

*31 Willoughby Road  
London NW3 1RT*

24<sup>th</sup> November 2022

Dear Planning Committee Members,

Planning Ref. 2020/0927/P - 31 Willoughby Road NW3 1RT

As applicants in this matter we were unfortunately unable to attend the planning meeting of 17 September but watched the stream subsequently. So firstly we would like to thank the planning inspectors and their consultants Campbell Reith, for very clearly outlining the matter, answering all questions from the committee clearly and thoroughly. While of course disappointed at the outcome of that meeting we are very willing to provide further information with the expectation it can help clarify outstanding questions. Accordingly we attach a letter from our consultant engineer, Michael Eldred, which we hope will be helpful. His responses to your questions are in "plain English", at our request, but reflect the technical details already included in the BIA.

From our lay, non technical perspective, your principal concerns were on the risk to heritage assets, with the specific asset at risk defined clearly during the course of the meeting as the wall at the rear of 39 Willow Road. Also you questioned whether or not the risk to heritage assets is appropriately classified by using the "Burland scale", and finally you were concerned with the impact of the project on surface water flows.

The risk to heritage assets, the wall at the rear of 39 Willow Road, is of fundamental importance as to how the project is managed and executed, and we have made material amendments over time to the plans to mitigate the risk. We hope the further clarification from Michael Eldred is helpful. While at this stage, with no planning approval, we are not in a position to enter into a contract with a highly reputable contractor which we have identified, we have had numerous discussions with them.

We also note that in 2013 a planning application from 39 Willow Road for listed building consent to take down and rebuild the same wall (2013/4383/L) was approved. At the time we offered to contribute 50% of the costs of this work which was not accepted. This rebuilding of the wall was not executed by 39 Willow Road so we were surprised they continuously highlighted the risks to this asset, 8 years after receiving permission to rebuild it.

With regard to the usefulness of the Burland scale, Michael Eldred has again confirmed, and as was made clear by Campbell Reith in the meeting, the brick structure of the Willow cottages with lime mortar is more ductile than a brick construction with cement mortar and is less likely to be damaged with a consequent -0- Burland scale category conclusion. In addition, as detailed in the BIA report, the use of piling in the construction of this basement, unlike some other basements, is also a significant mitigant in ground movement.

Regarding surface water risk, it is not our intention to materially change the current surface area of brick paving in the back garden and will certainly not fully pave the area. The surface water flow will be essentially unchanged as there will be minimal change to the paved area of the back garden. In any event, all of the basement drainage would be gravity fed to sump chambers normally located

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below ground in the light well area. The drainage would then be pumped to above ground and fed into existing drainage runs.

We have lived at 31 Willoughby Road since 1992 and intend to do so for many more years so the execution of all works to the highest standard, irrespective of all the required monitoring and controls, is fully in our interest.

Thank you and best regards

Manuela Eleuteri & Jan Przewozniak