Skapoullis Jon

From: DM & BC Support Team
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/0426 Site Address: 8 Grange Road London N6 4AP London Comments by: David edwards
From:
14
Grange road

Highgate

N64ap
Phone:
Email:
Submission: Objection
Comments: 14 Grange Road, Highgate, London N6 4AP
06/03/2105
For the Attention of:
Gareth Prosser
Planning Service
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ.

Planning Application: HGY/2015/0426 (Full Planning Application) Dear Mr Prosser We live at 14 Grange Road and object to the basement development of this site. Our objections are as follows.
Basement
Grange Road in the past 9 years has had to endure basement development, all the houses that have applied have been approved, and none have been declined. There is well documented evidence of at least one house (No4) now having to be substantially rebuilt due to subsidence caused by the basement development of its neighbour. It is also a matter of record in Parliament that Grange Road has the most subterranean basements per square footage in the UK and we have underground streams that meet up with the River Fleet running across the road. All of these factors alone should raise serious questions, but furthermore there is the total effect of accumulated developments:
I refer you to the assessment statement:
4.4.2 Impact of Cumulative Development on the local Hydrology The impact of Cumulative Development on the local hydrology has also been assessed.

The construction of the basement structure and the secant piled wall will not obstruct the natural flow of groundwater in the permanent condition, as explained in section 4.4.1.

Therefore there will not be a direct impact of Cumulative Development on the local Hydrology from the construction of the basement at No.8 Grange Road.

Basement Impact Assessments will have to be prepared for adjacent developments, such as the one at No.6a Grange Road, in order to address the impact their proposals may have on the local hydrology.
We fully contest this statement, where is the evidence that there will be no direct impact? I see no full risk assessment looking forward say 10-20 years. Forward thinking boroughs are already banning further developments. Our assessment is that clearly no-one knows the medium to long term effect of this and previous developments, (i.e. could it be the straw that breaks the camel¿s back), considering the cumulative effect of all of the basement builds that have taken place.
What we do not see is any indemnification of future subsidence to neighbouring properties, are we to assume that should movement occur, and I believe it will, then our only recourse would be to our Insurers, however I am

reliably informed that exclusions will be applied in the future where multiple excavations have taken place. This unacceptable level of risk will therefore be borne by us financially and in all probability make our house unsalable.
We would ask you to reject the plans on this further damaging development.

David and Lou Edwards