

Louise and Philip Keller

30 Meadowbank

London

NW3 3AY

15 January 2023

Re planning application 2021/6074/P, 34 Meadowbank

Dear Sir/Madam,

We are writing to express our grave concerns regarding the disruption that will inevitably result from the excavation work envisaged by the above planning application. We live at 30 Meadowbank. We face number 34 across the communal garden however our house is accessed directly from Ainger Road and not via the Meadowbank estate, of which we are part.

In 2010 we undertook a similar project to that envisaged by the new owners of No 34 Meadowbank. We were granted permission to excavate the basement as we did not require access to the Meadowbank estate. The works were accessed entirely from Ainger Road and our own double driveway which was large enough for a sizeable skip in which the materials were stored and removed twice weekly. We did not store any materials on our patio or in the house as this would have been impractical and the space insufficient. Our scheme minimised the impact on our neighbours which was largely limited to the noise from the works as we were conscious of our elderly neighbours. We did not impede access to any part of the estate at any time but wanted to minimise the disruption caused by removing material by using a large skip which was removed at most, twice a week.

Once work commenced, the builders were surprised that the concrete supporting the house was reinforced and, as a result, the excavation alone took longer than envisaged – about 6 months rather than the four months as initially expected. This was despite the fact that there was easy access to the site and no constraints in material removal due to the location of our house on a public road.

We believe that our experience provides a reasonable comparison for the works envisaged at No 34 however their project is operating under many restrictions that did not apply to us and is almost certainly unrealistic in terms of the space needed to store excavated material, timing and disruption.

Yours sincerely,

Louise and Philip Keller