 26 Chetwynd Road NW5 1BY

[REDACTED]

Dear Sir or Madam

I am the owner of the adjoining property 24 Chetwynd Road.

These are terraced Victorian cottages, with original foundations.

The planning application for 26 includes lowering the ground floor levels.

I have spoken to the engineers instructed in this case, who also acted for me recently, and although they have the plans, no feasibility studies have been carried out. It therefore seems to me to be putting the cart before the horse to ask for my approval in advance of understanding the need for this and working out how it is to be done.

The history of these two houses is that 26 was owned by a mother and daughter who did little or no maintenance on the property for 90+ years.

The property is now virtually derelict and I support the need to renovate it extensively.

I am, however, concerned about the lowering of floors as this will effectively mean underpinning the walls and as an attached neighbour I feel I ought to be provided with full feasibility studies and information on the likely immediate works their effect on my building both short term and in the longer term before I am able to even consider consenting to this proposal.

In 2018 the trees in the garden of 26 caused significant damage to my property. The now deceased owner of 26 did not hold insurance and would not act to repair her side. Underpinning of the properties was discussed, but rejected because of the refusal of the late owner of 26 to underpin her side.

I was advised by my Engineer at the time that it would be unwise for me to underpin my property on its own because it would then be more rigid and it could have the effect of tearing both properties apart. I was advised that if a new owner of 26 wished to underpin then I ought to be fully informed and that the consequences on my building ought to be considered. I am advised lowering the floors will effectively be the same as underpinning the walls.

I do not think it is unreasonable for me to request why it is deemed necessary to lower the floors and feasibility studies of how, if approved, this is to be carried out before being asked to consent to this.

Is it possible to withhold planning permission until feasibility studies have been conducted? I need to have a full picture of the consequences for my property, both in the short and longer term.

I do not wish to be unreasonable about this as I approve renovation in general, but it is not possible to approve something I do not know the need for nor how the construction may affect my building both during construction and in the future.

If it is not possible for me to know these things before the planning permission is approved then I will have no option but to object most strongly to this proposal.

The allotted period to comment expires on Saturday 22 October. I therefore need answers to my concerns quickly. Are you able to withhold permission until feasibility studies have been produced and I have had time to consider them?

Yours sincerely

Jane Hoadley