

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

- ☒ 1. The SCALE of proposed development seems EXCESSIVE for a suburban setting (DM1)
☒ I'm concerned about the potential for unreasonable LOSS OF RESIDENTIAL AMENITY for what may be a protracted construction phase (DM18)
- ☒ 2. The LOCATION being within a CRITICAL DRAINAGE AREA and proximate to WATERCOURSES may make it inappropriate for such subterranean development
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☒ I'm concerned about potential DAMAGE TO PROPERTY and/or SUBSIDENCE impacts (DM18)
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☒ I'm concerned about the potential impact on TREES (DM19)
☒ I'm concerned about the potential impact on BIODIVERSITY (DM1 & 18)
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☒ They appear INCONGROUS with neighbouring structures / local architecture / landscaping
☒ Drawings for ELECTRIC GATES on proposed front elevation have been OMITTED (circle all that apply)
5. The COUNCIL should require the following site-specific material to address these concerns:
- ☒ i. Basement Impact Assessment (BIA)*
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 - ☒ vi. Construction / Traffic Management Plan
 - ☒ vii. Arboricultural Impact Assessment*
 - ☒ viii. Biodiversity Impact Assessment
 - ☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED:

NAME:

David Karlin
DAVID KARLIN

ADDRESS:

**10 WOOD VALE
N10 3DP**

DATE:

14 Sep 2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

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Further Comments:

Sincerely,

SIGNED: 

NAME: J. FRANKS ADDRESS: 13 WOOD VALE N10 DATE: 15 SEPT 2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

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These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED: _____

NAME: _____

ADDRESS: _____

DATE: _____

ANTHONY ROBINSON

15, Wood Vale
N10 3DL

16/9/23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

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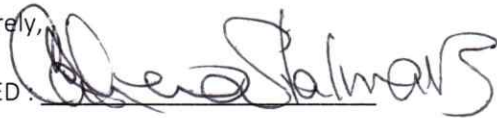
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Further Comments:

Sincerely,

SIGNED:

NAME:



Catherine Stalman

ADDRESS:

21 Wood Vale
N10 3DL

DATE:

16 Sept 2023

AND:



John Andrew Stalman 21 Wood Vale, N10 3DL

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

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These are my OBJECTIONS to the application.

Further Comments:

If these works were allowed to go ahead it would create a dangerous precedent, and affect all of our properties. Allowing the property to put out beyond existing line - in the back garden would also create a dangerous precedent

Sincerely,

SIGNED:

NAME:

M. ABBOND
MONA ABBOND

ADDRESS:

33 WOOD VALE
LONDON LONDON N10 3DJ

DATE: 16.9.2023

35 Wood Vale,
Muswell Hill,
London N10 3DJ
Tel: 0208 883 0085
16th September 2023

Householder Planning Application: HGY/2023/2174

I wish to object to this proposal. My family has lived in Wood Vale since 1964 and we have direct experience of the inconvenience that major building works at houses on the road can have on day-to-day living. Unfortunately, these works seem to be on an ever-greater scale, as exemplified by the present proposal. I am particularly concerned by the impact that this will have for the occupants of the next-door homes, No. 97 in particular, and No. 93.

The excavation of a very large basement can impact the stability of nearby houses and alter the underground hydration and water flow. If permission is to be granted, and I hope that it won't, the residents of Nos. 93 and 97 should have all the assurances set out in the letter submitted to you by the owners of 93 Wood Vale.

Mr D H Jenkinson

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

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These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED : _____

NAME: _____

Janie & Amos Biegon

ADDRESS: _____

*51 WOOD VALE
N10 3DJ*

DATE: *13.9.23*

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

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These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED :

NAME:


JUSTIN GOWEN

ADDRESS:

57 WOOD VALE
N10 3DL

DATE:

13/9/2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

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These are my OBJECTIONS to the application.

Further Comments:

I agree whole heartedly with the concerns raised. The risk, disruption and misery this kind of excavation would cause is unjustifiable. I implore you to consider the above.

Sincerely,

John Footman

Sarah Footman

SIGNED: John Footman

NAME: The Footmans

ADDRESS: 58 Wood Vale
London
N10 3DN

DATE: 15.09.2023.

Flaine Footman

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

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These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED :



NAME:

ADDRESS:

DATE:

MRS JEANIE GRANT

59 WOOD VALE
N10 3DL

14.9.23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

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Further Comments:

The development is grossly excessive and unsuitable for Wood Vale.

Sincerely,

SIGNED: G. de Wilde

NAME:

GERALD DE WILDE

Ama Shepard

ADDRESS:

60, WOOD VALE
N10 3DN

DATE:

17/09/2023

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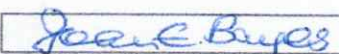
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Further Comments:

Such developments tend to take much longer than forecast - and i therefore think that the impact on traffic in the road and difficulty in getting through is likely to be greater than anticipated.

The position of 95 near the large bend in the road is likely to increase obstruction to traffic - and the risk of accidents through large delivery vehicles blocking view of the corner is likely to be significant

Sincerely,

SIGNED : 

NAME: Dr Joan Bayes

ADDRESS: 61 Wood Vale N10 3DL DATE: 17.9.2023

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 - ☒ vi. Construction / Traffic Management Plan
 - ☒ vii. Arboricultural Impact Assessment*
 - ☒ viii. Biodiversity Impact Assessment
 - ☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments: *Approval of these plans would set a dangerous precedent in any climate but more so in one that is rapidly changing. There are too many unknown risks and possible long term consequences should this applicable be approved. We need to consider impacts on all living things in our city.*

Sincerely,

SIGNED: *Jayne Fowler*

NAME: Jayne Fowler

ADDRESS: 62 Wood Vale

DATE: 14 Sept 2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

- ☒ 1. The SCALE of proposed development seems EXCESSIVE for a suburban setting (DM1)
 - ☒ I'm concerned about the potential for unreasonable LOSS OF RESIDENTIAL AMENITY for what may be a protracted construction phase (DM18)
- ☒ 2. The LOCATION being within a CRITICAL DRAINAGE AREA and proximate to WATERCOURSES may make it inappropriate for such subterranean development
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 - ☒ I'm concerned about potential DAMAGE TO PROPERTY and/or SUBSIDENCE impacts (DM18)
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 - ☒ They appear INCONGROUS with neighbouring structures / local architecture / landscaping (circle all that apply)
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- 5. The COUNCIL should require the following site-specific material to address these concerns:
 - ☒ i. Basement Impact Assessment (BIA)*
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* Pertains to SUBSIDENCE

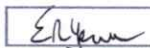
These are my OBJECTIONS to the application.

Further Comments:

This development is completely out of scale with the street and a very dangerous precedent in this respect. Up to now there have been many changes to the houses that respect the architecture and surrounding environment but this one has no regard for its neighbours including the adjacent green area. The potential for disruption from dirt and traffic to the quiet enjoyment of life in the street is also off the scale.

Sincerely,

SIGNED :



NAME:

E R Yescombe

ADDRESS:

67 Wood Vale

DATE:

17 September 2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

- ☐ 1. The SCALE of proposed development seems EXCESSIVE for a suburban setting (DM1)
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 - ☒ viii. Biodiversity Impact Assessment
 - ☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED :

NAME:

Stephen
PATTICH

ADDRESS:

70 Wood Vale
N10

DATE:

14.9.23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

- ☒ 1. The SCALE of proposed development seems EXCESSIVE for a suburban setting (DM1)
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 - ☒ viii. Biodiversity Impact Assessment
 - ☒ ix. Design Statement

(circle all that apply)

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED :

NAME:

V. Metcliss

V. METCLISS

ADDRESS:

73 Wood Vale
N10 3DL

DATE:

18/9/23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

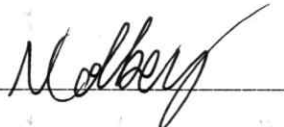
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 - ☒ viii. Biodiversity Impact Assessment
 - ☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED: 

BERNARD COLBEY 74 WOOD VALE N10 3DN

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

- ☒ 1. The SCALE of proposed development seems EXCESSIVE for a suburban setting (DM1)
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☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED: Emma Prinsley

Emma Prinsley
74 Wood Vale
N10 3DN

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

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☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED:


Melaine COLBNEY
74 WOODVALE

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

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☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED: _____

Richard Colbey
74 WOOD VALE
N10 3DN

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

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 - ☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

the extend of work is far Too much + Too risky for our neighbourhood, its slope + clay soil, the whole street will suffer with subsidance and drainage, houses on this street are old with shallow foundations its very alarming.

Sincerely,

SIGNED:

NAME:

LADAN AMERI

ADDRESS:

75 WOOD
VALE
N10 3DL

DATE:

Sept 13-2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

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 - ☒ viii. Biodiversity Impact Assessment
 - ☒ ix. Design Statement *Land Access*

* Pertains to SUBSIDENCE

These are my *Initial* OBJECTIONS to the application.

Further Comments:

I will be lodging a more detailed individual objection to this flawed planning application. In addition, it does not appear on the application map view.

Sincerely,

SIGNED:

NAME:

David Abram
DAVID ABRAM

ADDRESS:

*77, Wood Vale
London N10 3DL*

DATE:

12/9/23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

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 - ☒ viii. Biodiversity Impact Assessment
 - ☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED: Victoria Abram

NAME: VICTORIA ABRAM

ADDRESS: 77 WOOD VALE
LONDON N10 3DL

DATE: 15.09.23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

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 - ☒ viii. Biodiversity Impact Assessment
 - ☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED :

NAME:

IRVING IGRA

ADDRESS:

79 Wood Vale

DATE:

15/09/23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

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 - ☒ ix. Design Statement

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED: 

NAME: SORIN IONESCU

ADDRESS: 82 WOOD VALE
LONDON N10 3DN

DATE: SUNDAY 17th SEPTEMBER
2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

- ☐ 1. The SCALE of proposed development seems EXCESSIVE for a suburban setting (DM1)
☒ I'm concerned about the potential for unreasonable LOSS OF RESIDENTIAL AMENITY for what may be a protracted construction phase (DM18)
- ☐ 2. The LOCATION being within a CRITICAL DRAINAGE AREA and proximate to WATERCOURSES may make it inappropriate for such subterranean development
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- ☐ 3. The LOCATION being adjacent to LOCAL NATURE RESERVES and other green spaces (DM19)
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☒ I'm concerned about the potential impact on BIODIVERSITY (DM1 & 18)
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- ☐ 4. The PLANS do not seem to demonstrate sufficient regard for DM1: DELIVERING HIGH QUALITY DESIGN
☒ They appear INCONGROUS with neighbouring structures / local architecture / landscaping
☒ Drawings for ELECTRIC GATES on proposed front elevation have been OMITTED (circle all that apply)
5. The COUNCIL should require the following site-specific material to address these concerns:
- ☒ i. Basement Impact Assessment (BIA)*
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We feel that a major concern is that if these plans or any modification thereof were to be approved it would create a dangerous precedent for the future, opening up the possibility of damage to the surrounding properties and the local environment which is a much-valued public amenity leading to the opening up of floodgates (quite possibly literally) to future similar applications.

It seems clear that houses in this area and much of Muswell Hill built, as they are, on clay, many on steep gradients already with concerns regarding subsidence and with known and unknown issues concerning flooding and subterranean water are quite unsuitable for basement development of any size.

This is an opportunity to establish that principal now and for the future.

Sincerely, *Clive Lewis*

SIGNED: *Valerie Lewis*

NAME:
VALERIE LEWIS
CLIVE LEWIS

ADDRESS:
83 WOOD VALE
LONDON
N10 3DL

DATE: 14/9/23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

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 - ☒ X. *Affect of light on properties of extension* *Pertains to SUBSIDENCE
These are my OBJECTIONS to the application.

Further Comments:

Provision of a 20 year bank guarantee to neighbouring properties covering subsidence risk, insufficient underpinning work to their properties and any other collateral damage (to be specified) from such a construction

Sincerely,

SIGNED:

NAME:

Roberto PaterNostro
ROBERTO PATERNOSTRO

ADDRESS:

*87 Wood Vale
London N10 3DL*

DATE:

17th September 2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

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(circle all that apply)

* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

we are particularly worried about subsidence risk as we are only a few doors down at No 91.

Sincerely,

SIGNED :

NAME:

James + Kate Goldsmith

ADDRESS:

*91 wood vale
N10 3DL*

DATE:

13/9/23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

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AND are out-of-keeping with the area.
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* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED: SARAH BULLOCK

NAME: SARAH BULLOCK ADDRESS: 103 WOOD VALE DATE: 17/09/2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

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* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Sincerely,

SIGNED :

NAME:

Deborah Perlin
+ Paul Perlin

ADDRESS: 105 Wood Vale
N10 3DL

DATE: 16/9/23

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

I have read the attached letter outlining potential impacts of the above proposal and AGREE (please check all that apply):

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* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

DEVELOPMENT OF THIS SCALE CANNOT BE
AUGURED.

Sincerely,

SIGNED :

NAME:

ANTHONY FIDON

ADDRESS:

134 CRAWLEY GARDENS
LONDON
N10 3AH

DATE:

17 SEP 2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

Dear Mr. Parker,

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* Pertains to SUBSIDENCE

These are my OBJECTIONS to the application.

Further Comments:

Why didn't the new owners of 93 Wood Vale just buy a bigger house. The proposed development is unnecessary in a large family house and will cause many problems for other residents of Wood Vale, especially numbers 93 and 95

Sincerely,

SIGNED : Jacky Wedgwood

NAME: Ms J Wedgwood

ADDRESS: 1aCoolhurst Rd N88EP

DATE: 17 September 2023

HOUSEHOLDER PLANNING APPLICATION: HGY/2023/2174

Address: 95 Wood Vale, London, N10 3DL

To the Planning Officer: Josh Parker

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These are my OBJECTIONS to the application.

Further Comments:

It would be the largest excavation project ever undertaken in this area. A basement excavation of this scale would be expected to take 1-2 years depend the size of the construction team and the weight of their machinery. Wood Vale, Queens Wood Rd and Wood Lane would be inundated with construction-related traffic, hundreds of skips, shifting over a 1000 tonnes of soil, creating dust, noise, vibration, hazards to pedestrians and cyclists, des the amenity value of this whole area of woodland.

Sincerely,

SIGNED : Madeleine Baird

NAME: Madeleine Baird

ADDRESS: CREOS MEMBER

DATE: 15.ix.23