

Camden Local Plan Evidence Report

Survey of basement development

February 2016

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Background

Basement development has been a concern for many residents in Camden, in particular with concern over damage to neighbouring homes, risk of flooding, and the impacts of construction.

In response to this concern and also to increasing numbers of applications for basement development the Council introduced development policy DP27 for basement development in the Local Development Framework in 2010. DP27 states that the Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

To accompany the planning policy Camden also introduced the supplementary planning document Camden Planning Guidance 4 Basements and lightwells which provides further detailed information on basement development and sets out the requirements for evidence. Camden Planning Guidance 4 sets out the specification for basement impact assessments which the Council requires for most basement development schemes. Camden Planning Guidance 4 has been updated three times since its introduction in 2011.

There have also been a number of improvements in the way the Council assesses basement applications, for example in 2015 Camden appointed the specialist engineering consultancy Cambell Reith to undertake independent verification for all basement impact assessments undertaken in Camden.

Despite these significant advances in planning policy and decision making basement remain a significant concern to local residents as shown in consultation responses to the updated planning guidance and to the Local Plan.

As part of an ongoing effort to refine and improve our approach to basement development the Council proposes to introduce a revised planning policy for basement development through the Local Plan. The revised policy builds upon the Local Development Framework policy DP27 for basements and lightwells. The most significant change in the revised policy is to introduce the guideline limits on the maximum size of basement development including that basement development should not exceed 50% of each garden within the property, and be less than 1.5 times the footprint of the host building in area.

This paper sets out evidence to support the revised basement policy, including why limits, tied to the size of the host garden and property, are necessary. This evidence builds upon the existing evidence base which was prepared for DP27, including the Arup Geological, Hydrogeological, and Hydrological Study for LB Camden.

This paper comprises:

- Neighbours survey: a survey of the experiences of residents who have had basements developed next door or nearby,
- Visual evidence: analysis of how basement development has affected the gardens of the properties in which they have been developed, by use of aerial photography, and
- Biodiversity evidence: a statement setting out the evidence that domestic gardens have biodiversity value.

Basement development in Camden

The number of basement applications Camden increased up to 2008/09 from when we began monitoring basements in detail. In the last two years the number of basement schemes decided has declined.

Number of basement schemes decided

	Granted	Refused	% Granted	% Refused
2008/09	141	24	85%	15%
2009/10	133	41	76%	24%
2010/11	118	44	73%	27%
2011/12	113	44	72%	28%
2012/13	115	31	79%	21%
2013/14	64	15	81%	19%
2014/15	77	13	86%	14%

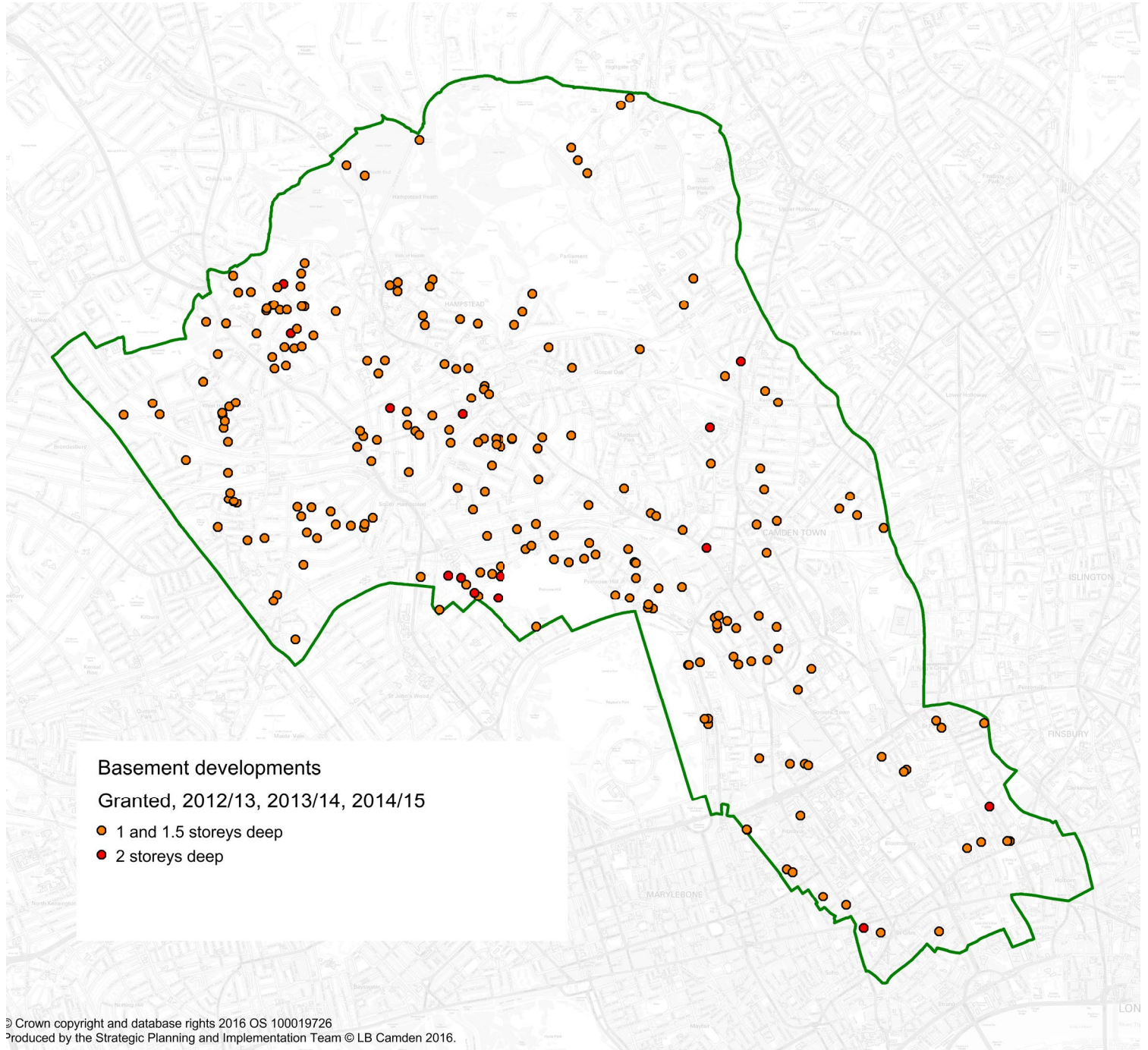
Basement schemes (detailed)

The table below shows the types of basement development schemes that Camden receives. The majority of basement schemes are residential schemes that are one storey deep.

	2011/12		2012/13		2013/14		2014/15	
Basement schemes approved	113		115		64		77	
Basement schemes refused	44		31		15		13	
TOTAL SCHEMES	157		146		79		90	
1 storey in depth	144	92%	137	94%	65	82%	70	78%
> 1 storey in depth	13	8%	9	6%	14	18%	20	22%
Residential use	144	92%	130	89%	71	90%	77	86%
Other use	13	8%	16	11%	8	10%	13	14%
Detached	53	34%	48	33%	29	37%	40	44%
Semi-detached	37	24%	38	26%	28	35%	15	17%
Terrace	67	43%	60	41%	22	28%	35	39%

Map of basement developments

The map below shows basement schemes granted in the 2012/13, 2013/14, and 2014/15. The geographic spread shows that basement schemes have been granted in across all areas of the borough, with some local clustering.



Survey of neighbours

Basement development is a matter of great concern to many members of the community in Camden. This concern is expressed by vocal opposition to individual schemes, through passionately argued representations to consultations on changes to the basement policy and guidance, and also through correspondence outside of these processes urging the Council to restrict or stop basement development. This survey of neighbours seeks to quantify this concern by asking people next to where basements have been developed about their experiences.

Survey Methodology

Who was surveyed?

The survey of neighbours was sent to all addresses near to where basements had recently been developed. The Council identified all schemes which involved excavation or extension of a basement and which were granted planning permission in the financial years 2010/11 to 2013/14 (1 April 2010 to 31 March 2014).

A buffer of 25 meters was drawn from the building footprint of these addresses and all addresses within this area were sent surveys. The buffer area of 25 meters ensured that all direct neighbours to basement development were surveyed, even in areas where the size of the property and garden are large. In most areas of the borough the nearest two or three addresses received surveys.

A total of 9,368 addresses received the survey of neighbours. There was a relatively even geographic spread of basement developments and surveyed addresses across the borough. Address details were provided by the Local Land and Property Gazetteer.

Survey questions

The survey form is shown on pages 11-13. The questions and answer forms were designed to be neutral and non-leading.

Responses

Surveyed individuals could respond with the paper survey form (enclosed in the letter) or online. The council received 614 survey responses (440 paper forms and 173 online) providing a response rate of approximately 7%. This relatively low response rate may potentially be attributed to the conservative methodology for identifying potentially affected neighbours. In other words basement schemes of all sizes (large and small) were identified and a generous buffer was provided to capture all potentially affected properties. A significant proportion of surveyed properties therefore may not have noticed or been affected by the nearby basement development. All of the responses summarised in this report were aware of and responding about a specific basement development.

Analysis of responses

278 people (46% of respondents) said they were a direct neighbour to the basement development (their property shared a boundary).

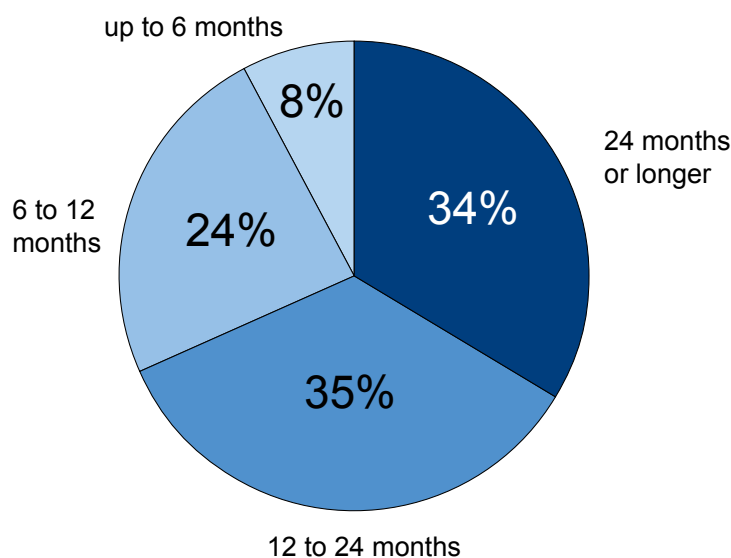
Construction time

Question 1 asked how long the construction of the basement development took. 492 respondents (82%) provided an answer to this question. The percentages below exclude those who did not answer or did not know.

337 respondents (68%) reported construction taking more than one year. 166 respondents (34%) of these stated that the basement development took 2 years or longer to complete.

Long construction periods for basement development and the associated disturbance to neighbours was a key complaint made in the comments section of the survey, as shown later in this report.

More than a third of respondents said the construction took in excess of two years.



29% of neighbours who entered a party wall award said they did not get what they wanted from the agreement.

Party Wall Awards

Question 2 comprised three questions about Party Wall Awards:

- Did you enter into a Party Wall Agreement with your neighbour?
- Did you get what you wanted from the agreement?
- Was the agreement adhered to by the neighbour?

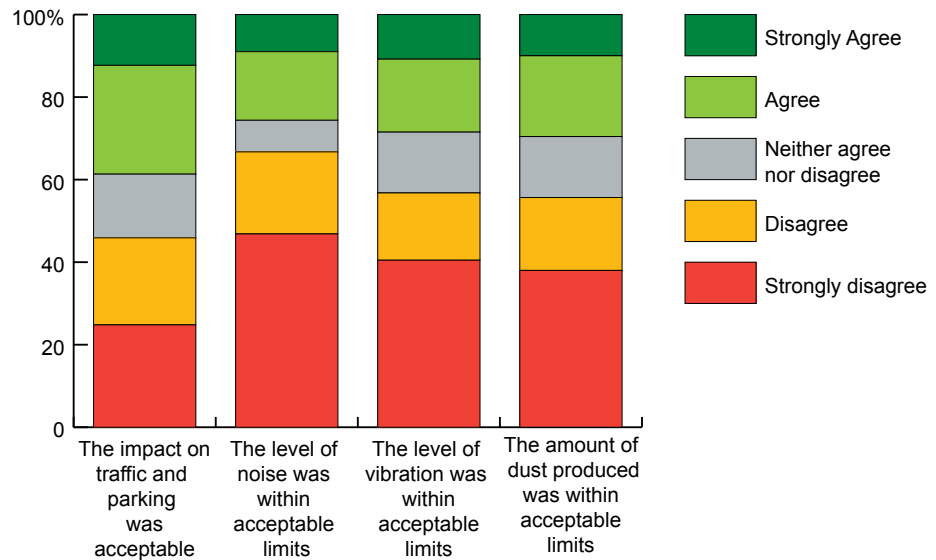
209 respondents (34% of all respondents) said they entered into a party wall agreement with their neighbour. Of these respondents, 128 said (61%) said that they got what they wanted from the agreement, and 61 (29%) said that they did not get what they want from the agreement. The remainder chose not to answer the question. For the last question 'did the neighbour adhere to the party wall award?', 127 (61%) said yes, 53 (25%) said no, and the remainder chose not to answer the question.

Construction impacts

More than half the respondents thought the levels of noise, dust, and vibration were unacceptable.

Question 3 asked respondents about impacts during the construction period. It asked whether they thought the impact on traffic and parking was acceptable and whether the level of noise, vibration, and dust were acceptable. More than half of the respondents said that they thought the impacts on noise, vibration, and dust were unacceptable, with just under half of the respondents also stating they thought the impacts on traffic and parking were unacceptable.

A total of 46% of respondents believed that the impacts on traffic and parking were not acceptable, answering either 'disagree' or 'strongly disagree'. 67% of respondents said that the impact on noise was unacceptable, answering 'disagree' or 'strongly disagree' to the question. Out of the four impacts noise received the most negative responses, and almost half (47%) said they 'strongly disagreed' that the level of noise was acceptable. Noise pollution was also one of the strongest negative themes emerging from the written comment section of the survey, which will be summarised in a later in this report. 57% and 56% respectively of the respondents believed the impacts on vibration and dust were unacceptable.



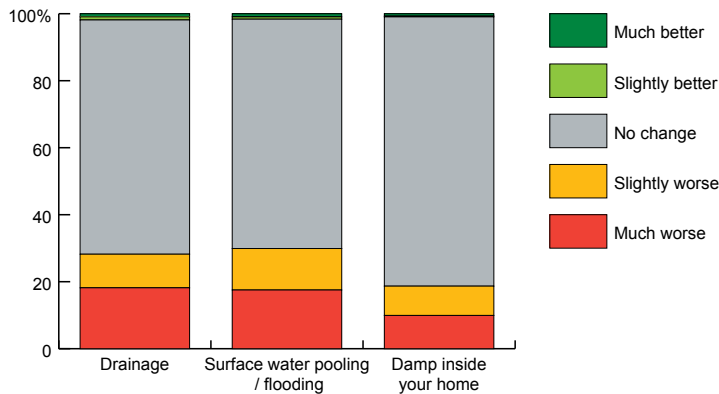
Effects on the local water environment

Question 4 and 5 asked if respondents noticed any of the effects on the local water environment, issues with draining, surface water pooling or flooding, or damp inside their home. Question 4 asks whether these effects were noticed during the construction period and question 5 asked if they noticed any of these impacts after the basement was complete.

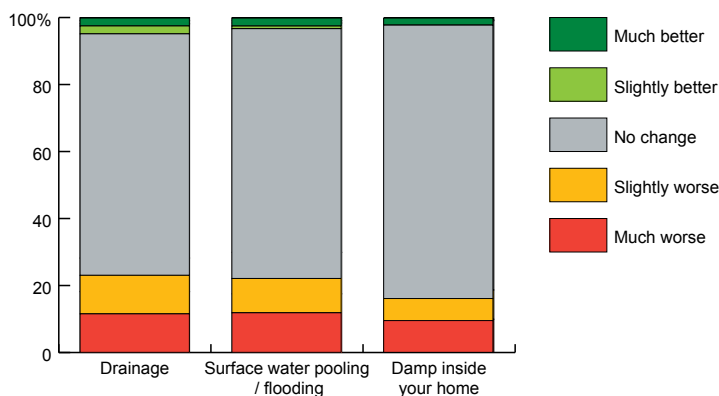
Very few (less than 2%) of the respondents reported any improvements in the water environment during construction. Across the three measures and average of 73% noticed no change. Significantly 28%, 30% and 19% noticed negative effects on the water environment during construction on the measures of drainage, surface water pooling / flooding, and damp respectively. The trends were similar, albeit slightly less negative for the period after construction.

Around one quarter of respondents noticed some form of negative impact on the water environment during construction.

During construction



After construction



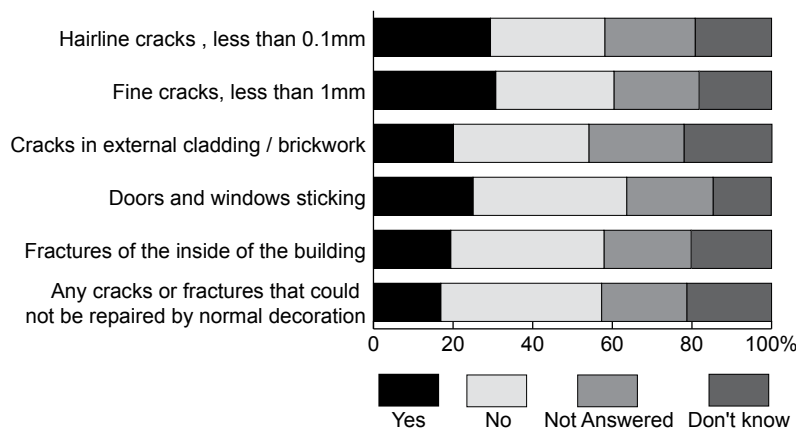
Damage to property

Approximately one quarter of the respondents suffered damage to their property.

Question 6 asked “after the basement was completed did you notice any of the following impacts on your property?” with the following categories:

- Hairline cracks , less than 0.1mm
- Fine cracks, less than 1mm
- Cracks in external cladding / brickwork
- Doors and windows sticking
- Fractures of the inside of the building
- Any cracks or fractures that could not be repaired by normal decoration

These measures of damage were selected as they are the typical kinds of damage that can occur to neighbouring properties caused by settlement following nearby underground excavation. They are derived informed by the paper ‘The Assessment of the Risk of Damage to Buildings due to Tunnelling and Excavations’ by Burland, Imperial College London, 1995.



The final part of this question asks if there was any damage that could not be repaired by normal decoration. This level of damage may be broadly understood to represent a level of damage about the Burland Scale category of 2 or ‘slight’. Burland states that it is a major objective of design and construction to maintain a level of risk to buildings no higher than category 2, where there is only risk of aesthetic damage to buildings. Significantly, 102 respondents (17%) reported damage that could not be repaired by normal decoration, representing damage about the Burland Scale category 2 ‘slight’.

Camden Planning Guidance states that the Council will expect BIAs to provide mitigation measures where any risk of damage is identified of Burland category 1 ‘very slight’ or higher.

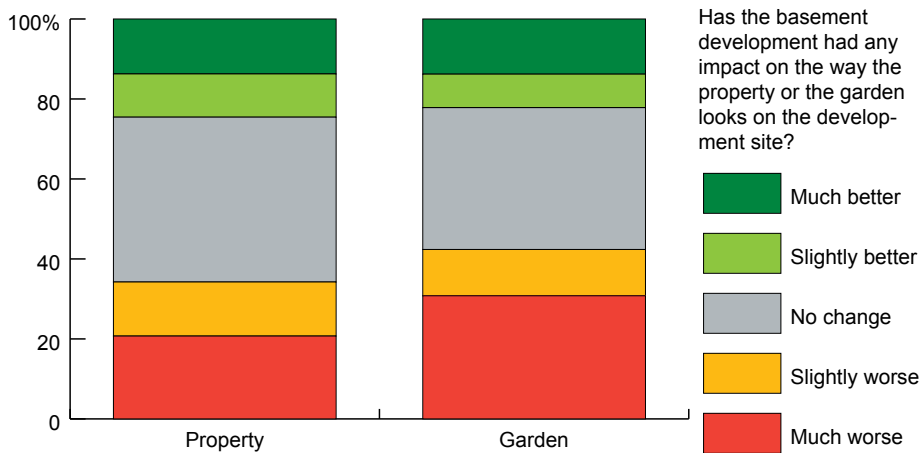
With regard to the other types of damage, 177 (29%) reported hairline cracks, 185 (31%) reported fine cracks, 121 (20%) reported cracks in the external cladding, 151 (25%) reported doors and windows sticking, and 117 (19%) reported fractures on the inside of the building.

Visual impacts

Question 7 asked: “Has the basement development had any impact on the way the property or the garden looks on the development site?”

152 respondents (34% of those who answered this question) said that the property was either ‘slightly worse’ or ‘much worse’. 172 respondents (42% of those who answered this question) said that the garden was either ‘slightly worse’ or ‘much worse’. 125 of these respondents said the garden was ‘much worse’ following the basement development which is 31% of the respondents who answered this question,

From the respondents who noticed a change in the garden, almost a third said it was much worse visually.



Comments

The comments section was particularly well answered, with 487 respondents (87%) leaving a comment of more than 5 words. 133 respondents (22%) left a comment of more than 100 words. The vast majority of the comments were reported negative experiences with basement development and often very emphatically expressed.

The written comments of the survey provide hundreds of examples of how individuals have been affected by basement development. It should be noted that some of the basement schemes discussed would have been granted permission prior to Camden's planning policy for basements DP27 being introduced. Other developments mentioned may have not required planning permission and would have been built under permitted development rights. Nevertheless from the individual stories described one can only reasonably conclude that basement development when compared to other typical and commonplace development that occurs in predominantly residential areas has can have a uniquely disruptive effect on neighbouring properties. The most cited of these effects are the lengthy and noisy construction periods, damage to neighbouring properties, like cracks.

Some of the main issues raised are set out in the table below:

Issue	Number of comments where is was mentioned
Noise	182
Dust	84
Damage	77
Disruption	72
Vibration	55
Cracks	44

Appendix B contains the comments made in this section of the survey.

Visual impacts

The survey showed that many people (152 people, which is more than a third who answered question 7) reported that the development of basement had a negative impact on the appearance of the host property and garden. This finding challenges the view that being underground basement development has a negligible impact on the appearance of the property and garden above ground.

To support this, and also to examine the type of changes that basement development can cause aerial photography was examined before and after basement developments to show how gardens had been significantly altered as a this development.

Following is a sample of 7 properties where a basement was developed and where this lead to a change in the appearance of the garden. The change was significant enough to be identified from aerial photography.

The development of basements can lead to the following effects on gardens:

- Retaining walls and steps to access new lower ground floor rooms or basements,
- Increased areas of paving,
- Larger lightwells,
- Removal of vegetation, in particular canopy trees,
- Development of outbuildings.

Following basement developments gardens can be broadly speaking described as being changed from informally arranged, largely vegetated green spaces, often with canopy trees, to formal, largely paved, 'outdoor rooms'. These types of gardens are also likely to have a negative impact on the biodiversity of the garden space. The biodiversity value of gardens is described in the next section of this report.

On the following pages are examples from within LB Camden where basement development has led to a significantly altered gardens.

2007
Prior to construction of basement



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2014
Following construction of basement



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2007
Prior to construction of basement



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2014
Following construction of basement



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2014
Following construction of basement



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2014
Following construction of basement



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2007
Prior to construction of basement



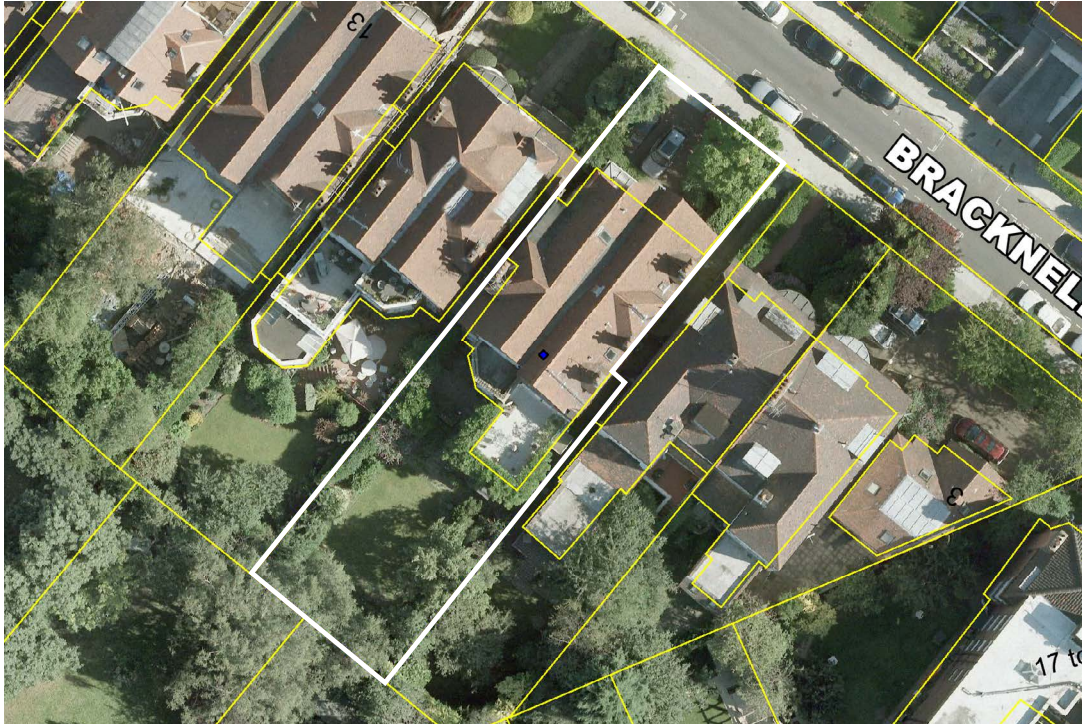
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2014
Following construction of basement



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2007
Prior to construction of basement



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2014
Following construction of basement



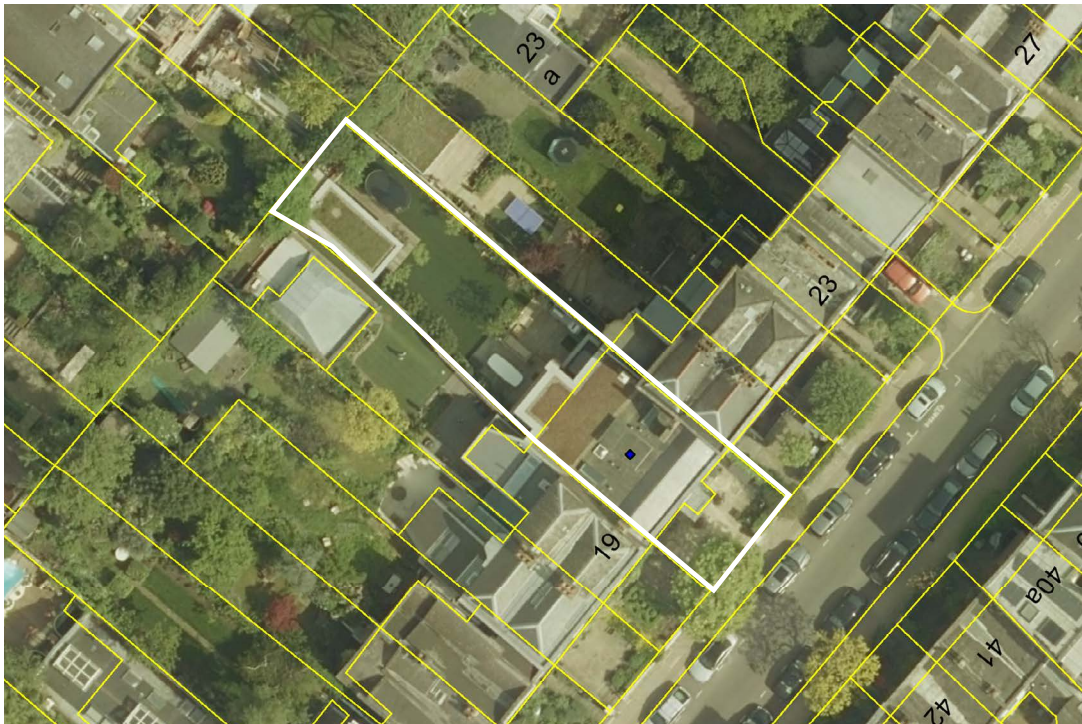
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2007
Prior to construction of basement



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2014
Following construction of basement



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2007
Prior to construction of basement



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2014
Following construction of basement



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Biodiversity

The starting point for evidence on the impacts of basement development in domestic gardens on biodiversity is the report titled *Impact of Basement Development on Biodiversity* produced by Kelly Gunnell, Ecology Service Manager of Royal Borough of Kensington and Chelsea. This report was prepared by Kensington and Chelsea's to support their basement policy, which also sets limits to the extent of basements. This policy has been subject to examination and was adopted in January 2015. This paper is relevant to Camden as it brings together the latest available evidence on the matter with sources and examples from around the UK with a particular focus on London. This section summarises the findings of this the Kensington and Chelsea report and adds further detailed local information on the extent and value of Camden's gardens for biodiversity.

Extent of domestic gardens in Camden

Domestic gardens comprise a significant proportion of all land use in Camden. In Camden private gardens occupy up 18% of the borough, or 404ha¹. Designated open spaces make up 27% of the borough or 587ha². If one is to exclude Hampstead Heath (145ha) designated open spaces comprise 20% of the borough.

Camden is unique being home to Hampstead Heath and its remarkable range of habitats so close to central London including grassland, ancient woodland, and bogs. Gardens on the periphery of Hampstead Heath are likely to have an increased biodiversity value by linking to these larger habitats of the Heath.

Biodiversity value of domestic gardens

The biodiversity value of domestic gardens is addressed in the Kensington and Chelsea Report, which sets out that domestic gardens offer an undervalued resource for enhancing urban biodiversity, that they can form extensive interconnected tracts of green space, and that they play an important role in supporting diverse wildlife populations³. While it is useful to view domestic gardens as an interconnected network of green spaces, studies have also shown that urban gardens can support biodiversity, even if they are small in size and isolation from the countryside⁴⁵.

Garden sizes and trends

The Kensington and Chelsea paper references research indicating that the size of gardens is important, with larger gardens supporting more land cover and trees, and linking this with an increase in invertebrate richness. The paper also references research which indicates that garden composition is changing in London with a trend for less vegetated land cover (tree canopy, lawn, other vegetation) to hard ground cover (patios, side passages / building).

1 Ordnance Survey MasterMap

2 Local Development Framework designated open spaces

3 Goddard, M., Dougill, A., & Benton, T. (2010). Scaling up from gardens: biodiversity conservation in urban environments. *Trends in ecology & evolution*, 5(2), 90-98.

4 Smith RM, Thompson K, Hodgson JG, Warren PH, Gaston KJ (2006b) Urban domestic gardens (IX): Composition and richness of the vascular plant flora, and implications for native biodiversity. *Biological Conservation* 129: 312–322.

5 Thompson K, Hodgson JG, Smith RM, Warren PH, Gaston KJ (2004) Urban domestic gardens (III): Composition and diversity of lawn floras. *Journal of Vegetation Science* 15: 373–378.

Impacts during construction

As basements are typically excavated from above development of a basement will entirely remove all vegetation and soil from above where it is to be built. Even if the basement is not to occupy the whole garden, development of a basement is often undertaken in association with landscaping of the entire garden. Basement development can therefore be generally assumed to lead to a temporary almost complete loss of biodiversity, which is then replaced over time by the biodiversity of the new garden, as it is re-colonised from neighbouring or nearby properties.

Management of gardens

The design and management of gardens, whether for greater or lesser biodiversity value, is of course in the hands of homeowners across the borough. Most gardening does not constitute development under the planning system and is largely outside of the control the Council. However the Council does promote wildlife gardening to Camden residents through providing information and various projects for example by providing free wild flower seed to residents to create their own mini-meadows that are beneficial for a wide variety of both invertebrates and birds.

Appendix A Survey Form

Page 1

1

Basement development: survey of neighbours

We are gathering information about basement development to inform our planning policies. Basement development is of considerable concern to many residents. We are writing to you as our records show that a basement has been developed close to your address in the last three years. We would like to hear about your experience of this development and whether it has affected you. Please answer the following questions thinking about the most recent basement development near your home.

Address of the basement development:

Does the address directly adjoin your property (share a boundary)? Y N

1. How long did the construction take?

Up to 6 months	6 to 12 months	12 to 24 months	24 months or longer	Don't know

2. Party wall award

Did you enter into a Party Wall Agreement with your neighbour? Y N

Did you get what you wanted from the agreement? Y N

Was the agreement adhered to by the neighbour? Y N

(You may add any further comments on the party wall agreement at the end of this survey)

3. During the construction period

To what extent do you agree with the following statements?

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
The impact on traffic and parking was acceptable						
The level of noise was within acceptable limits						
The level of vibration was within acceptable limits						
The amount of dust produced was within acceptable limits						

4. During construction did you notice any of the following effects?

(on your property, on the development site, or on the street near the development)

	Much better	Slightly better	No change	Slightly worse	Much worse	Don't know
Issues with drainage						
Surface water pooling / flooding						
Damp inside your home						

5. After completion did you notice any of the following effects?

(on your property, on the development site, or on the street near the development)

	Much better	Slightly better	No change	Slightly worse	Much worse	Don't know
Issues with drainage						
Surface water pooling / flooding						
Damp inside your home						

6. After the basement was completed did you notice any of the following impacts on your property?

	Yes	No	Don't know
Hairline cracks , less than 0.1mm			
Fine cracks, less than 1mm			
Cracks in external cladding / brickwork			
Doors and windows sticking			
Fractures of the inside of the building			
Any cracks or fractures that could not be repaired by normal decoration			

Please make any further comments on the impact on your property at the end of this survey.

7. Has the basement development had any impact on the way the property or the garden looks on the development site?

	Much better	Slightly better	No change	Slightly worse	Much worse	Don't know
Property						
Garden						

8. Any further comments about basement development near your home

You may add further pages to this form if you do not have enough room above.

Would you like to be kept updated?

If you would like to be added to our mailing list to find out about further planning policy consultations, please fill out the form below.

Name	
Organisation	
Email	

Your contact details will not be associated with your survey response and will be kept confidential.

Appendix B Written responses to the survey

Details of individual addresses, names, and other personal information which identifies personal circumstances have been redacted marked with a dash (—) character. Some comments have been removed as they reveal individual circumstances.

Comment 1

— regarding a survey on the experience of living next to a site which has been granted planning permission for a basement development, we set out a summary of our experience below.

— Summary: — These works include refurbishment of the property, and involved the excavation of an extremely large area under the lower ground floor of the building, to a vertical depth of circa 4 metres below the original lower ground floor, and extending horizontally beyond the footprint of the existing building, creating a further very large and deep below-basement floor level. The building concerned is within the — Conservation Area and is of historic and architectural interest. The building itself is sited over the path of an old river which ran through the area- we were surprised that Camden granted such a large excavation request in this location.

The works — have continued up to the present day. The area under the lower ground floor of the building was excavated —. Since then works have been ongoing at the site, both internally and externally. Works are continuing today- the project remains unfinished after 4 years. Specific areas of concern include the following:

Health and Safety- risk of boundary wall collapse: The basement excavation works have caused the boundary wall — to bow and lean. An engineer has recently reviewed the condition of this boundary wall and has confirmed that it is at risk of toppling and falling, either as a consequence of the lean, a high wind or a storm. — The wall is an original structure in the Conservation Area with brickwork dating back to the original construction. —.

Constant noise pollution and loss of public amenity: — There have been several changes of work team at the site. The — tiles — have been cut, placed, removed and re-cut several times, causing significant noise pollution, dust and drilling vibration. Recently, drilling has restarted from within the property at the newly excavated level, causing high levels of noise. Overall, we continue to suffer extremely high levels of noise from the site.

Flooding problems: Throughout the project development — we have noticed that there is continual water ingress at the level of the new sub-basement floor level, and on-going problems of water drainage at the rear of the property. — there was evidence of — experiencing a flood at the level of the new lower level basement (the evidence is based on removal of damaged units and flooring from the property). Since this flooding, there has been a recommencement of drilling at the lower basement level. —

Consequential damage to our property, —The damage caused to our — home — to date which arises from the basement excavation — includes, but is not limited to: bowing and leaning of the boundary wall; sunken garden, and cracked terrace tiles in the back garden; water-logging of the garden and inability to drain rain water properly; fractures and cracking to external building structures, plaster and walls, in some cases of up to 3mm; cracking to internal walls and plaster surfaces at the raised and lower ground floor levels of up to 3mm; sunken floor levels at the raised ground floor level; damage to internal surfaces and decorations; problems with doors and windows not opening or closing properly. The estimated cost of repair to the damage to our property runs into tens of thousands of pounds, estimated currently to be in the range £50,000 - £75,000.

Party Wall Process: There is currently a Party Wall review process under way to assess damage — caused by the development — and to make an Award. —

We have been obliged to pay out of our own pockets for a Structural Engineer's review and report, which has categorically concluded that internal and external damage caused — is a direct result of the basement excavation works —. We are now obliged to take this report to an independent surveyor, and may well have to pursue our neighbours — through the Civil Courts if they do not agree to pay for the very considerable damage they have caused to our family home. —.

Summary Our experience of the excavation works and basement development — has been absolutely appalling. We have suffered 4 years of works, excessive noise and vibration, dust and damage to our property as a consequence. The excavation has caused considerable damage to our property both internally and externally, and has put our children at physical risk due to damage to the boundary wall. The Party Wall Process has been — obliging us to go to the expense of paying for a Structural Engineer; his report confirms that the damage we have suffered has been caused by the works.

In order to protect the — Conservation Area for the future, we suggest to the Council is that it puts an outright ban on any further basement excavations in the area. In our specific case, we request that the Council investigate the project — to ascertain how our family and home can be protected from the damage caused by the basement excavation.

Comment 2

— The basement is directly underneath us and we are only separated by a wooden floor. — Instead of minor manual investigation works supposed to last 2 days — Heavy Mechanical demolition/ excavation works during almost 2 weeks (10 days) .They excavated around the foundations large pits without serving any Party wall notice and ended up extracting 2 to 3 vans loaded of gravel which was not the works they had notified us at all. We lived a nightmare. For almost 2 weeks we had the mechanical breakers literally three feet underneath our place. We had constant walls and radiators vibrating. We were trapped in our house the whole time —. This is our House, so we could not go and run away anywhere else. At a time we were invaded with fuel fumes —. We had to evacuate the house — and stay for hours in the cold. — We notified — that fuel fumes had invaded the place we treated us like second class citizens and told us that it was normal but to open the windows. (in January).

Every day we had lunch on a vibrating table. — We did not know when this was going to end but we were told that those were investigation works that were going to be followed by other works. So this was very very distressing. Even when the shaking and vibration stopped we could still hear all the phone conversations the people downstairs were having. We are only separated by an old decayed wooden floor that does not provide much proofing. We felt abused and powerless. We do not believe this should even be allowed.

We cannot live with the threat that our family could be put through that again No consideration was given to the fact that — is an open structure. The basement is integrated — we can hear a conversation and smell the fuel from it. We have approached —in order to try purchasing the basement. After taking a mortgage we will not be able to afford works in it but that is the only way for us to remain in our community of friends and be and feel safe from living this experience again.

— The vibrations and the shaking of our structure also put us through a great amount of stress. In addition to this, we are very concerned that the breaking and vibration thus far had negative consequences on the — house.

We believe that digging basement under a third party is inhuman as it is to excavate or doing mechanical work in any basement underneath a third party especially in old structures

The investigation works carried within the basement were very extensive, especially relative to its small space. The works have involved excavations around the load bearing walls and foundations —. Given that the foundations — are very superficial, notice for digging near the foundations should have been given to us with the appropriate notice under the Party Wall Act. But it did not —

Considering that the foundations — are very superficial, if at all existent, we are very concerned that the works — carried out recently (breaking and excavating near the foundations) can jeopardise the state of equilibrium in which the — structure has settled through time. This type of intervention on Victorian structures can easily turn weaknesses, even limited, into serious defects, leading to a rapid escalation of instability, loss of original fabric and in some cases, collapse of part or whole of the structure.

The actual effect and consequences of the above mentioned works are some cracks all over the house especially above the areas where most of the mechanical breaking took place

Comment 4

I support improvement of local buildings in terms of a. maintaining the structure as long as sympathetically conserved to the local list/ conservation area/ grade 2 listing etc, b. modernising the structure as long as sympathetically conserved to the local list/ conservation area/ grade 2 listing etc, c. improving the quality of living for its residents (updating internal walls, living space, plumbing, electrics etc), d. improving the structure to accommodate more people, better (e.g using internal space better for more beds) and making use of dead space (basement conversions) when London is losing a lot of good accommodation to overseas purchasers, buy2let landlords, and local red tape even if in a conservation area.

Camden Council are doing a good job in supporting the above but could do more in terms of: - facilitating more bins/ cheaper skip licenses/ more accessible facilities to remove build residue for recycling (I am horrified at the amount of rubbish (paint cans, plasterboard, furniture etc.) that building is causing that appears to be ending up in landfill or illegal dumping)

- poor council communication and support for build work (e.g. an email/ notice approx. time of how which building is being done, what's being done and how long it will take as when hammer drilling was taking place, I had to leave my property and work in local cafes for around 6 weeks as the noise was too much for me to do my work. With notice, I could have arranged alternative daily working)

- on building applications more generally, clearer instructions on the basic requirements on a refit on a property. Examples of submissions, a list of basic requirements such as extractor fans in bathrooms and kitchens must be plumbed out (which will effect of brickwork), trickle vents in windows, guidance on fire routes, support for overhaul (tanking, fixing, waterproofing etc) of pavement vaults as neighbours are complaining of damp in basements and don't know where to start (and if the pavement falls in because the vaults are poorly maintained then this is a catastrophe for everyone) notes to be taken on direction of joists, etc etc as its impossible to find out till too late and my neighbour has complained at poor support of council after paying very high building notice fee

- cap party wall notices at fixed fee for serving and legal fees. These buildings all need overhaul to a degree and party walls usually owned by freeholders pension funds and absent overseas landlords is seriously hindering the local area upkeep and the council is doing little to support us

- finally, better partnering with residents and utility providers for careful finishing. Utility providers are usually brought in as the last stage, e.g external — cabling should be pinned back and black/ brown and dead cables removed. — cabling are regularly pinning and installing cabling all time of day and night (including 3am in unmarked vans outside our

property!) destroying the unique fabric of brickwork (and pavement) of this street's exterior and when questioned, fitters and helpline say they have the right to do whatever they want as it is the tenants instruction for them to proceed. This is critical when many tenants in the same building are not in contact with each other and the freeholder is remote; a building might be overhauled beautifully only for a renting tenant to allow a white cable to be slung up the front of the building, unpinned and bordering on dangerous (then leave in 9 months for another tenant to do the same with a new provider).

Especially support is required from the council to — fix the very worn cabling in the pavement vaults on the street. There will be a major fault soon as neighbours are complaining of corroded cables and —; twice we have had visits and they say all that can be done is wait till the street blows then they can fix (!?). Would be a huge help if the council can support an urgent look at this — tenants can do absolutely nothing as they are not permitted to fix or even maintain. Ours is totally corroded — and I have spent many hours trying to get it replaced/ contributing payment for replacing —.

Thanks for listening

Comment 5

Survey of Basement Development<— I have filled in the survey form as much as possible. I am also writing a letter as the form you enclosed does not quite fit our particular experience because the work in question is still very much in progress. The facts are that our neighbours sought and received planning permission for a single story rear extension to their house which is next-door to ours (there is a 1.2 metre gap/passage between the two houses). The work now in progress consists of digging out footings and the construction of this extension at the back of the house and also involves major works inside the house on the whole of the existing basement/garden level floor (including percussion drilling in order to remove and lower the entire existing concrete floor). The work done so far on this garden/basement level extension has proved a problem in several respects. The pneumatic drilling has been unacceptably noisy, echoing out of the back of the house where the old back wall has been removed and replaced by steel joists to make a single space for the new extension. Our neighbours have responded helpfully to our request to try and lessen the disturbance, instructing their builders to attempt to baffle/contain the noise (unfortunately without much success), but the noise has reduced the amenity of our garden during the summer months and necessitated our keeping the windows of the house closed even in hot weather to try and lessen the disturbance inside our house. There are regular noisy removals of the skips containing all the earth which has had to be dug out of the garden, as well as the broken-up concrete floor from inside the house, bricks, paving stones etc. There are also frequent deliveries of building materials and ready-mixed concrete, often early in the morning. However, we have not complained since we recognise that they form an essential part of the process of building in a residential area. The deep footings of the new single story rear extension with their deep filled concrete trenches and the lowering of the back garden area appear to have had some impact on the drainage of the flower beds and lawn in our garden, as evidenced by puddles forming after heavy rain.<But what concerns us even more is the permission which is being sought for the excavation of the front garden to construct a room which would be at an even deeper level to the already lowered basement floor and would extend from the house underneath the front garden out to the property-line where it reaches the street pavement. We have been told by the Council and our neighbours that permission for this additional deeper level front basement room has been agreed in principle, although it is apparently not completely finalised, and is not showing as having been granted on the Camden Planning Application Search website.<Apart from the disturbance to our lives which has now been going for over a year, and which will continue and undoubtedly increase in intensity if permission for the front deep level basement room is finally granted, our main anxiety remains the impact that digging out this below street-level basement room at the front of the house will have on the underground water and drainage, and on the stability of our house which, like the other early Victorian houses in this conservation area, has very shallow and meagre footings.<We have already informed the Council of our opposition to the planning application for the excavation of this new basement room at the front of the

house, not only because of the lengthy disturbance and potential long-term damage which we will have to undergo as neighbours, but also because, if approved, such permission will almost certainly be cited as a precedent in a rash of similar applications from others within this conservation area. —

Comment 6

The reason I am completing this survey is because I live next door to a proposed basement development. The answers - indicating severe damage - which I gave in your survey are those predicted by the hydrogeologist and ground engineers we have been obliged to employ. — It is important for Camden to realise the inadequacies of the current system - and the proposed system. Camden must impose sanctions on applicants who do not treat the BIA as a legal document and who deliberately mislead with false answers, are negligent or fail to make proper efforts to complete the BIA fully. — a BIA that was totally deficient, — has cost us tens of thousands of pounds, and hundreds of hours of time challenging it and severe stress —. The BIA denied these facts: underground stream in the back garden — denying high slope instability, high surface flood risk to immediate area, pre-existing subsidence, denial of the fact that the applicants' own property is subject to restrictive covenant banning digging. Despite these facts, the BIA was submitted to Camden - who would have passed it unnoticed, had not we, — not investigated the BIA ourselves. We have spent, to date, nearly £30,000 on expert reports challenging this damaging application which, we have been told on excellent authority would cause 'severe damage' Burland level 3 or higher to our homes, —. These reports include a renowned hydrogeologist, land engineer, planning expert, structural engineer, senior arborologist of national standing, a solicitor and a barrister. As a result of our efforts, — the independent reviewer said that the initial BIA was multiply deficient and compiled by someone 'not technically qualified'. A second BIA was ordered, and this has been found to be deficient also. Despite the fact that this scheme has been deemed a major engineering work, the neighbours have tried to push it through the back door, through permitted development, which, thankfully, Camden finally rejected. We live in a Conservation area, on a street with no previous basements. We have been told that there is no way a basement can be built in this cramped, retrofit site next door, without it causing severe damage to us, and that mitigation techniques (to prevent soil erosion through water flow) cannot be employed because of lack of space. here are cases where basements are simply not appropriate and will cause unacceptable damage to neighbours —. Camden must accept this. Why should a homeowner be assumed a God-given right to dig a basement, whatever the long-term cost in severe structural damage to their neighbours? We, the neighbours are unprotected. Please do not assume that all of your applicants are responsible, well-funded, well-informed and care about preventing damage to themselves and neighbours. Please incorporate protection for innocent neighbours -- we are your taxpayers too and we need protecting. Basements are not to be undertaken lightly by people greedy to maximise their property value regardless of the cost to others. Basements can be serious engineering works with major structural implications for unprotected neighbours. There are times when basement digging is a bad idea that should be resisted and rejected. The notion that this is somehow solving the housing crisis is not the case. — a house already of 2,000 sq ft has just two occupants, and the proposed basement is to house a gym and a cinema room - it is not solving a housing crisis, it is an attempt to maximise property value at severe structural cost to neighbours.

Comment 7

The following is not to be attributed to me without my written permission. It can however be used in a non-attributable way

— consent for a 38 foot deep basement, and, after being refused by the council, won on appeal. The proposed building was 1cm away from my listed home. — The whole 4 year process has meant a developer is able to damage my home for his profit and is only controlled from ignoring the damage done to your home if the neighbour is willing and able to hold them to account. This is not acceptable and fundamentally unfair. The Chelsea system avoids this and should be adopted in its entirety now. —

Comment 8

The application for planning permission for these two properties took over 3 years to obtain thanks to the shoddy nature of the developer's applications and critical data that was missing eg BIA. As it is the work on the properties still has not started. The overall impact of this long drawn out process on the neighbours, particularly the immediately adjacent neighbours has been and continues to be excessively stressful. This is made worse by the fact that the immediate neighbours are elderly and not in good health. —, we have some Comments to make about the planning process in relation to basements:

1. The primary consideration when Camden considers an application should be to protect the interests of the neighbours, especially the immediate neighbours. Their interests should be paramount and those of the developer should be subordinate. We believe that currently the entire planning process is heavily weighted against the existing residents. Our view is that:

*Camden should not allow basements where they are proposed in a terrace of houses or in the pair of a semi-detached property.

* Any acceptable application should be confined to one storey and no more than the footprint of the existing property (without any new extensions being allowed for.)

*No basement work - excavation or construction should be allowed during the weekend, including Saturday mornings.

Adjacent neighbours should be entitled to input into any Section 106 agreement drawn up as a condition of planning permission being granted.

*basement applicants should be made to pay the costs of adjacent neighbours being forced to seek appropriate technical advice and reports which will ensure that their position and property is adequately protected, and that Camden has access to informed advice on the part of objectors.

2. We have suggestions to make about the planning process to save Camden time and money and to improve the current process:

*no application should be accepted for registration unless all the appropriate reports etc. are provided. An application made, for example, without a BIA provided by an appropriately qualified engineer or company should automatically be rejected.

*Planning officers by their own admission are not usually experienced and sufficiently qualified in the assessment of basement applications and in understanding the relevant technical data. They may not even be familiar with the geology and hydrology of the area in which a basement is proposed. — We believe that Camden should be doing more to ensure that planners engage in recognised additional specialist training on basement construction matters before being allowed to assess such planning application.

*Camden's basement policy should be at least as robust as that of the London Borough of Kensington and Chelsea - which currently is not the case.

3. Although suitably qualified experts are supposed to be involved in providing expert reports including the BIA to support a basement application, there is no guarantee that the same experts will be employed once construction starts. Either the applicant should undertake to use the same acceptably qualified experts or otherwise submit the details of those they intend to use for approval by the Council otherwise planning permission should be withheld. We also believe that ideally one company should supply all the necessary basement, hydrological and geological expertise or otherwise that the lead and legally responsible engineer should be identified and approved of without which permission should not be granted.

Comment 9

The basement development at —, is part of a — flat conversion (so extra storey on the top also). Consequently the work is ongoing and the party wall award has not yet come into effect. Hopefully this will be honoured next Spring when the work is (hopefully) complete.

We have had significant movement with the basement development with about 30 new cracks — inside the flat affecting all rooms apart from kitchen and bathroom which we have refurbished with new plaster, tiling and suspended ceilings. These cracks range from hairline to about 5mm in diameter (largest in downstairs cupboard abutting party wall), and range in size from 30cm up to >1metre. Large (>hairline) cracks extending along the centre of the ceiling are also seen in the hallway and in the downstairs bedroom.

The communal hallway which also shares part of the party wall has 2 new very large (about 3-5mm) cracks running from the ceiling almost down to the floor.

The outside door to our building and the door to our upstairs bedroom could no longer fit the door frame following the basement development, and so both needed to have bits sawn off to make them fit. There is large vertical crack that has developed along the concrete windowsill of the central sash window in the front of our flat (with corresponding crack on the inside of the flat also). Further cracks in the external brickwork are also new. Essentially the whole flat will need redecoration with new bits plastered and painted. I am hoping the structural integrity to the flat is maintained and hence delaying the refurbishment till I am sure most of the movement has settled. I should also mention that the residents in ... have also noticed new internal and external cracks following this basement development, so it is not just our flat that has been affected.

In terms of the disruption to us, the works have been ongoing since — 2013. As — I work during the day, noise has not been too much of an issue, although the resident in the flat above us stays at home and so is more likely to have been affected. The dust both inside and outside of the house due to the building works has been an ongoing frustration (I get a new layer of dust in the house a day after cleaning it all, and outside the flat, the area constantly needs sweeping up). This has been compounded by the new block of flats which is now being erected —. However things are slowly improving and I guess is within acceptable limits, so long as the work is completed in a timely fashion.

Comment 10

1. Harm to neighbours and other items

— the statement in DP 27 “does not cause harm to the built and natural environment and local amenity” is not sufficient to protect the interests of directly affected neighbours especially in the case of terraced or semi-detached houses, nor do we think that Clause 2.3 in CPG4 “do not cause undue harm to the amenity of neighbouring properties” offers sufficient protection. In Clause 3.30 it is stated that “the Council will ensure that harm is not caused to neighbouring properties”. This latter and tougher wording should be adopted and used consistently in both DP 27 and CPG4 and strengthened where necessary by explicitly stating that no structural or aesthetic damages should be inflicted to neighbouring buildings. We also believe that, in relation to a number of other items, the language of the DP’s and Guidance needs to be significantly tightened in order to eliminate uncertainty.

2. Section 106

Sections 106 are currently negotiated between the Developer/Applicant and the Council, with no input accepted from the potentially affected neighbour(s). We have all along stressed that recourse to Section 106 for outstanding issues should be avoided and that instead all such issues should be resolved to the fullest extent possible before determination. Furthermore independent consulting engineers should scrutinise the basement construction plans submitted by the applicant’s consultants before determination. The neighbours or their experts should be given the opportunity to make Comment s on any

such documents. Once the documents have been reviewed by both the neighbours and independent consulting engineers prior to determination and in the event that independent consulting engineers find them satisfactory, a Section 106 should then have as a condition that a signed Party Wall Agreement with neighbours must be attached before consent is given. Paragraph 3.35 in the draft for adoption CPG4 of July 2015 should be amended accordingly and the current reference to S106 deleted.

3. Commitment to review all technical objections

We wish to have an undertaking that all technical Comments from the neighbours and/or their expert advisers be promptly forwarded to independent consulting engineers to address and review.

4. Replicate the relevant documents from RBKC

Several chapters from RBKC's SPDs June 2015 should be replicated in their entirety: for example page 62 (pre submission consultation with neighbours), page 64 (restriction on delivery times, impact noise working hours) and no basement work to be conducted on Saturdays.

Comment 11

The extension and basement of — have been worked on for about 7 years, maybe more. This project was meant to be finalised in less than 2 years and to date it is still not finished.

The level of noise and dust and rubbish during the construction was/is incredible. There were different teams of builders working on site, most of them not speaking any English and leaving behind an incredible amount of rubbish thrown on the street on a daily basis. There are few other construction sites on the same road and ever since all of these started we noticed that the volume of car breaking and house robbery on the street has increased dramatically.

We used to have a beautiful, antique street name sign (ornate in ceramic plates —) and this has now disappeared. When asked the owners —, we were told that the street sign has been lost during renovations. Now we are looking at an empty hole in — wall. How is it possible that a developer is not made responsible for having destroyed an antique, original street name sign - item that is not their personal property or theirs to be lost or destroyed?

We also had beautiful, full grown trees on the street and when — basement building started, all these trees were cut and destroyed. I still cannot understand how is it possible that they were allowed to take down trees on the street, which are not on their property? Instead of looking at beautiful, oxygen providing trees we are now forced to look at a continuous construction site which never seems to end, at a brick wall with a hole in it and no street name sign and an ever growing amount of empty coffee paper cups and plastic bags flying up and down the street and left behind by various and constantly different non-English speaking teams of builders. It is a shame that the Council approved this project and allowed these misfortunes to happen to what used to be a beautiful and united local spirit and community.

Comment 12

In our short road, we have been very concerned by five main factors. We feel sure that Camden citizens need reassurance that the developers/owners will be advised in writing of all building regulations, traffic regulations and other Health and Safety issues and confirm that these regulations will be strictly enforced, which sadly has not been the case for the two properties —.

1. Noise: the builders have totally ignored noise regulations,

particularly during the metal construction work when the noise of cutting is loud and shrill

with a damaging frequency for the ears

2. Time: the builders have frequently ignored the permitted times for working on-site, not only weekdays but also weekends, where the regulations of early starts and late finishes are flouted, flagrantly unfair and unwarranted.

This includes the early arrival of the workers, slamming car doors and chatting loudly, well before the permitted work-hours.

3 Parking: during the build of basements —, parking regulations were constantly flouted. Cement lorries unloading and major delivery vehicles were allowed to park on single yellow lines, when

the parking should have been on the same side of the road as the build, with suitable parking permits.

4. Traffic: there should be a strict traffic management plan in action:

(i) to allow normal traffic flow for access to property in the road

(ii) to ensure immediate access for ambulances, fire appliances etc

5. Road drainage: during recent constructions the quantity of mud and cement swept into the drainage system must be a great concern for the drainage managers for the area, as well as inconvenience to residents and passers-by, whose shoes are dirtied and possibly damaged. This is a matter for consultation for future avoidance of this problem

The points made are particularly important in view of new planning permission being given for major construction — which is a few yards from the current major work being undertaken to add a new floor —

Comment 13

— We both suffered from noise and large tremors from piling when constructing the basements, under the house and garden. Our buildings shook violently, over a long period.

— had permission to mainly refurbish the existing building. It was noticed the entire building was demolished, except for the two side walls and front elevation. without Planning permission. Retrospective permission was given.

— are opposite our buildings. Loud noise, blocked access from trucks and cranes. Reduced parking, on many days no parking.

—. Also, it was discovered, underneath plastic sheeting, the building had been demolished and re-built, without Planning permission.

—, (many neighbours became involved, because of the serious disruptions. (— As far as I know, no action was taken by the authorities) A basement and a first floor extension were built, without planning permissions. Retrospective permissions were, again, applied for. <Summary, some developers appear to believe they can construct anything they wish and apply, later, for retrospective permissions.

In my opinion.no consideration is given to neighbours adjoining building sites, especially those including the excavation of basements. A law should be introduced to compensate neighbours, most affected by the excavation of basements, for the long periods of severe suffering they experience. The compensation should be large and reflect the suffering house owners have to endure. “Health & Safety” seems to be exercised in many aspects of life, but not this.

I also believe, the allowing “Approved Surveyors” to check building regulations, (but,

I believe, not adherence to the building planning permissions) has exacerbated many problems. — There appeared to be less problems when Councils Building Inspectors supervised building works.

Comment 14

As the construction — is not completed, I was not able to answer all of the sections/questions at this time and to be clear about the outcome of this basement development. However, my concerns to date include the following, especially as I work part-time from home:

1. The disruption caused by the construction includes continuous noise throughout the day, including the constant noise of the excavation work, hammering, drilling, noise from the men working on the site etc, where it has been difficult to hear the other person talking on the other end of the phone at times, when I have been making work calls.
2. The road has been blocked frequently, because of the delivery and removal of the skips used to remove the soil.
3. There have been fewer places to park on the road, both because of the fact that one of the parking spaces is being used as part of the construction site (to house the skip), but also because of the workmen involved in the site, coming to deliver building parts and undertake work eg, plumbers/electricians.
4. The dust coming from the construction site has been on-going, covering our cars, bins, our front door and inside our flat.
5. The mud coming from the construction site covers the pavement —. Although the extraction of soil was only due to take approximately one month, this has now been extended for a further month. The person overseeing the work advised me today that they found that there was 'more soil to extract than they had expected'. I don't understand this, surely this should have been determined at the planning stage. However, this means that the disruption is going to continue beyond the time period specified on the original notice on road suspending the parking bay, which I think is unacceptable.

Comment 15

1. Cracks inside my flat — that have not been repaired after the completion of the excavation, widened up to 2 or 3 cm. Small part of plaster have been dropped down to the floor. I have refurbished my flat and a lot of cracks needed extra material and work to be repaired.
2. One and half year after the completion of excavation, I have pointed out a new crack in the ceiling of my kitchen near and across the line of party wall. My kitchen is exactly above the basement excavation. In the flat — of my neighbour in the same floor I have seen cracks that have been repaired just after the completion of the excavation by normal decoration have been re-opened.
3. We have pointed out vertical cracks in the brickwork on the frontage on the left of the building, in the side of excavation. It seems that the building is moving toward the side of excavation. We have ordered a building survey. I own the flat for more than 22 years and is the first time we pointed out such cracks in the building externally. We don't know if during the excavation has been carried out any work to prevent continuous settlement.
4. After the completion of excavation the building suffered a huge dry rot damage in the area of party wall of basement and entrance hallway of the building. There are strong concerns that the reason for that was the way the constructor carried out the excavation; removing the subsoil from the excavation through the new lightwell in the front of the building, exposed for months to the raining water. I have seen the subsoil to be like mud.

Comment 16

There have been 3 basement developments to date — and I have heard that these adversely impacted neighbouring properties. There are a further 2 basement developments in pre-planning phase.

I do not think that the statement in DP 27 “does not cause harm to the built and natural environment and local amenity” is sufficient to protect the interests of directly affected neighbours especially terraced and semi-detached houses. I do not think that Clause 2.3 in CPG4 “do not cause undue harm to the amenity of neighbouring properties” offers sufficient protection. In Clause 3.30 it is stated that “the Council will ensure that harm is not caused to neighbouring properties” this latter and tougher wording should be adopted and used consistently in both DP 27 and CPG4 and strengthened where necessary by explicitly stating that no structural or aesthetic damages should be inflicted on neighbouring buildings. Overall, I think that the language of the DPs and Guidance needs to be significantly tightened in order to eliminate uncertainty.

Section 106 is currently negotiated between the Developer/Applicant and the Council. Ideally S 106 should include a signed Party Wall Agreement with the neighbours before consent is given. Major issues with neighbours should be resolved before determination of a S106 and independent consulting engineers should scrutinise the basement construction plans submitted by the applicant’s consultants before determination. The neighbours and/or their experts should be given the opportunity to make Comments on any such documents and all technical Comments should be promptly forwarded to independent consulting engineers to address and review. RBKC’s SPD June 2015 should be adopted e.g. pre-submission consultation with neighbours (p62), restriction on delivery times, impact noise working hours (p64) and no basement work allowed on Saturdays.

Comment 17

I’m not sure how planning permission has ever been given to this development. In order to even begin, the workers cut down all the trees in the property’s garden, and then - after much discussion but no support from Camden Council - they cut down the trees on our property as well — to make room for the workers’ portable toilets.

The original deadline for completion was February 2015. It is now August, and there is no sign that the work is approaching completion. (I would send someone over to confirm that this extension bears even a slight resemblance to the plan.) So a 6 month job has now been going on for 14 months.

The noise is constant. From 8am (they used to come in at 7am, until the neighbours threatened them with the police) to 5pm (1pm on Saturdays - but, again, the neighbours had to threaten them with the police to get them to leave on time.) It is so loud that we wear earplugs at all times, and even on hot days we have to keep all windows closed. In addition to the sawing, jackhammering, and drilling, there is the constant swearing, screaming, and - despite countless requests - a radio that gets progressively louder throughout the day. In the early stages of the development, the digging and drilling knocked the paintings from our walls.

— I work from home - as do the neighbours — and — on the other side. We all pay a premium to live in the quiet, conservation area —. We are all discussing taking our money elsewhere.

Comment 18

The basement development was done within the building that I live in. The noise impacts which lasted for years was unbearable. No consideration was given to the affect this would have on the residents lives, and although the developer regularly breached the section there was in place that governed working hours and noise levels, there seems to be no process for submitting complaints about breaches to this - nor any repercussions to the

developer for the breaches either which made the whole agreement rather pointless and it had no effect whatsoever on the developer's conduct.

To describe our lives over those years as unbearable would be an understatement. The effect this has not just on one's physical wellness at the time (loud noises, vibrations) but also the mental wellbeing over time is grossly underestimated. The stress and affect this has on relationships is extreme. Nobody should have to endure this type of development where the developer is essentially free to make as much noise as they want, whenever they want, without any recourse whatsoever. Working lives are changing now and many people work from home nowadays. Council planning and laws do not take into account the change in working arrangements for many people these days, and having to work from home whilst subjected to years of noise and vibrations greatly affected my ability to perform in my role. Council planning also only looks at each individual planning permission request and does not consider how many planning applications have been submitted that would affect a resident. There has been almost continuous building going on around us in almost every direction for over 4 years now.

Comment 19

I am truly astonished that councils actually allow basement conversions to take place quite frankly. They are so invasive and disruptive to neighbours and to the environment. The noise and dust levels are the worst thing about them, and that it continues for such a painfully long time - a year or more with some of them on my street. Pneumatic drilling takes place from 8am until late in the day, 6 days a week for half a year (as was the case next door but one from me). There are lorries delivering cement, trucks noisily removing skip loads of soil and rubble away every day, horns beeping, ear-piercing noises along with dust from the sawing of metal girders, residual mud all along the pavements and disruption to parking down the street. They are also very damaging to the environment. Trees have been cut down near properties that have undertaken conversions (so as to 'clear the area') and trees that remain are either damaged or killed because their roots are hacked away as earth is pneumatically drilled out. Surely this too can be considered a potential hazard as the drainage in the area could be affected by the loss of large vegetation? It is relentless noise and constant disruption as new basement conversions take place continuously - so it is an ongoing misery to live with this never-ending nightmare. I would like to know what Camden Council is prepared to do about it, and what advice and relief you can offer to an honest, good tax paying resident like myself, who also works gruelling shifts including night shifts whereby I am required to sleep through the day.

Comment 20

These basement developments are occurring now and have been going for 3-4 months. Both have been very noisy and have created much more dust, dirt & disruption than promised or anticipated.

Worst is the one that is directly next to us — as they begin at 8am every day except Sunday, which I feel is very inconsiderate, especially on the weekend. We have just had the massive works done in our street with the water drain pipe replacement which last 6-8 months and was extremely noisy, disruptive and literally shook our house each day. I work from home so this level of constant noise during working hours is very stressful and disruptive and our dog has now developed an anxiety condition. Now with the basement works less than a few weeks after the road works stopped are so disruptive that we are considering moving. The contact we have had — with the site managers & project managers have been less than helpful or professional as they seem to keep changing, the numbers get disconnected and we often have had to personally go over & complain directly when they start working before 8am. We are repeatedly told of the owners right to do their construction on their property, but what about the rights we have as paying (at high rents for the privilege of this area & garden) tenants to live in our homes without having to be disturbed Monday-Saturday with noise, filthy language, loud yelling, jack hammers, diggers, trucks, muck and dust, house shaking and banging for 10 hours of the day 6 days every week?!

Comment 21

If Camden grants permission for a basement, then I believe they have a responsibility to adequately protect adjoining properties in the event that they are adversely affected. I would like the Camden Local Plan and/or the Neighbourhood Plan to address the gaps in the Party Wall Act in order to better protect affected neighbours.

My house was needlessly damaged during the excavation phase of next door's basement — and it wasn't until three years later that the developer paid for the significant damages to be rectified, which required my family and I to move out of our home for 6 months while the repair work was carried out. Some initiatives that I would like to see Camden adopt:

- tougher wording in the new Local Plan to protect affected neighbours - pre submission consultation with neighbours - basement application drawings should be accurately detailed and ensure that non-scaled drawings are not submitted.

- Camden should detail a specific maximum depth for each basement application in the consent and ensure that it is adhered to.

- Camden should ensure that basement schemes are built to the agreed consent and take immediate enforcement action when deviations occur. - restriction on delivery times, impact noise working hours and no basement work to be conducted on Saturdays.

- Contractors need to be monitored carefully via the Local Plan, Neighbourhood Plan and/ or Party Wall Act (agreement).

- Camden should keep a database of all basement projects and record whether these caused no/minor/significant damage on a property-by-property basis.

- Enable Sections 106 (or CIL) to be negotiated between the Developer/Applicant and the Council and the potentially affected neighbour(s) and their experts. —

Comment 22

I cannot fill in the forms for specific adjacent development — as yet.

There are frequent & continuous disturbances from building works around, & earlier I had plenty of trouble with “renovation” work, & a court case, —. Camden must remain alert & vigilant for — efforts to evade regulations which can ruin a whole neighbourhood.

Basement development should absolutely be refused wherever it is applied for. Tampering with and below original foundations of 19th century spec built houses is amply demonstrated by some of the Boroughs' disasters for neighbouring properties owing to bad practices carried out through indifferent building alterations out close by. I am very concerned by these endless speculative attempts on houses in Camden. Of course these basement developments must be refused. I live in a basement flat (ex kitchen/cellar quarters), and I suspect most of the houses will have similar adaptations. Thanks to Camden Council — has been spared the inevitable damage which would have occurred had the recent — intentions been accepted (the statements on the plans included “No party walls are involved” in their application - a patently untrue assertion: the whole of this house is supported on shallow brick piers topped with bitumen, now well over 150 years old. There is no reason to believe that many others in the terrace, and elsewhere in Camden, are probably constructed similarly. Camden must show real respect, knowledge and intelligence in the maintenance of the good Grade 2 housing stock, and rigorously defend neighbours from reckless and dangerous schemes sent in for planning permission.

Comment 23

The work has not yet started. Nor has a party wall notice been served. — The applicants always state that the damage to neighbouring properties will be slight, otherwise their application will fail, —. Especially as our building already has subsidence and damage,

which was ignored —. The Section 106 says that a “structural” survey of our building should be undertaken if possible. This will be too late as permission has already been granted, what good will it do? The structural stability of our building was not proved. Both the BIA and independent assessor agreed that the work would need to be undertaken to the best standards by experts in the field, but there is no method of enforcing this.

Our engineer’s and Geologist objections and fears were ignored. Meanwhile we will have to live in fear for years that our house might collapse. It already is cracking and the basement works — can only make this worse and there really is no true estimate of the damage that the basement will cause to our neighbouring property, as in reality this cannot be calculated. It will depend on many unknown factors. Every basement development should have a known reasonable period for construction, we have no indication of the length of the contract next door nor how long our nightmare will last.

Engaging consultants is an expensive exercise which is of no benefit to the adjoining owners if the council ignore their advice.

Comment 24

—, many property owners and developers have sought to develop basements under their properties. The stress this causes for neighbours is immense - it has been for friends who have experienced such developments. Those who work away from home all day may be less affected but if you are elderly or at home looking after young children, it may be impossible to escape.

The length the works take almost always exceed the CMP dates by months. The size of lorries removing spoil, the noise and dirt attendant on same, wrecks life for neighbours. The right for a property owner to submit a basement plan that involves underpinning neighbouring properties - when their owners do not want the basement and will derive no benefit from it - should be denied. All basements should be contained within the bounds of the property concerned with no disturbance/underpinning required for neighbouring walls or foundations. — a narrow, single lane, leafy residential street — cannot accommodate diggers, concrete lorries etc etc. There is a current application for a basement which tens of residents have objected to. They commissioned an independent BIA which found many flaws in the application + points that had not been adequately addressed but the residents have no faith that Camden will refuse permission. This is a prime tourist street — that makes money for Camden by attracting hundreds of visitors every weekend. Yet the planners seem unwilling to acknowledge — special character; rather they appear determined to ruin it.

Comment 25

I have lived in — for nearly 40 years. All of us here are extremely worried as we observe the trend for new purchasers immediately to apply for Planning Permission to excavate basements. — The houses here are very close together, most of them are old, many of them are listed. We are situated upon a steep hill, we are built on London Clay & there can be no doubt that excavating basements — would be dangerous. Our concerns go far beyond the day-to-day practicalities of the impossibility safely of bringing huge equipment here, & the quite disproportionate upheaval & disruption which would be caused here. There are serious concerns about interference with the water table, the occurrence of heave & all the other dangers that go along with deep excavation. Whilst of course we understand the national need for more density of housing & the need to make best use of space, it is clear that the applications to build basements here are mostly, I am sorry to say, based on other interests & agendas.

Not only would basement development threaten the maintenance of this Historic & precious part of London, but we fear for the fate of the buildings around, & also literally fear for life & limb. I would kindly request Camden to thoroughly investigate this matter & to conclude that Basement development in — should not be allowed.

Thank You.

Comment 26

The impact on traffic and parking varies from one site to another depending on the contractor - they vary enormously. we have examples of good and very bad. A serious impact you do not mention is on the access for pedestrians. This can be very adversely affected and is frequently very dangerous and unsupervised during deliveries particularly. The visual impact also varies depending on the subsequent re-landscaping. It is regrettable to see the introduction of so many boundaries with railings and front walls rather than the original privet hedges —. Also there is far greater use of hard standing for car parking. The collapse of — caused immense inconvenience to both adjacent properties. Others have suffered cracks and nuisance from basement construction. — The statements in DP 27 and CPG 4 are not strong enough to protect the local amenity. Section 106 does not protect neighbours sufficiently. Outstanding issues need to be determined before it is granted. That includes allowing the neighbours to Comment on — independent consulting engineers reports and that a Party Wall agreement be signed by them before consent is given. Independent consulting engineers should have copies of all the public's Comments before reporting. It is regretted that Camden have chosen not to be as stringent with their latest proposed basement policy as Kensington and Chelsea.

Comment 27

(Party wall award) Not for the basement - (for works undertaken previously) (Impact on garden) The community lost a garden which absorbed sound —I have always got on with my neighbours but the basement development has ruined my own house - and our relationship has taken a blow. Initially, the digging out of the basement caused few problems but, when finished, it held water!! It took four attempts to rectify this with much noise and machinery as thick concrete had to be removed and replaced each time, and a different method of 'tanking out' employed. Finally— I think the basement is now useable. However, in 2011, my house started to subside and I am living with the consequences. Hopefully the insurance company will start work next year (?) to rectify the cracks & damp. I live in rather squalid conditions and winter is not pleasant with wind blowing through the gaps. The new building above the basement — meant a huge new roof was built and this drains rainwater on to the pavement. My house — is now permanently damp. My neighbour is affected too and has got legal advice as the council building regs dept. seem loathe to do anything. (Rainwater has to be drained within the curtilage of the property)

Comment 28

— The basement development went on for a lot longer than expected and we were not communicated with about the length or progress of the works. The noise levels were totally unacceptable in particular on Saturdays starting before 8am and continuing beyond 1pm. Also as someone who works a Monday to Friday job I did not appreciate my leisure time being disturbed by building noise as well as noise that could have been prevented (such as builders swearing loudly outside the property, shouting phone calls and noisy radios). The constant delivery and removal of skips was also annoying as they would often arrive much before 8am and would block the entire road whilst being delivered and removed. The dirt produced from the excavations also left the outside areas of the property thick with muck and the public pavements were also very muddy which inevitably lead to this mud being brought into the flat. The basement excavations have led to large cracks across walls in all rooms of the property, doors not being able to be shut, and damp. I think basement excavations are very unfair on neighbours who have to put up with the noise, inconvenience, damage to property all whilst having no idea about how long it is going to go on for.

Comment 29

As the works are still in progress, it is unclear what the situation with the drainage will be, or

the full extent of other damage. It is worth noting that after a basement conversion on the other side, there were three instances of severe flooding, which required major repairs and redecoration. noise/vibration: this has been constant and extreme. It is impossible to have a phone conversation on the land line, or do any creative work requiring concentration. There are already major cracks in the room by the party wall next to the work in progress. When the basement conversion on the other side was done, the flank wall required major repairs. It is assumed the owner will honour the party wall agreement and pay for all repairs, as our insurance company cancelled our accidental damage coverage during the period of the building works. It is worth noting that insurance premiums for owners adjacent to basement conversions go up significantly. There is nothing on the questionnaire that makes it possible to record the excessive amount of time required to read all the proposals, respond, arrange appointments related to party wall investigations and repairs (which incur their own inconvenience and disruption). It is unfortunate such a relevant aspect has been omitted.

Comment 30

The noise from the deep drilling and major reconstruction works as well as the construction of a basement swimming pool that we endured — not 20 yards from our front doors, was horrendous and carried on for the duration of 3 years. The continuing maintenance work on the building has even extended that much more. The potential of subsidence was always possible. Our building was covered by dust for this duration and we also had heavy lead off cuts, bricks and concrete regularly falling in our courtyard, luckily no one was injured. The fact that the owner, the owner's contractor and indeed — party wall surveyor, promised a small donation for our garden by way of apology. This never materialised! We also had a major infestation of rats due to the digging and thus displacing them to our courtyard, as I saw them myself come from under the building next door. The owner of the property denied this when I mentioned it to him, although the builders confirmed there were rats there. It was hell! We were all affected very badly especially the elderly and housebound and those trying to work from home and it was hugely detrimental to our health and well being. Our complaints were not taken seriously and no one represented our interests. The noise even went on at weekends.

Comment 31

(Construction time) — 12 months and the workers do not know when they will finish. (Party wall) The walls are now very thin. I can hear full conversations next door. The basement development has removed all greenery, plants etc from the next door property. It would seem a few patio plants are being planted, however, a mature garden, front and back has been lost - there is a lot of ugly concrete instead and half the lawn is gone. The workmen have consistently started work at 7:30 every morning and Saturdays for a year - Is 8 o'clock not the correct time - They shout from arrival till they leave.

The noise has been amazing and a nightmare. The rubbish outside and cabins have been an eyesore and in the way on the pavement. The two portaloos have added stench to inconvenience. - (outside the property and in front). The new back window overlooks our garden, thus taking privacy. I strongly feel that when a basement development does away with a front garden and significantly reduces the size of the back garden it reduces the quality and character of the neighbourhood. More concrete less grass and trees. I would be in favour of stopping basement developments. The one next to us is a loss of attractive gardens. The work has been intolerable at times and extremely inconsiderate to those who live here.

Comment 32

— has dug up over 70% of their garden in preparation for a large basement which extends into the garden at the loss of green spaces and untold environmental impact which could lead to structural damage to surrounding properties, I was told that presently Camden allows up to 50% of people's garden's to be developed into basements. I feel that when the garden is so big (120ft long by 50 ft wide), a 50% rule is too big a loss of amenity. In

the surrounding area the basement alone would be equivalent in size to a large family home on its own right. Basement developments create unpredictable consequences such as ground water diversion leading to structural damage to surrounding properties long after the construction has been completed which puts enormous burden of proof for effected residents to claim against for damages. The permanent loss of amenity is immensurable as mature trees are felled in the process. Most basements generally create unnecessary spaces such as gyms, home cinemas, or indoor pools, instead of sleeping accommodations which may be deemed necessary. Camden should change their planning guidelines to protect residents and landscape by taking into account the sheer size of these developments instead of a hard rule which may not be suitable in a number of cases —.

Comment 33

This is a proposed basement development which has planning permission but has now applied for amendments. While I don't doubt that Camden put a notice up in the street about the initial application no local residents recall seeing it - I believe it was removed very early on. Similarly the most recent notice about the amendment has had the date deleted from the outside so there is no longer any indication of the time limit for Commenting, though I and several others have done so. These are terraced houses with relatively party walls which cannot take the strain of steel reinforcement for basements. Being terraced houses noise from any single property has great impact on neighbouring properties. The street is relatively narrow with car parking, two cars cannot meet without one giving way - the extra traffic which such work will engender will create chaos not to mention two parking places lost - we pay to park here and it is already not easy to get parking without the loss of two spaces. We pay extra on house insurance because of the danger of subsidence and they talk of excavating for a basement. The owner — intends to move out — while the work is done and doubtless will not return there but sell at a large profit.

Comment 34

In my opinion and experience — buildings 150+ years plus old are not designed to be dug under. Those higher up the building will always be worse off from negative impact of vibrations, subsidence and building movement, which is magnified the higher you go.

There is no accountability by the developer / architect once they have left the site. Problems do (and have in our case) continued to arise months / years later. In our case, the architect refused to make good damaged caused (to our flat) and did not even organise a party wall / condition report for our flat prior to commencement of work (which I believe should be mandatory or at the very least 'good practice' for all firms. The only recourse available at this stage, is legal action which should always be a last resort and often too expensive (and unwanted for neighbourly harmony) to be an option.

If basements are to go ahead, use of correct materials must also be better scrutinised. It's all well and good replacing 'old wooden' beams with more modern steel beams, but not if the impact on the rest of the building's flats is worse vibrations from e.g. passing traffic. Old & New (materials) don't always mix.

Comment 35

My immediate neighbours — have not started their building work, but I have experience of a number of basement conversions in my street, the closest being two doors down —. During the period of the intensive building work it was difficult in my flat to carry out a conversation and to be able to hear the other person. The noise pollution interfered with the ability to comprehend normal speech. The high decibel levels of the construction noise were often deafening. It was particularly annoying when this was accompanied by vibration. My experience is, that basement conversions take about a year for the work to be completed. This is an extended period of noise pollution for the neighbours. As — is quite narrow, noise seems to be bounced back by the buildings, exacerbating the problem. Over the long period of time I found it hard to concentrate and my sleep was disturbed. I

felt fatigued, stressed and irritated and my work efficiency decreased significantly. Closing windows and doors to eliminate outside noises brought little respite. My quality of life was significantly impaired over lengthy periods of continued exposure to noise and vibration. In conclusion, I am concerned about noise having an impact on health and wellbeing and would therefore urge you to stop all basement conversions in build-up areas.

Comment 36

I am a resident of one of the — flats in the building. We and months and months of hell. Noise and mess and dust were intolerable. I am lucky to be able to get away from the place, but when there work —was impossible, as was listening to the radio or entertaining. The flat has been my home for over 40 years and has been ruined. The previously pretty garden was destroyed and we now look on plastic grass and 9 ugly structures hiding mountains of rubble that should have been cleared away. There was significant structural damage and today cracks are opening that are causing wallpaper to ruck and tear, and windows and doors to jam and catch (twice I returned home, — and was not able to open my front door due to movement). Decor is therefore spoilt. In the common parts the curtains (that I had made) were removed, leaving all the mail for the flats stepped on the floor. I am still suffering damage in my flat, but the developers have left, leaving me this havoc and destruction - all for one person to get rich. No compensation for my home has been ruined. What can I do, dust and cracks are still affecting

Comment 37

The development which gave rise to the answers above was to the flat below me, therefore there was no party wall agreement.

My flat was almost uninhabitable for the main period of construction (i.e. over one year); the floor boards of my flat were directly open to the elements from below with consequent ingress of cold air and dust. Noise levels in the flat were up to 80dB which made it almost impossible to hear normal speech, even at close range.

Some of the planning conditions were not met. There were health and safety issues during the development, especially relating to access (and emergency exit). Every room but one was damaged by the development. The damage was generally, but not entirely, satisfactorily repaired by the builder but at great inconvenience to me and without compensation. The development led to ingress of mice to the flat; these have been eliminated but again it caused inconvenience. The drainage of my garden has altered; it is now drier. A number of trees have been lost. — There have been other developments in my immediate neighbourhood over a number of years, including one next door. These have all produced noise, dust and disruption to a greater or lesser degree, mainly depending on distance from me.

Comment 38

We had major issues with our reconnection — - they flooded our house and caused major damage in the vault and living room. It took over a year to resolve the issue and cause over £12,000 worth of damage. It also resulted in having to have the road dug up again to have the road cemented up, under my suggestion as — did not have an adequate solution for our constant leaking into the property.

Additional the road works done outside our street has resulted in a much higher level of vibrations and notice that we get in our property. This has also taken a large amount of time (nearly a year) and effort to try and get resolved - this has still not been resolved.

There has been numerous improvements along — where the works (including our own) has increased noise and vibrations to our property during the works. The main issues we encountered is not having a place to park our car, as we have paid for a council permit to park outside our house. Additionally the amount of dust and dirt we encountered which

will require us to re-paint our house again after having spent time and money doing this ourselves.

Comment 39

— The look of the house and its garden is totally at variance with the rest of this conservation area - much in breach of planning permissions. The front garden and its trees were not put back to the original as stipulated in the original agreements, the back garden is repulsive and revolting - the patio at the back, is out of keeping, there has been no respect for the rest of the neighbours - the cladding along the back garden wall is way beyond the height agreed by Camden - and on it goes. I have been disgusted. As ratepayers we have been put through hell and at all points Camden's response has been pathetic and beyond that utterly useless. —

Comment 40

I intend to construct a cellar under my house. I am very pleased that my next door neighbours, on both sides, have built cellars. There are two reasons why:

1. When I build my cellar, I already have a cellar wall on both sides of my house. Of course, I shall have to pay a fee to — use their walls and the cost shall be a lot less than if I had excavated independently.

2. All our houses — have subsided into the earth about four centimetres more on one side than the other. This is because our houses have a small cellar under just the entrance hall and therefore the foundations are deeper on one side of every house than on the party wall on the other side. Building a cellar does increase the foundation depth and much improves the stability of any house that has been so improved. Let me say that I offer my approval to virtually any cellar project. Cellars are engineering and without engineering, we human beings wouldn't even have progressed to living in caves. There certainly wouldn't be any wonderful projects like Crossrail. Hoorah for Cellars! Properly engineered, of course.

Comment 41

I live in the property at the top of the building where the basement excavation was done and was not offered any agreements as I am above rather than on adjoining wall. I was told the works would take 3 or 4 months and had very little information about the process other than documents available to Camden for the application. I believe anyone living near a potential basement dig needs to be properly informed of the potential noise, structural and environmental disruption of such an undertaking before any such work is undertaken. — I think that Camden should be much more thorough in assessing contractors who are taking on this kind of a job that has significant structural impact. — I also think it is important to make sure that someone is regularly inspecting the works to ensure that standard procedures are being followed

Comment 42

We had an affected tree to the rear of our garden. It is — tree that should have been afforded some protection. — the tree has suffered significantly and we may yet lose it. It is struggling to grow for the following three summers. The development was never intended to encroach onto the roots of the tree. To make matters worse, I had a huge struggle to get any inspector from Camden to attend the site to ensure that they adhere to the correct standards and protocol. —

As regards the basement development, I still have no idea to what extent our building has been damaged. Our party wall surveyor could only measure the Before and After movement but indicated the future may yet prove to be quite problematic. We were not allowed to attend any council meetings to lodge an objection because the decision was taken behind closed doors by Camden Council.

Comment 43

Permission to sink basements in the — dwelling has meant the owners were able to think in terms of a more ambitious project.

The overall “footprint” of the plan was enlarged, resulting in a building which increased the density of the area surrounding my own apartment, which overlooks the site. The view from my living room window is substantially altered by the erection of this larger residence. My privacy has been invaded by the nearness of the home. I also do not wish to see into their rooms with such clarity of detail, as is the case at present, no blinds even being drawn across the windows. Light pollution is considerable. The more ambitious building plan, afforded by permission to dig basements, has meant longer exposure to noise as construction takes place. In 2012 I was informed by my — insurance broker that the company with whom I was insured was no longer offering insurance for the north west London area, due to dangers of subsidence. It took some time to find another company willing to provide me with household cover. I feel this highlights the danger of permission being too freely given by the Council for the digging of basements.

Comment 44

I'm unable to complete points 5, 6+7, as the building is still not completed, 1 year later. Due to my next door neighbours, — who are immediately next to the basement work - suffering from accidental subsidence to their house, with scaffolding supporting their front door entrance and internal supports in place as well, I now want to move from Camden - to a borough, who has tighter regulations in place, towards this invasive building work. The noise at certain points was (and is still) intolerable, and constant, at various stages of the construction. Early mornings were not exempt, ie 8am, with noisy deliveries, interminable generators, drowning entirely the use of a radio - it was pointless in turn it on. The thought of this happening with my immediate neighbours on either side of my house, simply fills me with horror. The nightmare of having to live with a minimum of a year plus, of unacceptable noise levels, the thought of subsidence, having to use legal restraint, the legal bills, etc., with no council authority in place to turn to, leaves with no alternative - but to move, before it's too late.

Comment 45

During our opposition to the planned consecutive basements we have learned from other completed projects in the neighbourhood that damage to adjoining property has always occurred - but the regulations use the term 'slight' damage. There is no way to ascertain the extent of damage before the works. There is never enough money to cover. The Planning Committee gives help to applicants (i.e., Design Committee) but there is nothing for the opposition who have to spend their money and time in obtaining professional reports, surveys, advice. And there is no feedback from the \planning Committee that these submitted reports are even considered. Our property was built before 1900 on clay on a downward slope and while attached by a shared wall at the back, there is a — flank wall with tie beams that will be at imminent risk.

The documents submitted by the applicants are not accurate and therefore distorts the situation. — in several cases it is simply to double the selling price which then happens. The opposition has no access to the document 106 which is drafted following approval.

Comment 46

Damages caused —

1. Subsidence due to shifting slab
2. Water damage- installed 2 new sump pumps beneath gym and pool
3. Water ingress- pool

4. Structural damage
5. Mortar and pointing damaged
6. Roof damaged
7. Planters damaged due to movement caused by vibration
8. Wisteria damaged
9. Large brick wall facing front door
10. Bad quality pointing and finishing
11. Driveway lights damaged -water ingress
12. Excessive dust coating house and vehicles
13. Excessive noise
14. Excessive vibrations
15. Increase in maintenance costs
16. Replaced boilers due to vibrations
17. Alarm system damaged -door vipers- due to vibrations
18. Air conditioning system damaged
19. Cracking around pool
20. Drainage problems on terrace
21. Roof damage- water ingress
22. Family room blinds broken due to water ingress
23. Parapets, gutters and drainage damaged
24. Water ingress- staff annexe roof
25. Paint damage around window frames and doors
26. Collapsed ceiling on veranda
27. — bathroom overflow disconnected
28. Ruptured plumbing
29. Wood flooring in basement shifted plus water ingress causing warped wood
30. Electrical feed disconnected
31. Right to light obstructed
32. Trellis too high
33. Family & staff suffered for over 2 years

34. Pets traumatised due to noise, dust and vibration

Comment 47

The basement extension — has been extremely disruptive. We were told it would only be 6 months. It turned out to be over 19 months. During that time there have been continuous lorries blocking the street, at all hours which also managed to damage resident's cars. The noise from 8am to 5.30pm every day has seriously affected our health. For most of the time we have been unable to open our windows, or use the garden and unable to find anywhere in the house to work or rest because of the incessant noise from drilling and the vibrations. The dust and dirt from the building means our windows are permanently coated with a layer of dirt, and our garden virtually unusable. All this is compounded by the fact that — another basement has been excavated which has taken 2 years. For most of that time they had a loud generator working. The noise from that vibrated right along the street and sent acrid fumes to all the neighbours. We are at a loss to understand why none of this is considered by planners.

Comment 48

To our knowledge the houses — were all built with cellars going down one floor covering the back part of the house only. In the last few years several of these cellars have been extended under the front part of the house with light-wells on the frontage to the road. — has no light-well and there was little or no further down to lower the floor, but there was some excavation towards the front of the house.

A further basement development did take place, however, — which we understand did cause some problems with flooding due to disturbance of underground water courses and necessitated tanking and an installation of a sophisticated automatic pump. Since this property does not adjoin our own and is, in any case, further down the gradient of the road our property has not been affected in this way. We would strongly oppose any development which excavated deeper than the existing floor level of the original cellar, given that the area is full of underground water courses —

Comment 49

Comments are given on behalf of our small neighbourhood —Association—. We obviously cannot respond to your questions on specific sites. As you see above, there have and are continuing to be large developments proposing deep and or extensive basement construction. Some have been carried out without prior Planning Approval and several propose 3 or 4 storey deep basements. There have been other developments involving basement work over the past 10 years — We are well aware of the harm these excessive deep basement constructions can cause to their neighbours and fear the extent of proposed developments will cause widespread problems if further applications are approved. We appreciate this consultation and the Association has distributed it as widely as possible, though the time scale you leave for responses is quite short. Please forward future consultation or other relevant documents and the — shall endeavour to issue them to all our Association members. —

Comment 50

Dear Camden,

Regarding the basement survey. — In recent years we have had at least 4 basement projects near us. — In all cases these projects have been lengthy. The noise levels from the machinery used as well as music played by the construction crews has been high for long periods. The construction crews often violate Sunday work rules.

— very high dust levels in its early stages. We have had serious damp and drainage problems since the construction —. We were obliged to replace our basement floor and

much of our kitchen due to damage from damp. We think this very deep basement may have blocked underground water flows down what is a hill. In addition, gardens that had been attractive to wildlife have been reduced in size and often largely covered with stone and / or artificial turf which are likely to be less beneficial.

Comment 51

During the very long period of work caused by hitting underground water, the house — had foundation problems and the residents had to leave for corrective work to be done. The road had a continual flow of muddy water - (a hill) - covering tyres and the lower parts of cars. Residents parking spaces (already limited) were blocked by a skip almost non stop. Luckily our home was not damaged but our part of the road was like a building site for months. The property owners are really nice people who am sure were themselves shocked by the very long story and the delay before they could move in! There were luckily no problems for us - other than needing to clean my car more often, having to do a detour to avoid stepping in to the flow of water, having difficulty finding a parking space and feeling that the development work spoiled the sedateness of the road for much too long! Our next door neighbours I am sure will have more to say on the subject!!

Comment 52

— is extremely concerned about the proposals currently on the table to develop basements in —.

We are concerned about the environmental impact, no doubt negative, on the cobbles and paving stones as large and heavy HGV vehicles will have to drive on the mews to haul out all that soil in addition to the vehicles required for the building development. Some stretches of the mews are one way streets - one developer is suggesting that 2-way traffic should be allowed - this will create havoc on the mews traffic and affect all the traffic patterns in the area, and further deteriorate the cobblestones. Please note that there has been a history of HGV's damaging properties and cars.

Last night, we held a — meeting and it was reported that there is a tributary of the River Fleet running under the mews - another serious concern. Remember, we are a conservation area and the process of building basements on the mews will not aid in conservation, far from it.

Comment 53

Some of the previous Questions are irrelevant to me as the basements did not adjoin or were close to our house (thank goodness). However the disruption to our road was considerable.

Most deliveries were by very large diesel trucks and lorries, which, because of the narrowness of the road often parked for up to one hour both blocking the road and left running, also for an hour, churning out pollution and particulates (highly damaging to all but particularly to children) Construction management plans should place a limit on the size of vehicles used and ban the use of diesel fuelled vehicles. There should also be a ban on vehicles left running when stationary. Presumably, this Survey will not be used to prevent tightening policy on Basements - so many experts will give an opinion that it is not possible to totally predict the affect of basement construction on subsoil movement, that soil movement and structural damage can take place gradually over ten years and that the Party Wall Law is ineffective in protecting the adjoining properties against most developers.

Comment 54

The work created a great deal of dust throughout the whole building. The whole of our flat (on the first floor) was covered in a thick coat of dust for a period of several months.

The owners of the basement flat simply moved out of the building while the work was in progress, leaving other flat owners to put up with the mess and inconvenience

I suggest the Council should consult more fully with other flat owners and/or neighbours to see to what extent they are likely to be inconvenienced. Work of this kind should only be permitted if other flat owners/neighbours are compensated financially by the person carrying out the work. This is a subject on which I feel strongly and I am glad that the Council is, if only belatedly, beginning to ask residents for their views on the matter. I might add that as a result of the work carried out in the basement extension to which I refer in my answers I have had to spend over £6,000 on repairs and redecoration to my flat.

Comment 55

—Our experience as neighbours living next door to the basement excavation has been absolutely appalling. We have suffered 4 years of building works, excessive noise, drilling, vibration, dust and damage to our family home. The basement excavation has caused damage to our property of tens of thousands of pounds, including internal and external damage, and has put our — children at risk due to damage to a boundary wall, which is likely to cause it to collapse. The Party Wall process has been — impeded —, obliging us to go to the expense of paying for a structural engineer to show the extent of the damage that has been caused. The report has confirmed the damage caused by the excavation. Currently we have still not had an Award, our home remains damaged, and the site works continue.

Comment 56

— We — have had a surveyor monitor the flats for cracks in ceilings and walls. — we have experienced almost daily noise disturbance, dust, pavement obstruction and we understand work will continue —. Whilst the builders have been consistently courteous this cannot vindicate Camden's allowing planning permission for the massive structural alterations and additions under way including basement developments. We fear that the serial development of basements and sub- basements in a road which slopes steeply, north and south and east and west, is a recipe for disaster to the houses concerned and their neighbours given the impact on drainage and the water table. Please review your planning criteria before it is too late.

Comment 57

There have been a number of basements developments —. These have caused water levels to rise such that we now get constant damp in the cellar which was previously dry and on occasions the floor is wet whereas before any basement developments the cellar was completely dry. The constant use of lorries removing soil is noise intrusive and we have had many dents to our vehicle by such lorries (some witnessed, but most not). — if basements are to continue there should be a requirement to use much smaller lorries and containers. The hours of operation should also be restricted to Mondays to Fridays as we are constantly woken by lorries removing containers on Saturday mornings before 8am. We venture to suggest that basement soil should also be dug by hand and soil removed by hand as has happened on one basement. This will remove intrusive sound of a conveyor belt constantly operating, frequently with no soil being removed.

Comment 58

The above questions really have no bearing on the problem. The point is that people around the site have to put up with a great deal of unpleasant noise and often traffic disruption and difficulty of access. Also, it may take some time for effects on neighbouring buildings to be noticed. There is no good reason for the digging of a basement that causes unpleasantness to people's lives. If your house is too small, move. Often, people developing basements do so only in order to sell the house for a higher price. In one of these buildings — was residing on the first floor as the work was done. Their lives were

made hell. That Camden Council allowed such a thing to happen is disgraceful. It entered into a 106 agreement; rather unusual for a domestic property. Profit to the detriment of other people's lives is wholly unacceptable. It is time for all local councils to ban basement excavation.

Comment 59

— the tree from the rear of the garden had fallen down. Two further trees have had to be cut down this year —. A few months ago a neighbour noticed a movement in her garden. What surprises me is that this area in particular — has been near the source of underground rivers or springs. The gradient of the ground is also very steep. Has any notice been taken of the affect to underground water channels and therefore the movement? The area suffers from high levels of subsidence. — Are we ensuring the work carried out will not upset the root system in such a vulnerable area?

If the tree falls there is real risk to life and buildings. I am not an expert however I do believe the work needs to be checked and extra precaution taken.

Comment 60

There are large areas — which are on sloping ground. — the slopes are from north to south and from east to west. — There are aquifers which are consequential on the slopes. — the hydrodynamics is complicated because of the different layers of soil type. Basements are dangerous to properties in the areas in which the potentially disturbed aquifers may be affected. It may take a considerable time and exceptional weather conditions for these effects to produce detectable effects. A modifying factor would be for those who effect the building of basements to be required to take out an adequate insurance policy for the potential detrimental effects, which might subsequently become manifest, even if at the time of construction it is argued that this is highly unlikely or absolutely impossible.

Comment 61

I — suffered through severe noise from — building works that lasted for over a year. — ignored repeated requests by me and other neighbours to show some consideration in terms of how early the work started each day and also with regards to giving some notice for the most disruptive noise (none was given at any time). The previous good neighbourly relations broke down completely and there was no attempt to remedy the situation. I should also add that I — work from my home, which was extremely difficult during the worst bits of noise. —

Comment 62

We are about to suffer up to two years of noise, dirt and disruption because of two massive basement developments that are about to commence at two properties in the same road — the (estimated) at least two thousand heavy vehicle movements that will be required for the construction of the two basements will have to enter and exit the sites —, causing the residents of this road and the surrounding streets misery for the duration of the works. Camden's own officers have admitted that the traffic management plan — is flawed, but because permission was granted - without anyone from Camden coming to see the site - they say they cannot now prevent the work.

Comment 63

I — suffered through noise coming from the building works — coming very soon after extensive work and serious noise at —, this was upsetting. I do not recall seeing any previous consultation or information regarding this work before it began, formal or informal.

Comment 64

We are very disappointed with LBC's approach to non material amendments ie the developer can do anything. There is a total lack of building control which affects the party wall system and compliance with consents. There is insufficient rigour over the planning process ie consented drawings and control over their revisions and implementation. There is a serious failure to monitor developments in accordance with approved plans. After non approved developments (illegible to LBC) there was a total lack of enforcement notwithstanding constant evidence and objections. LBC failed to give any proper weight to the objections from adjacent owners and conservation societies. Basically this gives the clear message that there is no effective control over developments in Camden. We experienced cracking, displacement of cladding, flooding, vibration damage causing plaster to fall off our walls. We had to pay for most of the repairs ourselves —. Noise levels were extreme and LBC said it was permitted.

Comment 65

I can't answer the survey above as the planned basement development hasn't begun yet, but feel I must voice concerns regarding:

- stability of the neighbouring building during excavations
- noise levels during construction as I work from home —
- the collection and disposal of waste materials from the excavation. — is narrow, with parked residents' cars along its length. It is entirely inappropriate for large waste collection lorries to drive up —. Also collection of the waste will involve blocking — a — street, for long periods, rendering access to our own homes difficult. Special arrangements for access to the worksite must therefore be imperative —
- — a basement is in itself not in keeping with the type of properties —.

Comment 66

Since the basement hasn't yet been built, it is irrelevant to Comment on this particular case. I am not aware of any others in the immediate vicinity. However, general Comments are:-

1. — is a very pleasant road, and the residents want to keep it that way if possible.
2. While digging double basements is likely to cause disruption and reduction of parking space for a time, the greatest problem is what effect will this have on neighbouring properties. The immediate neighbours could suffer subsidence damage etc., and almost anybody in the immediate neighbourhood, could be affected by changes in such things as underground aquifers, streams etc., most of which seem to be uncharted, or simply unknown.
3. It begs the question of, if the owners are so keen to have a bigger property, why do they simply not move to a bigger house, thereby avoiding a very expensive reconstruction, the disruption of the street, and the possible future underground problems for the neighbours?

Comment 67

— In principle the neighbour adhered to the party wall agreement —

My surveyor —had to carry out approx 8 - 10 inspections! —

— I had terrible problems with the entry door — and the French doors —. Both had to be filed down repeatedly in order to be able to close them. The kitchen window — could not be closed and had to be taken out twice to be filed down. All of the above represented

a threat to my personal security especially that it was not always possible to carry out remedial works straight away. The cracks inside my flat continued to deteriorate for many months after the work was completed.

Comment 68

During construction 1 digger was taken round the back when it is not allowed as it is motorised. The rear extension — was re built 6 years ago we do have hairline cracks from this rebuild but it could be the houses moving despite deep foundations due to the fact our terraced houses are on the hill which does move. While this extension was being built the main sewer pipe — was broken, it was covered with a plastic shield and then concreted. This drain has to be rodded if blocked. Furthermore the garden which was in immaculate condition — is now a Tip rubbish and broken toys in heaps the grass has not been cut this year. The tall gate installed at the end of their garden is now partially blocked for — vehicles, —. We have been here 54 years.

Comment 69

After a long period of 3 changes to the planning permission — and after considerable objection by the immediate neighbours permission has been given to excavation a new basement under the entire building. The project has not yet started at no point has the owner of the building ever approached us to discuss their intentions.

The anxiety of what is to come is shocking and planners are totally oblivious to the extent of disruption and damage that neighbours are thrown into, not to mention losing the privacy and protection and stability of their own house. When a building is connected structurally to another wanting to create a basement the permission should automatically not be given only non jointed detached buildings in their own land should be accepted for review.

Instead of encouraging home owners to take pride in maintaining properties Camden is inviting unnecessary damage to buildings and communities with this basement epidemic! Stop all basements now!

Comment 70

The development — has taken twice as long as planned and has been a constant drain on my energy levels, privacy and the enjoyment of my property. The owners haven't lived in the building during construction so have little regard for civil working hours. Almost every Saturday I'm woken at 8-8:30 am by the builders and have to ask them to wait until a lawful hour to start. I have also been woken up in Sundays. The owners applied for the felling of 2 — trees a few months before the development citing safety concerns and proximity to the building's foundations. Although neighbours attempted to block the application, it went through. It's now clear that the trees were felled just to make room for the cellar development. This is shocking in a conservation area. I also have videos of my entire living room shaking and pictures falling down, if you would like to see that.

Comment 71

— Basically, these threaten to make — a permanent construction site and will mess up traffic and parking for residents for years, involve thousands of vehicle movements on congested, narrow roads all so a few city Bigwigs can have underground pleasure palaces.

Comment 72

Although full basement was not developed the building owner removed significant soil from cellar to below level of foundations without underpinning party wall. There was no party wall agreement to work on this part of the property —. We feel the Council should never have given permission for basement to be built and they ignored all our protestations that this basement should not be built. In addition, permission was given for a 10 ft high wall

to be built —. These people who said they would be long term residents have left the flat which has remained empty for over 18 months. They were just property developers. The garden is a jungle with trees overhanging neighbouring gardens. Why do you persist in giving permission for basement development to people who have no connection with the Borough whatsoever?

Comment 73

1. I bought my garden flat for my retirement but during the last three summers I have not had utility of my garden because of the almost continuous noise, vibration, and dust.

2. — I found that parking spaces were severely restricted as the building works had effectively taken out six parking spaces. — This is also the nuisance of significantly more heavy vehicles passing very nearby as well as unloading.

3. No one has been able to give accurate prediction as to how long this nuisance will go on for, apart from the initial prediction that the work would only go on for one year. There has been no attempt to communicate with the neighbours as to why there has been such a delay.

Comment 74

The basement in the block was developed without the knowledge of the residents. So we have had to put up with a lot in this building due to Camden's incompetence. We weren't ever told about the planning application and then when we did find out it was too late, you said, to appeal. Not one person in the building received the information on the basement plan. Even when the basements were finished with your consent someone from the council came round and said one flat didn't have enough light. — And because of Camden Council we have had to put up with all of the disruption for a long time. Also the road is constantly flooding which must be the ever increasing lorries in such a small road.

Comment 75

— Our experience as neighbours living next door to the basement excavation has been absolutely appalling. We have suffered 4 years of building works, excessive noise, drilling, vibration, dust and damage to our family home. The basement excavation has caused damage to our property of tens of thousands of pounds, including internal and external damage, — our home remains damaged, and the site works continue.

Comment 76

— The damage, due to hydrostatic pressures not in existence during 30 years of our property ownership, was permitted by Camden Planning for a large double basement build out including extensive below ground excavations and in addition soil removal for two large adjacent sunken basement patios —. Redirection of ground water — due to the build, caused extensive damage to our garden shed, our garden, and also a garden sculpture which tipped over because the ground that for many years had supported it, became too boggy and lost its integrity. We now have the problem during rainy weather of standing water on a back garden lawn which kills off the grass and is threatening various specimen trees.

Comment 77

We would be happy if Camden followed Kensington and Chelsea council and banned basement developments altogether. The noise, dirt, pollution, number of lorries blocking roads seem to go on for years. We know that house holders all want to increase the size of their properties for their convenience and profit. It is the poor neighbours who suffer the ill effects. Usually the owner of the property doesn't live there whilst this disruption goes on. It is so unfair to inflict this misery of life on neighbours. I am also concerned about the

water tables. Nobody really knows the effects all these basements are going to have in the future on underground streams etc. As you know — traffic is incredibly heavy, especially at school run times. We have one of the worst air pollution records in the EU. The lorries on these building sites contribute to this appalling record. It should be stopped.

Comment 78

Excavating two levels of basement has resulted in a huge number of lorry movement and illegal parking on double yellow lines etc (whilst lorries were waiting to get space at the site) caused enormous disruption and noise over a continuous 2 year period, including Saturdays- this not only caused significant vibration in the house but also a great deal of dust and dirt from spray generated by the lorry movements. The extensive digging and particularly piling caused severe vibration even of furniture and beds in the house, and arguably has caused movement of the walls in the building evidenced by hairline cracks- no monitoring of facing buildings was offered by the developers and so it is impossible to directly attribute damage to the basement work- the offer of monitoring should be made to all surrounding buildings as it seems unpredictable as to what effect such major structural works carry.

Comment 79

I did not keep a record (of how long it took). —It is impossible to assess the effects in the way requested in that - I imagine - damage to structures might only appear in the long term. It could be, though it will require expert surveyors to confirm this, that really severe heat or cold of a kind we have not experienced in the last 1 - 2 years would cause certain drainage and structural problems which the excavation of basements will have encouraged. I can't emphasise strongly enough that I feel an expert assessment of the impact of basement development on the foundations and structures (including drainage systems) of adjacent buildings illegible in recent experience would be very valuable to have before any future basement excavation was allowed.

Comment 80

It took longer (5 years) than we were led to believe and was not kept up to date with progress as promised. The builders were rude and arrogant, they worked over the permitted time, over 8pm and the lied when challenged by the council. The noise was constant, it was horrendous. The vibrations would move objects of shelves and some of our belongings were damaged, we was only compensated after legal advice. The dust was every week in our flat all over the windows, — Constant traffic blocking the road over 10 trucks a day the noise and pollution was terrible and they damaged the road and pavement outside the property which the council have done nothing about. The hole building inside and out has been damaged.

Comment 81

The volume of basement developments — is out of control. For at least five years there has been constant redevelopment — causing endless congestion, delays, scratched vehicles and total disorder and stress to the long term Residents of the street who, it seems, are totally disregarded when the Camden Planners make their decisions. Endless overdevelopment of traditional Victorian houses seems paramount. Gardens are replaced by large back extensions - frequently looking like glass boxes - and no account appears to be taken of the character of the Victorian houses onto which they are added. This is a conservation area . However it is harder and harder to have any believe In what those words mean, and whether this is something that has any value.

Comment 82

About 4 years ago — neighbours — were granted permission to build a basement. Most of the neighbours objected and we appointed a planning solicitor to fight our case. The

architects — overlooked that there is a main sewer that runs — at about three feet from the back of the houses. Our neighbour wanted not only to build the basement under their house but extend it under the garden. It was nevertheless approved by the council but the owners — decided to move rather than carry out the work. Our objections were that it would have been impossible for us to park our car outside our property while the work was in progress. To our knowledge there has never been a basement built under a house like ours.

Comment 83

This property — was well managed on the whole during its long development. However, there were breaches in planning regulations — - this was not in the original plans or permissions from Camden - it is revolting and totally out of keeping with this conservation zone.

As residents of this street, in my case for over 40 years, those of us who loathe this, wonder at the lack of supervision and the complete disregard of democratic process which has been permitted. Frankly, it is disgusting. Camden has a great deal to answer for - and as a citizen I have been appalled.

Comment 84

Progression must continue — if buildings are to be cared for with owners wanting to spend money on these. Therefore if basements are a part of the multi-million dollar makeovers that these properties are receiving, they are not harmful all but for a short period of noise and inconvenience to some. I say basements are an excellent thing and a great way of attracting people to our area who have the funds to maintain our buildings in and around, which are falling apart, unsafe and in need of love. People can't be expected to spend millions on up keep if they can't get the floor space to justify it and be comfortable living in it! We are owners and residents — and we are all for development including basements.

Comment 85

It was an awful experience. I would not wish it on my worst enemy. The workers often worked way beyond the allowed working hours 8 - 5pm and most Sundays. They often blocked our driveway causing a huge amount of stress —. They refused to move their vehicles until they emptied out their load which sometimes took 20 - 30 minutes. Many of them were rude and threw their rubbish, rubble and cigarette butts into our drive. On one occasion our living room was so dusty that we were choking when we breathed. This is despite having all our windows closed. We had to live with all our blinds and windows down constantly because the builders used to just stare at everything we did. It was very intrusive.

Comment 86

I am concerned at this horrible and selfish trend for digging out basements. This causes huge disruption for hugely long periods (at one point we had three skips in a row outside our house. The building work went on for years) and noise (skips were present for over two years but the full ones would be replaced by empty ones at 5 am in contravention of the agreement, the builders would make a large noise outside our bedroom window before 8 am including on Saturday mornings in contravention of the agreement). We have had the damage to date put right but are nervous about future damage. We are concerned about the effect on the water table and the effect on terraced houses. We see so many basement dig outs. Please do not keep granting permission for these.

Comment 87

We regret to inform you that the work carried out —for at least 2 years which has caused lot of disturbance to our business. We did inform this to Development control planning

services and no action taken to reduce nuisance and dust generated from their builder's bad practice. We are sure lot of others also informed you of this and also we noticed someone filmed them blocking road video clip of which they probably sent your offices. Recently we have noticed that dampness rapidly increasing in the basement and there is also one long bookshelf in the basement got loose and came off the wall. We are unable to shut most of the doors which are sticking out. There are hairline cracks in various parts of the building.

Look forward to hearing your thoughts.

Comment 88

I have experience of basement developments outside Camden borough. In that instance, the adjacent building needed to be rebuilt due to cracks and movement of the whole property. What the developers did is dig under not only the property building but under the whole boundary including garden and front garden to triple his footprint. The noise and disruption of diggers and dirt was insufferable. Please limit developments so that these are kept to one storey only for detached buildings, have a structural surveyors report including rivers that lie underground, have insurance for rebuilding adjoining properties affected and limited to buildings themselves rather than rear boundaries of other buildings. — for instance, lies on culverted river and lakes in C18th maps - not great for digging beneath - leaving flooding for others!

Comment 89

— I didn't receive any notice about the construction. I didn't have a noise problem after, but I had water running from my ceiling once. After finishing the construction, they started to build — in the garden just outside of my window, and it was much worse (I didn't receive any notice again). They did over time also weekends. I had exhaust air in my room. The condition was improved with my complaint, but I felt they slightly didn't care about people lived there. I am upset to hear they are going to do extension on my site now.

Comment 90

There is still work in process in the area and our street becomes noisy very early in the morning as well as during the week end.

Workers are speaking loud in the street sometimes as early as 6am, and some of them seem to be not caring much about how noisy they are. Trashing used materials is also affecting us quite a lot in terms of noise all the day. This work is not something we had been told when we moved in and this is definitely something very annoying in our everyday life. Although we understand the improvement/extension work needed, it would be appreciated if it could be conducted during weekdays and working hours only and if some of the employees could be more aware of the residents living around.

Comment 91

1) The development is not yet completed so it is hard to define the impact. 2) The basement seems to be extending beyond the footprint of the original house - which should not be permitted development - but as the work is still not finished it is hard to say what the ultimate plan is for the basement - i.e., whether it will be as permitted or not. Because it is not yet finished it is also hard to know what the impact will be. 3) The noise during construction has not been as bad as feared, but we (and other neighbours) have had a number of punctures in car tyres as a result of metal fragments left on the road by construction vehicles.

Comment 92

The houses — ended up with re-planted gardens and the light-wells are unobtrusive.

My only major objection was the removal of a magnificent tree in the rear garden —, ostensibly because the tree was 'diseased' which was clearly untrue but permission was granted anyway. Of more concern than basements is i) the removal of front walls, hedges and gardens with the complete areas paved over for parking, hideous, contributes to water run-off and flooding more so than basements and ii) trees being chopped down. Half the trees have disappeared — in the last 20 years. No attempt to even replace them. Tree preservation policy is in word only, not reality, shame on Camden.

Comment 93

It was years of nightmare like hell - mud & filth all over the street & our garden, debris falling & breaking my plants, so dangerous we couldn't let children in the garden on that boundary. Our land & some parts of inside were dust-coated & in the garden we had A lot of debris of brick pieces & chunks of wood, some with sharp edges.

We complained to Camden Council & Health & Safety about dangerous debris (site not properly protected) & about contractors working out of hours regularly but neither body did anything for us. Our — garden is now totally waterlogged through last Winter & when it rains - ruined. So ruined lives for years - ruined garden for ever. Well done Camden.

Comment 94

Construction still underway. Noise all day even on Saturday Terrible to work from home. Dust all over pavements and cars and front windows. Also mud. Often muddy, slippery pavements. Basement developments impact strongly on neighbours. The two basement developments — at the same time has been awful. The level of noise and dirt / dust / mud on pavements and cars has been unacceptable. Our car was damaged badly by the heavy vehicles. There are several other damaged cars in our street caused by these reckless lorries. Sometimes these vehicles block — making it impossible for us to drive out. Please timetable properly basement developments. We have noticed that our cellar has become very damp recently. Is this a direct effect of basement developments nearby?

Comment 95

— sought assurance that the council would compel the developer to abide by all obligations —. In the end this was done although not without great expense by — RA. I am at work all day so cannot Comment on work hour issues (except Saturdays). I am not opposed to responsible renovation of personal property but find a three story basement (as this was) beyond reasonable and not something the council should abide on terrace housing streets. Single story basements seem reasonable to me if designed well and construction is managed carefully (with proper physical and financial protections established for abutting property owners)

Comment 96

The period of the works was extremely stressful and distressing for us. The neighbours and builders were very inconsiderate with noise and vibration and even though they were pushing working hours to or outside limits, they could not finish in time and were 9 months late. — Many instances of noisy work done early on Saturdays were noted and complained about, with no effect. — In summary it was a total disaster! (The upstairs neighbour — had to move out too.)

Comment 97

The — house — was the nearest basement in recent years, and the noise of construction was certainly a nuisance. Construction of other basements more recently in these roads has obstructed pavements and road. I was very worried when the house next door — obtained planning permission for basement excavation, and very relieved to discover that

it was a preliminary to selling rather than an intention to do the work; I had been dreading the noise, vibration, dust and potential damage that basement excavation causes in these terraced houses. I appreciate this consultation process; like many of my neighbours I am concerned about the impact on the neighbourhood of basement excavation in this area.

Comment 98

The excavation of the basement — was done without planning permission. I reported it to the planning department and they confirmed that no permission had been sought. Planning permission was granted retrospectively and this effectively denies the neighbourhood the right to object. The whole of our property — has suffered considerable damage, particularly to the ground, basement and top floors, with cracking on all walls including external walls. The basement has been damp ever since. The owners — did not put in place a party wall agreement until after work was well under way. They argued about the damage and ended up paying a fraction of the cost to put right the damage they caused.

Comment 99

The basement is part of a larger development so some of the questions are not relevant. The works to the development have not been completed to date and I don't think the basement will have been finished either. In general the development has been very disruptive and there have been at least three different contractors in charge of the development. It has been badly managed and from the original demolition there has been an unlit fenced off area protruding 4 metres into the street behind which have been hidden cars and vans, to avoid parking charges. Rubbish and supplies. Currently it houses a portable toilet which stinks. It is emptied once a week without warning and stinks out our building causes us to retch.

Comment 100

This — basement has undermined our foundations which are extremely shallow although the degree of movement so far has been limited as the development has only recently been completed. There is every chance structural movement will occur in the future as a direct result of the basement construction affecting the natural underground water course. The stability of other houses in the street might also be affected particularly as they are mainly early Georgian/Regency with shallow foundations. It is a travesty that planning consent was granted for a house of circa — sq ft in one of the finest conservation streets with some of the most important historic properties — - these properties have been put at risk for absolutely no good reason.

Comment 101

Still ongoing (Party wall award). As I work from home, noise has been a problem, as has dust, which coats my outside and car. Our adjoining fence was removed during the initial weeks, and a temporary one put up only when I complained. The work is still ongoing, and for the last 10 days the fence has gone again, effectively depriving me of any privacy or security in my garden (a time when I would normally enjoy it, —). I would say the impact of this 'double' development was as bad as expected, with the added irritation of 'flying skips' and bags of sand that are often outside my front door. —

Comment 102

I have written this by reference to records of correspondence between the adjoining owner's surveyor and myself —. The important issues we addressed in the project were: a thorough survey of ground and water conditions prior to work; appointment of an engineer with an expertise in basements to design and supervise the work; and likewise employment of a contractor with experience.

I believe there is an incredible amount of misunderstood myths surrounding the issue

of basement construction. So long as the Borough adopts a policy requiring appropriate professional inputs at the relevant times I believe there should be no causes for alarm. A prerequisite here is strong administration of the policy and inspection of the work in progress.

Comment 103

To be noted - the firms undertaking the work have been most professional and also considerate of neighbours.

We recognise that these basement developments on our street form part of a significant refurbishment/upgrade to the properties in question. This is a good thing. However, there have been too many properties upgraded at the same time. In the last two years, there have been at least two basements being dug out at all times / continuously along with other property refurbishments within a few houses. The level of dust has been horrendous, not to mention loud equipment, hammering etc from 7am 6 days a week. Obviously, without basement developments, the refurbishments would be completed in much less time and without the same levels of dust.

Comment 104

Particular objections to full/deep basement excavations. The property is uninhabited during such work, so there is no consideration for neighbours. The works can take more than two years (in this area, experience shows some longer than this) and the noise level is often heard several blocks away, the dust reaches properties / gardens for 100s of meters, and the traffic and loading /off-loading of materials blocks pavements and roads and leaves more dust etc. The worst is the constant high level of noise for people who are at home in the day, trying to concentrate on something - which becomes impossible with permanent rumble of excavations continuing for months. We have found these big excavations a major disruption in the neighbourhood.

Comment 105

There were issues with the level of noise and dust from the excavation and the increase in an existing rodent problem. At no point have the contractors ensured that dust debris was contained to the property. Debris within my garden from the development which was/is not only dangerous as I have a cat but also made the garden look more unsightly than usual. A lack of permission also to use and access my garden for the rebuilding of the fence. However now the fence is up it does look decent. I think my biggest bug bear is the lack of communication as understand there will always be disruption with any development but constant open communication would make things a lot easier to bear.

Comment 106

I am in favour of development and creating more living space in Camden. So I have no complaints about the actual creation of basements. But I would like to see the rules on timing of works and parking enforced more strictly. I felt my privacy was totally invaded for 18 months as vans parked up just by my living room windows and peered in ignoring the yellow lines and my requests to them not to park right outside. The builders also started before 8am, sometimes as early as 6:15am, regularly - despite regulations and pleas from us. This probably just a problem with particular builders, but it would have been nice to have more support from the Council on this.

Comment 107

The building work was very disruptive — and went on for a very very long time. Not just traffic disruption but the noise of the building work and the excessive dirt and dust generated by the site. There were problems with the water drainage in the new basement which are still possibly unresolved which meant builders returning again and again to the property

long after building work was meant to be completed (and this happens intermittently on an ongoing basis) our own property — appears unaffected but the property next door to it is now falling down (literally) with massive cracks and subsidence which only happened after this basement was excavated

Comment 108

The property which had basement development is behind this house. My flat, is basement level, some years ago I had walls replastered and thick wallpaper, so there is no evidence of hair-line cracks. But other people in the house have complained. The excavation in house concerned did cause my patio to swell, communal wall with — house to crack enormously, garden path (communal) to raise and crack. Since the basement development was carried out the road — has swelled and roadworks have been carried out countless times. To remove so much earth from a property that is on a hill is unacceptable, as the consequence is everything below will be affected, which has occurred in this area.

Comment 109

Work took place at the rear of our building where, astonishingly, camden council gave planning permission — (in a conservation area). This resulted in a nearly 3 year project digging out an area to within 20-25 feet of our house to a depth of some 18 feet. Whilst work was underway, significant cracking has occurred though the structural engineer has declared it to not relate to the creation of —. We are having substantial work done to prevent subsidence and three of the flats in the house (including my own) require substantial renovation. It has been an unmitigated disaster for myself and all the occupants —.

Comment 110

(2009) Across road & round the corner. I felt vibration, my house shaking. I was sick for days. Horror. I went to investigate. I walked left, right, then straight ahead & up the road. Following the stronger vibration on the ground. I walked in to a deep deep huge hole. You do not have to be next door to feel the consequences! They were using a special machine. My house continued to vibrate / tremor. I continued to feel sick. My walls continued to crack, so did my mind (& peace)! What does Health & Safety think? Maybe build up - one storey not excavation. It's not the answer. Although I hope all new buildings are built with basements.

Comment 111

This area is already very congested and parking is very difficult. — the combination of parents dropping off students, minibuses dropping off students and residents cars make the streets very crowded. Furthermore many of the buildings (mine included) are old and suffering from previous subsidence. I fear that any further development will lead to further cracks in the walls. In addition this area is already very noisy. — the noise levels very loud. Were there to be additional construction in the area I would fear for my sanity. In all likelihood I would move to a different area.

Comment 112

The works continued for nearly six years in the house diagonally opposite ours. The basement development resulted in a beautiful garden being destroyed and six trees being felled. There were promises by the developers to replace the felled trees at the end of the project, but the scale of the concrete development was such that there was insufficient top soil left for any trees to be planted by the end of the project. The development has blighted that part of our street and remains unattractive even now. The noise, dirt and disruption over so many years meant that it was impossible to relax or work quietly at home during the day and on Saturday mornings.

Comment 113

The parking was terrible, suspended bays due to their machines or lorries. I couldn't have my TV on during the day as you just couldn't hear it, the place would shake and the vibration was terrible. At times I couldn't stay at home as I would end up with headaches. Their times of starting and finishing were fine, not too early or late but it was the noise. Since then I have seen a big crack in the back of my flat from the ground floor level to basement, Camden are aware of this. The back part of my flat had about a 2 inch gap that the ground had dropped (Camden repaired it).

Comment 114

Both of these properties have received permission for basements under the entire footprint of the house and the back garden. Neither have commenced construction yet but — appears close to starting.

Both properties — have planning permission. There is already disruption — in the form of mess from fires in the garden and smell. We are very concerned about the impact of 2 very large basement developments right next to us. —

Comment 115

Not yet completed. It's still a development site but no works at present. There are underground rivers in the — area and basement development affected water drainage. In particular, the basement development — has resulted in water being pumped out of the site onto the street for days on end and nothing was done to stop it. There has also been a lot of mess of works materials left on-street. The developers have also been allowed to breach parking regulations with materials left in the road and cones allowed to be left in the road to mark off parking bays for deliveries and storage of materials.

Comment 116

The number of basement excavations is unacceptable. The noise level (often before 8am) is also unacceptable for people working from home. When it is hot it is impossible to open a window because of the noise. The dirt and dust levels are unacceptable. Parking is restricted because they put obstacles on the road reserving parking unofficially. — started excavations before planning permission was granted and I feel that when I complained about it I was fobbed off. I have a long email trail about this. In short, I am totally fed up with this trend of digging out basements with no regard to neighbours.

Please stop this madness.

Comment 117

The basement being developed was not our immediate neighbour, but removed by 1 house - our immediate neighbour told us that a huge section of illegible and plaster ceiling had fallen down in the bedroom of their ground floor flat - —. She believed it was due to the work. Also at the same time our other neighbour had cracks in their house - probably from the works. This consultation is probably pointless. Rich people always get what they want.

Comment 118

Camden council is allowing an enormous double basement which will have an impact on the whole neighbourhood area. This is clearly against the statement given by Councillor Phil Jones regarding the building of basements. He has been quoted in the press about this and is clearly being disingenuous regarding the building of basements in Camden. We the immediate residents will have to put up with this and it has been overwhelmingly opposed by those who live in the immediate area. No notice was taken by Mr Jones or the council so why should anyone take any notice of this survey by We are Camden.org?

Perhaps you might answer me?

Comment 119

N.B. You - Camden council - over-ruled and out-voted our appeal & objections against this basement, at a council meeting. All our fears & objections have come true. It has cracked our house on all floors. — I — work from home, so it has badly affected our quality of life. We have still not repaired the cracks as we cannot give the time or face the stress or the disruption. The basement has probably decreased the value of our property. It was wrong that one flat has the right to cause so many pointless and ruinous problems to the other — flats in our shared building

Comment 120

The disruption caused by the neighbour's basement work was just intolerable. We had over the year or so to put up with the most unacceptable noise and vibrations. During the day, we were unable to enjoy our property and were forced to leave our house to escape the noise. To make matters even worse the noise continued on Saturday lunchtime when we should have been able to enjoy our property. In addition the street was constantly blocked by trucks emptying the waste and the footpaths were constantly dirty. Dust was also a problem and our windows and window ledges were always dirty.

Comment 121

My neighbour — did their basement — years ago. This was more disruptive than any of the recent basement developments as — it took much longer and generated much more mess. However, we have also not had any negative impact from that development in the — years since. It was also the only basement done specifically to create a separate flat - this has not caused a problem as the owners of the property are careful about who they let to but development for additional dwellings could negatively impact the (already challenging) parking situation

Comment 122

We had enormous problems with the party wall surveyor to the extent that the entire process cost us over £12,000 to resolve. It also an enormous rift between ourselves and our neighbours which took — years to repair. The extensive repairs to our property took over 6 months at great inconvenience to ourselves which of course took place only once the whole basement project was completed. This in itself was repeatedly stopped and started over a period of nearly 2 years. The noise and vibrations were indescribable. Our advice to anyone whose neighbour is planning such an extension would be to move.

Comment 123

— a proposed development to which I feel completely opposed. I did not get the chance to object as I was away when the letter was received. However I feel strongly that overdevelopment of housing should be avoided as the noise & disturbance can go on for years, and have a very bad effect on neighbour's health due to stress etc. There is just no need for this kind of work when there are plenty of houses available with the space already existing. Which risk damage to irreplaceable — properties and your neighbour's health? It is a blatant selfishness which I cannot comprehend.

Comment 124

During the lengthy construction period (2 years in my case) the disruption to neighbour's daily life is huge. The constant noise, dust, traffic and obstruction of the very narrow estate roads has a real impact every single day of the week (except Sundays). I suspect we will not know any long term effects until a few years have passed and, for example, one of the abutting houses or the road subsides. The estate is built on a hill with quite a steep slope

which I suspect does not help. Ironically the home owner of the basement property avoids all the construction hassle as they have to move out.

Comment 125

I very much regret that the rear garden — has been mostly concreted over and the small wildlife passage at the end of the garden — has been taken away in order to provide a small planting area bordering the back concrete patio. The adjoining gardens — are all — woodland gardens. My own garden at — is planted mostly with shade-loving or woodland plants and retains the narrow wildlife passage at the end of the garden. The whole 'ecology' of the garden — has completely disappeared which is a great shame, wrecked by a poorly thought out concrete area.

Comment 126

For several years after the work was completed, the property next door had to be supported by external wooden struts. Construction work made the path from the street — much narrower for very long periods of time, making it difficult to walk down except in single file (and thus difficult/unsafe in icy conditions with small children, for example). Between 12-24 months after the work was completed, — put the house on the market to try and sell it; local residents had dealt with a lot of disruption over an extended time period for something that was not even to become a long-term family home.

Comment 127

As soon as a new basement at —(opposite)lasting about 2 years was finished, the basement at — started. — at the time it was unbearable. Our fireplaces had to be sealed for months, the drilling was hell, work was carried out on Saturdays. Huge lorries, cranes etc. parked every day in front of our garage. Don't know yet whether numerous cracks can be repaired by normal decoration. The party wall surveyor acting for us was ineffective. We should have engaged a solicitor as it was unclear to us where the law stands on several issues including payment for legal advice.

Comment 128

The development is — a distance from our property. We understood it would be completed in six months, eight months have passed and it is still ongoing. We are very much against these developments. We noticed when passing the noise and dust, which must be a real nuisance to other residents closer than ourselves. We have also seen in the media how these basement developments can be disastrous for the properties itself and neighbouring houses, resulting in cracks in the walls and subsidence. As no one knows the medium to long term effects these conversions may have to properties.

Comment 129

We have endured two separate underground building projects —. In the first instance at some point after completion of construction under — basement, we noticed that our roof had collapsed slightly which we hadn't connected to the works at the time. In the 2nd instance underground work to place two levels below their garden —. Here our garden plants were uprooted and party wall removed and a large wooden fence erected —on our property so that steel girders could be implanted on the site of party wall. Extremely noisy and intrusive.

Comment 130

To my knowledge there was no prior warning that the works were to be undertaken or planning approval sought. —Compensation for inconvenience that would be experienced was agreed but never received as far as I am aware! The whole experience was a bad one due to problems of noise, excessive dust, parking, and toilet facilities in street, and general

disruption over an extended period of time.

Comment 131

— I do not believe planning approval for basement developments should be given to a listed building. If the planning department is going to continue to approve basement developments then every property in Camden should be given an automatic right to develop a basement. Significant fees should be charged for approval for basement development. I suggest a minimum of £100,000. There is massive impact on surrounding houses and streets with the need for lorries to remove the soil. There should be significant charges on the developer for this impact. I would suggest a minimum £100,000.

Comment 132

There are two basement developments in our street. —Basement requires constant water pumping/ drainage leading to permanent water stream across the pavement. — The basement has caused significant damage cracks to our neighbours house — and led to a number of cracks at our house —. The access path to our house — warped and all tiles need to be replaced. The basement receives below standard sunlight/daylight.

Comment 133

Although the development at the property referred to above is outside the three years stipulated by the survey, I felt it was important to make mention of it as it was such a drastic and far-reaching development, with serious consequences for the adjoining properties. The excavation and inadequate preparation caused a near collapse of the adjoining wall — (the area being of clay) and required additional shoring up. At some point it was touch and go whether the wall would collapse. It was the worst kind and worst supervised construction I have ever seen.

Comment 134

Builders continuously flouted levels of acceptable noise - drilling was unacceptable. Skips, trucks on site working before 8am and past 6pm - also on weekends including Sundays. Couldn't use my garden for months because of lack of privacy, dust and things falling in my garden. Failed to prop spine wall up - caused huge crack in my wall and also that of my upstairs neighbours. — raised garden rendering fence boundary useless - I had to pay £750 for a new fence as they could see into my bedroom! It ruined my life for nearly 2 years! We opposed it and yet you still granted permission!

Comment 135

— The noise, traffic, disruption, dust and pollution are a scourge on the neighbourhood. The effects of these developments are to leave houses with grating outside reminiscent of a prison. The grating goes where the garden should be. They are an eyesore. Builders start work earlier than / later than they should do, regardless of disturbing the residents nearby. Please take steps to put legislation in place to curb this - basement developments are deeply unpopular with most residents.

Comment 136

—It was an incredible ongoing noise and unsightly disturbance (now luckily finished). Camden needs to seriously deny applications for basement conversions - it is their greed and lack of care that keeps them approving these unnecessary and destructive alterations. If people need a larger house - then buy one that is the right size originally - don't wreck existing houses and their neighbours.

Comment 137

We wish that Camden would work much harder on protecting the properties and the amenities of its residents than it does. Westminster Council requests that all basements must be the subject of an application even if the applicants request permitted development status. Chelsea and South Kensington Council have banned all noisy work on Saturday and put other restrictions during working days 9.30 to 12 only. Why is it that Camden does not adopt the same measures? So long as it does not it will continue to fail the community and be irresponsible to the legitimate interests of its residents.

Comment 138

In my opinion the properties — are not stable. There has been too much soil disturbance. First, there was the construction of the Northern Line—. Second, — WWII — bomb fell — which may have shaken the foundations of some buildings. Finally, there was construction of the Victoria Line. I believe all this has affected the moisture content of the London clay under the street with detrimental effect on the stability of the building on the street.

Comment 139

It was a party wall, When they built basement it was fallen off they agreed to Build a party wall, after few years they did not build a party wall they Build their own wall with window (fixed) Which should not be. I notify to the Council, and got replied they had own wall If I want I can Build my own wall my side. Now I can't use as a garden because of window its not privacy anymore. The Developer —never complete repair they agreed.

Comment 140

The development is currently proceeding so some questions I cannot reply to. I can say However; 1- — tenant — has experienced of an adjacent development and has decided that — may have to move out intermittently —. 2- The burden of development in the form of noise and inconveniences are wholly borne by neighbours. The neighbour also suffer the risk of damage to the party wall and burden (time loss and inconveniences) of repairing works which might be needed

Comment 141

— to date. Not completed yet. (Part wall award) Still negotiating - very difficult. My neighbour developer purchased — in — and undertook certain unauthorised works that led to an Enforcement Notice. In — the main development began and continues to this day.

My tenants moved out of —, —in — and I have been unable to let my property due to the extreme noise and vibration that persists for large parts of every weekday due to the drilling and excavating works at —. My property is listed Grade 2.

Comment 142

I am not at all bothered by people in the area wanting to improve their homes by adding a basement. London is difficult enough to find the space so if people want to add a basement then why shouldn't they. How is this any different to home renovations going on and street works all over London. It is a fact of life and renovations are always needed. I am all for basements being built in Camden and I strongly hope Camden does not change any of its laws regarding basement development. —

Comment 143

None of your points 1-7 apply, as neither the PWA nor building works have yet commenced. However my life has been blighted during the planning process. This has been wholly

slanted towards the needs of the applicants with complete disregard to the needs of their neighbours. As neighbours, we have been obliged to spend large sums of money to combat some of the applicants' assertions. However the system is so systemically biased that there was never any possibility of our objections being 'heard' - other than by lip service

Comment 144

We had 18 months of continuous noise throughout the week and it was impossible to enjoy our garden or to enjoy other people speaking. There was a lot of dust. We have a lot more damp appearing in our semi basement because the basements excavated in the area are interfering with the natural watercourses that lie underneath. Our house — has no foundations. We are continually worried about what more basements will do to the stability of the ground. Large holes have suddenly appeared in the road.

Comment 145

1) The noise and vibration has been long lasting and unacceptable, particular to those of us who work at home. 2) Deliveries have taken place before 7am — with a lorry blocking our driveway from 6:45am.

3) We have been unable to use our garden this summer (noise, dust). 4) There has been no time limit on the building work, which I gather will over-run. 5) I do not expect to see any changes in Camden policy, as it is widely believed that Planning in Camden are at best ineffectual and spineless.

Comment 146

The development took in excess of three years and caused significant inconvenience to local residents The use of the road was often reduced to one lane because of the presence of cranes and other heavy equipment, parking was suspended far beyond the reasonable area opposite the site and cranes were used repeatedly and clearly with little planning or regard for pedestrians. I wrote to the local paper about it, also to the council and to each one of my local councillors without a satisfactory reply from the council and none from the councillors.

Comment 147

Since the digging next door our garden has become a bog and we have had loss of 5 mature plants due to the water logged soil and insect infestation which the gardener attributes to damp conditions. Garden walls are wet and the surveyor indicates this is due to the digging and construction disrupting water courses. We have also had basements dug in — properties across the road each resulting in vibration, dust and disruption to our lives, especially since we work from home. Relationships with neighbours have also suffered tremendously.

Comment 148

We believe that considered, reasonable updating, extending of a property should be possible as long as planning regulations are adhered to. We are concerned by the increasing and unpredicted number of checks required to renew a basement extension permission that was previously granted —. Our attached neighbours applied at the same time and have completed their basement work - there was an agreement between the two owners that each would have to "suffer" the noise of the other's project. There have been no ill effects from the scheme —

Comment 149

Not finished. Work has now stopped on the basement and the whole site is a terrible

mess. While it was being worked on we had continual noise, mud every day over the pavement which meant we had to walk in the road, and the road itself often flooded and was like a running river. The workmen marked off parking spaces for deliveries etc with anything to hand and this of course reduced parking spaces for residents. The site is on an underground river which has caused a lot of concerns to local people.

Comment 150

There are cracks which may be caused by other factors. — is densely built-up with rows of — terraces within the — Conservation Area. Whilst necessary maintenance work and renovation/modernisation projects have enhanced the environment, the construction of basements add nothing visually to the street. Eccentric changes to the substructure of attached properties have the potential to destabilise the buildings and cause damage. There have been several basements constructed over recent years and the noise from vibration and knocking as well as dust pollution over extended periods are disruptive to existing residents.

Comment 151

The — area was previously water meadows before it was developed in the 1890s. As such it has a relatively high water table and can be prone to flooding. In such circumstances it is not advisable to further reduce the capacity of the ground to absorb surface water by excavating and tanking large basement extensions, quite apart from the disturbance these cause. There should therefore be stricter planning guidelines that restrict basement developments particularly in the — area of Camden, and a general planning presumption against those being permitted.

Comment 152

—A lot of noise and dust for a short time but not too disruptive —Dug down at back - not a full basement and covered ground level. Lots of dust and noise. Drains don't work properly. — share same drainage system on basement level. Since redevelopment suffer from overflowing drains regularly in dry weather. Floods with rainfall. Drains — have been checked and no blockages.

Comment 153

This basement development — would have been of much less impact without the extensive basement development where there was none before. We have suffered internal cracks, plaster and cornice deterioration, as well as external cracks requiring extensive and costly repairs, continuing for months after the end of the project.

Our house is grade listed II, immediately across the road from the site —. These houses are nearly two hundred years old and the extent of vibration damage was considerable.

Comment 154

(Four) within 3 years! (Effect on drainage during construction) 2 month of burst pipes in front of house. Life here — was literally hell at times. None of the neighbours or anybody kept us informed / for years. After first basement we repainted our house (£2,000), now 2 years later we have to do the same. But the worst was the noise level, life enjoyment, including weekends until Saturday early afternoon illegible. I am suffering — many more relapses than normal

Comment 155

It is unacceptable that the council permits building work for significant periods (in this case, 8 months) to be undertaken for 6 days per week commencing at 8am. This is extremely disruptive to the lives of neighbours who may work at home / have children / need rest. 1.

building projects in excess of 1 month be limited to 5 days per week, not Saturday, or 2. no work on Sundays 3. no work on Saturdays and longer working period in the week (e.g. extend to 6pm which would compensate.) I suggest

Comment 156

This basement development had a serious impact on structural work and several flats in this building. Several large cracks appeared in my flat which had to be repaired by a professional on several occasions. Some dry rot was found on the wall in the flat below which extended into my flat. The wall had to be knocked down and my windows replaced as well as in the loft next door. The level of noise was unbearable (drilling, hammering, vibrations, loud workers) and a real nuisance for one year, including on Saturday.

Comment 157

My appointed Structural Engineer and myself —did not agree with their Calculations and had great difficulty in trying to force them to correct the underestimated loads. Their own Bdg Insp. was useless referring to the Developer as “my Client”. Our Party wall surveyors (illegible) were ok but not assertive enough (left it to me). They got the level of Retaining wall wrong so if/when we do ours we will come across their obstruction. They did not pay the Compensation agreed for the cock up.

Comment 158

There are much more severe basement developments happening further up the road — which are on adjacent properties which cause a lot more dust, pollution, traffic disruption and structural weakness.

Your planning team should also take a look at — which has been gutted over the last 12 months by a very unprofessional team who didn't even employ skips and simply left rubbish/refuse from the house in the front garden - these guys are the worst and major polluters!

Comment 159

After many years the development is not completed yet. The walls in the front of the house are damaged and also in the garden. Lots of rubbish have been thrown around the property. The roof is still leaking due a deposit of building materials (from next door). The satellite dish is not working. We had a rats problems coming from the basement. My neighbour complained her cat passed away because of the result of development. —The windows have spit on by the workers.

Comment 160

Not sufficiently close for the Party Wall Act to apply.

(Impacts on property) You should be asking about trees - effect on them. I do not agree with the spread of basement developments. I believe that continued development of housing underground will have a detrimental effect (especially cumulatively) on the stability of surrounding housing, drainage of water (London —has many underground streams) and particularly trees and tree roots which is a disaster to London's greenery. I am hostile to the continued approval of major basement developments.

Comment 161

Very concerned. There have been basement — several years ago, not major - no effects noticed. Recent: —My builder has Comment ed that these developments interfere with underground drainage, the street is on a hillside and stream apparently exist below ground. There has been considerable subsidence at the front of my house - path — and at the front

wall and adjacent room of the house.

Comment 162

I consider it grossly unfair that building owners typically rent another property during the basement excavations/construction period. As in our instance, as adjoining owners, we were subjected at times to intolerable noise, mainly drilling, for long periods. The neighbours paying for the necessary works did not have to put up with any disturbance as they were living elsewhere! Should/can the council impose a cost, perhaps a small percentage of the costs of the building work as some sort of compensation for the benefit of adjoining home owners?

Comment 163

Several — employees complained about the level of noise! (Mainly drilling). It was totally unbearable on several occasions, with meetings / calls totally drowned out by the level of noise.

The frequency of large vehicles added to the noise levels and pollution and safety! We had several employees complain about respiratory health issues caused by dust from the development.

The pipes flooded on one occasion - this has been assumed to have been cause by excessive levels of vibration at all hours of the day!

Not ideal at all!

Comment 164

—This new build included extensive basement development. It involved deep piling which shook our victorian property and resulted in cracks throughout the property which is divided into — flats It was noisy, disruptive and unneighbourly. There were huge lorries constantly causing traffic chaos —. The extensive pipework resulted in frequent gas and water leaks. The whole process was/noisy /smelly/dirty and extremely unpleasant for all the neighbours.

Comment 165

The development is an eyesore. We just do not understand how permission was given for such an ugly and poor quality building.

It has nothing to do with the fact it is a basement development. In fact if the development was just confined to 1 storey and the basement it would have been much more acceptable. Indeed planning permission was rejected many times and then finally allowed for mysterious reasons. As ever we remain utterly confused and frustrated by Camden's planning policy and arbitrary decisions.

Comment 166

It is unacceptable that people buy houses and then claim within a matter of months, if not immediately, that it is necessary to build basements in order to make the house more suitable for their family's needs. What has changed in such a short time? Nothing. it is a pure grab for a tax-free capital gain at the expense of the peace, quiet and normal enjoyment of existing residents. The result is an ongoing series of disruptions and alterations; one finished, the next one commences.

Comment 167

— originally nervous about the basement development as it was next door to our house and

we were worried about the noise. The whole project however worked out to be completely fine. Their builders were courteous and helpful and kept within the hours we agreed with our neighbours. The development did run a few months longer than it was supposed to but it did not bother us as the whole endeavour was tidy and well run.

Comment 168

The house remains under construction. The entire process is too long. Perpetual scaffolding. Builders loafing and smoking out front on the pavement. The extended boarding of the property to the pavement is unattractive and a blight to the neighbourhood. The goodness gas and water leaks were handled promptly even though they were late at night or in the wee hours of the morning. The gas people were particularly good. Suggestion: Impose time limits for placement and use of external construction units and equipment.

Comment 169

— we had cracking appear just after they completed and it was repaired. My worry is cracking and subsidence reappearing at a later date caused by the basement and not to be able to ask for costs. The other problem is — is notorious for subsidence and Camden should be very careful in handing out planning permission to anyone wishing to build basements.

Comment 170

The basement development was a part of full house refurbishment. The basement hasn't got any windows, so there are no changes to the outside of the property or to the garden. While doing the basement additional underpinning works were made, which provided a more strong support to the all house. The excavation was done manually, so there was zero noise impact to the neighbour. Due to good wall insulation, we don't have any more damp which was very common before.

Comment 171

I have not as yet had an adjacent house do a basement extension. But the noise from these nearby projects is very irritating, especially when working from home which has become almost impossible due to the loud and continuous noise from the endless building works these days. This of course doesn't just apply to basement conversions. — is already incredibly built up and congested, and individuals "needing" a swimming pool or whatever should think twice about the impact on the neighbourhood.

Comment 172

The vibration and noise was intolerable. Under no circumstances would we have entered into giving the resident neighbour the approval to go ahead had we been better informed of the extent of works envisaged and the consequential drilling, digging, hammering and pile driving which was required to complete their works. The Party Wall agreement did not compensate for this inconvenience and distress that arose over many many months. We had to bring lawyers to the table in order to enforce our rights.

Comment 173

—We suffered appalling disruption. The cracks and settlement were so severe that we needed engineers to strap the other walls. The worst disruption was a WC fracturing in the night with consequent flooding. Even now, 3 years on, the roof has pulled away from the party wall so that I've had awful flooding and leaks over my books and furniture. The total time the flat has been uninhabitable has therefore been nearly a year.

Comment 174

(Address of basement) all our neighbours have done it. We have done it too. (Party wall) Not sure it is obligatory now. Not with —most recent development—. More reliant on goodwill. (Garden) Overlooked a bit by garden extension —. (Further Comment s) Yes in a general sense - Noise- drilling / hammering to be confined to the hours of 8 - 6 mon-fri and enforced. (None at all at weekends, maybe 9-12 Saturday, but preferably not. Building works to be completed within 6-12 months

Comment 175

It was quite far away I'm not sure I would have noticed (impacts during construction). It was too far away to affect our house, this (impacts after completion) is not really relevant. It's not finished yet, but will probably look better when completed. During construction, the pavement was covered by a tunnel which was very dark and scary to walk through late at night (in part due to poor general street lighting) due to lack of lights in the tunnel.

Comment 176

Architecture 1960s changed. All high fences 6' exterior - cannot see front of house, nor garden. Basement took two years, lot of vehicle disruption. The noise of machinery worst & the shake constant.

The basement — has yet to begin next door to me. The house is boarded up & interiors being dealt. Banging drilling hammering. —

Comment 177

— we have not been greatly affected by the construction. However our garage and parking space faces — and the building work caused great inconvenience to residents present a great hazard should emergency vehicles ever be required to enter —. In view of this I think that basement developments in — should be banned in future.

Comment 178

I don't know about any basement development. Moved in just a few months ago. A key consideration is whether during its construction finished state a basement development does not threaten the integrity of surrounding buildings. To this end Camden should during the planning phase submit detailed construction plans to independent scrutiny. Plans should then only be approved if the contractor takes out, prior to construction, an indemnity assurance against which any claims for damage may be lodged.

Comment 179

We are 4 years into a basement development still not near completion. Our home is now out of balance. We have serious gaps and cracks throughout the common parts and internally in each flat. New double glazed windows no longer closing, wallpaper hanging off. Red dust embedded in soft furnishings. Door sticking - noise, banging and building shaking at various times during the 4 years - still no resolution they do not bother to start our repairs.

Comment 180

— 2 years 5 months of hell. 1. the noise mon to sat (when my friend visited me we had to write notes to each other) 2. All the damage to my flat (cracks everywhere) 3. Dust (I had a chest infection for 2 months) from concrete dust. I could not tell you how many concrete lorries came and poured concrete into the basement. 4. The filth and dust in my home.

Comment 181

The owners breach every paragraph of the party wall agreement. Camden Council was completely uninterested in offering any support. I had to enter 3.5 years of horrendous litigation, which eventually ended in mediation. I now want to develop my basement but know that — will be as obstructive as possible. I don't want to be limited by Camden because of abuses of others particularly as my neighbours will be delighted if Camden tries to restrict.

Comment 182

Nothing wrong with the basement at all. Requirement or use of one seems reasonable. However the issue is with the houses themselves and features being used which appear to breach several aspects of the plan for the local conservation area i.e. old brickwork knocked down and removed, old garage doors and iron work which are key features of a mews house were removed entirely, wooden windows replaced with plastic or pvc frames etc

Comment 183

Many homes adding basements on — and surrounding area. We are not did rip the floor up due to a ground floor renovate - if the neighbours saw how many of the pilings were falling over (and the ceiling is 3.5" lower in one corner) they all would be happy we fixed that! The folks that have spent the money to dig or renovate, paint, new walkway etc it helps the street and area.

Comment 184

3 projects at once. Ongoing! It is ridiculous to have three adjoining properties undergoing 100% site coverage basement construction at one time. The scale is commercial, not residential. It has seriously effected our quality of life with constant noise, disruption, dust and pollution. Very little help from the council despite objections and calls to Environmental Health. It's been so bad it's damaged our health, happiness and peace to exist comfortably in our own home.

Comment 185

The impacts of basements on the neighbours and other surrounding properties is totally unacceptable. The noise of digging and generators plus the huge lorries removing the earth which are dangerous to pedestrians, damage to parked cars, air-borne dust and dirt. Our flat is unsellable with two pending basements applications neighbouring it. We have had two offers withdrawn after searches. These permissions granted have blighted any chance of a sale even though work not begun.

Comment 186

This was a large development affecting many houses. It started very badly with workmen sitting on the boundary, beginning to knock it down. Then after intervention by a Councillor, matters improved. There was a party wall. Then the developer rebuilt our party wall, garden wall, and compensated us for destroying our gardens. Subsequent work was okay, but occasionally noisy. The main problem is the fall in the level of our gardens.

Comment 187

This was not a residential basement however it had an enormous impact on the houses of the adjoining properties.

We have a very real problem that little development is allowed in residential houses in this street due to it being conservation however these houses are not appropriate for modern

family living. On the other hand, development is allowed to go ahead that has had a negative impact on the area without seemingly any problem.

Comment 188

There are at least three more basement applications within 100 yards of our home. The whole area will become a building site if these are successful with unbearable heavy traffic from lorries and plant to say nothing of the noise inconvenience and dirt. The damage to our house is inevitable. It is about time that Camden refuse these speculative applications for huge houses which are then sometimes difficult to sell and must leave the ground unstable.

Comment 189

It was a very noisy and stressful process. We could not use our garden or patio — because of the noise and dust. It felt uncomfortable to be in our own home and at times it was impossible to use the phone because of the noise. It had a negative impact on the quality of our lives and that of our immediate neighbours, some of which are elderly and stay at home.

Comment 190

— We are very concerned about the impact on our building — - 2 years of noise and disruption - dust etc. as well as impact on the building we live in itself. Basement has been past converted into small subterranean flats with very little light and shared facilities. Looks like a terrible place to live / work.

Comment 191

The basement in question is part of a complete demolition of an existing house & a build of a new one, including basement. You don't ask about the impact on the surface of the street itself (which is your responsibility to look after) which has been significant nor about the traffic/lorry impact —which was horrendous throughout the period of construction.

Comment 192

During construction the entire terrace was shaking from the vibration. The drainage issues associated with the development will undoubtedly cause longer term damage in the terrace and, in my view, should never have been approved. The developer failed to adhere to the development management agreement with Camden with regard to hours, with noisy work starting from 7:30am and at the weekends. The complaints about this have been ignored by Camden Council.

Comment 193

The constant prolonged mess, noise and disruption are a blight on London living (and working). Basements are ruining — beloved period street properties. It needs to stop. Many of these basements are unnecessary vanity projects which remain, largely unused. If those in power see fit to implement on 'bedroom tax' on Council housing then perhaps a 'pointless pool' and 'rarely-used home cinema' tax could also be introduced.

Comment 194

Not completed yet. The people next door are digging up their garden to extend their basement flat, which is fine. They have the space to expand and the money. Fair play to them! We have just been frustrated by the weekend construction schedule. The digging and heavy machinery usage starts right at 8am, which is too early. 9am would be much more manageable. 8am is rough after big Friday night out.

Comment 195

They knocked down the garden wall. Would put rubble bags down in resident parking bay outside house to keep space for their skip often meaning I had to park / walk further up the road with shopping etc — Noise particularly disruptive — and often feel forced out of the house.

Comment 196

The noise and vibration was absolutely unbearable for weeks and weeks. We could not have a conversation at home and no conversation over the phone. It really added to the stress level at our house. When I called Camden to ask what the acceptable noise levels were, I was told that there was a restriction as to which hours could be worked but not the noise level as such.

Comment 197

The developer used a series of different builders and the clay in the excavation was allowed to dry out between contracts, which increased subsidence in our property and other adjoining properties

Noise during construction was excessive. Developer failed to pay agreed amounts under party wall agreement and decided against time and energy involved in court proceedings. Eventually sold our property and will be dismayed to see same effect in Camden.

Comment 198

The noise and vibration from drilling were horrendous. I have to illegible as it felt as my house is going to collapse. Dust was coming for months after, don't know how long it was. Small cracks became big cracks - absolute nightmare. I understood the need for modernisation but it was no fun to be understanding neighbour.

Property looks very good indeed but don't like garden with artificial grass. That's life.

Comment 199

A nightmare. Filth and dust every day - work at home and the drilling was a nightmare - illegal construction on Sundays! Cowboys with scaffolding damaged my car and took no responsibility. Wing mirrors constantly damaged from lorry delivery. There should be a time line for complete - now another — began. Am totally fed up with the noise and dirt and damage to cars.

Comment 200

I believe that reasonable basement extensions (one storey) are an excellent way of enlarging the space in a property, especially in London and the surrounds where space is at a premium and property is so expensive. As long as neighbours are consulted and the developer endeavours to keep noise and mess to a minimum, I wouldn't object to anyone constructing a reasonable basement under their property.

Comment 201

Building a basement extension underneath a listed building in a conservation area is completely unacceptable. We cannot understand how a permission was granted by Camden Council. The geology of the area is also known to all, and should in itself be a reason to disallow basement extensions altogether! But it seems that the council does not think about the consequences nor does it value historic buildings.

Comment 202

Prediction so all speculation. They want to put in a basement next door. My house is humbly made and has survived two world wars. Just! (Bomb dropped opposite and next door but one). I fear the danger of a basement being put in next door and it is likely that planning permission will be granted for this basement, which of course I don't want to be granted.

Comment 203

The development lasted unacceptably long - a total of 4 years during this time there was continuous disruption on the street. The party wall agreement resulted in zero compensation for cracks and disruption. In my view the deep dig - by micro machinery owing to the tight access should not have been permitted. I cannot understand why it was, there was no benefit to Camden or to us.

Comment 204

2012 - Terrible noise, dust and vibration. Could not use garden. House fell down. 2013 - work caused health problems associated with stress. 2014 - moved out. Plaster cracked in every room. 2015- still unfinished. Future basements developments, neighbours should be re-housed and time limit set. Council should take more action against illegal and poor work. —

Comment 205

— Basement building work was carried out — in 2013. The result of heavy vehicles caused the cobbles to subside which creates a pool of water ever time it rains through which we have to walk, So far, nothing has been done to repair the damage. It was reported at the time to Camden Council.

Comment 206

We are lucky to live a few properties away —. As I understand it the development caused terrible noise and vibration —. The works definitely produced lots of heavy traffic in and out — which was a major nuisance. I urge Camden LBC to minimise grants of planning permission for those deeply (no pun intended!) selfish developments.

Comment 207

— As with all developments they are noisy, create dirt and dust and builders vehicles take up resident's parking spaces. It is annoying but is tolerable where maintenance of property is needed as long as works are not continuous just to satisfy new owner's different taste in decor.

Comment 208

During construction workers on the site worked and created noise outside of the permissible hours and regularly played a radio very loud. I complained about cracks following conversion but again felt my concerns were not taken seriously by the surveyors. No compensation was offered for repair. Dust was a constant problem and filthy windows. The constructors could have offered to clean the windows at least.

Comment 209

The builders have been using my garden as a storage place for their materials. So far, no compensation has been made for this — use.

Also, they left the building site "abandoned" for more than 4 months. During that period, no

work took place but the use of my garden was still on, with all their stuff in there. Honestly this is an outrage.

Comment 210

Our neighbour carried out an extensive basement development. The effects on our property during the works was minimal, the benefit to our neighbour very positive and the benefits to the visual aspects of their property and the road in general was very positive.

I am strongly in favour of basement developments carried out with consideration for neighbours and in accordance with guidelines and regulations.

Comment 211

The basement added — abuts my garden wall. At the same time, a ground floor extension was built up to the party wall. Therefore, it's not possible to distinguish between the few cracks in this old garden wall caused by the basement alone. Generally, the basement extension has had no effect on my property. My issues are only with the superstructure.

Comment 212

Basement extensions to conservation areas and grade listed buildings should be forbidden. If a Victorian/Georgian/Edwardian house flat is too small, buy a contemporary build. The basement extension was ok for me as my flat was in need of modernisation and the cracks did not matter too much. If it would have been recently refurbished (expensive kitchen, new decoration etc.), it would have been worse.

Comment 213

The work took much longer than expected and there were several notices of extension of time, and parking restrictions added.

The worse thing was the dust - at one stage they were cutting illegible with a power saw in the street below my window - it was both very dusty and noisy and other neighbours across the road summoned the Camden noise control.

Comment 214

The development was done with little or no impact on our lives. It looks very good now. We are not intending to apply for a basement ourselves but do not object to the work etc. We do not know the owners of this property — so there is no reason for us to give you a biased opinion. I hope this is helpful.

Comment 215

That same development: 1. Broke the drains although they claimed they were broken beforehand. 2. Has meant we have been, and still are, deprived of our right of way —. 3. In spite of doubling their living space flat — still pays the same proportion as before towards the upkeep of the building and refuses to go to mediation about this.

Comment 216

Builders have had to be called back on numerous occasions due to water seeping into the new basement area and causing major damp problems. As far as we know this damp problem has still not been sorted out. Each time the builders had to return there has been more disruption and parking in the street, and more noise and dust.

Comment 217

The construction work is ongoing 1) damage to adjoining garden wall. 2) workers arrive and leave outside of acceptable and agreed working hours. 3) Saturday work is disruptive and extremely problematic - I can't even hear my TV or have guests over in my garden 4) loud deliveries outside of working hours 5) multiple calls to management to address problems.

Comment 218

We did contest the building but Camden allowed it. The plans were submitted during the summer when we were away. The agreement with the party wall surveyor was rushed. The noise and vibration was absolutely terrible for three months and made living and working at home during the daytime pretty unbearable. Basement development is a blight on the residents of the area.

Comment 219

Subsequent to the planning permission for the initial basement excavation was given, despite vigorous objections a further permission was given for a totally unnecessary basement excavation at the rear of the building stretching into the garden. Luckily for budgetary reasons this has been put on hold, and one hopes if they come back for renewal that it will be refused.

Comment 220

— An addendum party wall award —. Our neighbours continue to refuse to honour this award despite lengthy legal correspondence. Damage due to our neighbours work is in the region of £50 to £65k. Our legal and professional costs trying to get any recompense are currently circa £40k.

Comment 221

During the construction of the basement whilst excavating the sub-soil the pavement was blocked by a conveyor belt apparatus that carried almost non-stop daily soil from the home to the parked skip which also took up valuable parking space. Inevitably soil and mud scattered on the pavement. Noise - dust unsightly. Thank goodness we did not live next door.

Comment 222

Length of time to excavate basements — was incredibly long. Front gardens were used to store skips and waste material with skip lorries reversing skips across the road and over the front wall.

— the digging works were completed after several years but the property at the rear remains unfinished and unsightly.

Comment 223

Given the number of springs and underground riverlet near my house and the hilly nature of the area — I really would far rather no more of these developments in basements, both because of the risk to structures but also because of the risks inherent in underground water being accidentally diverted.

Comment 224

The new owners embarked on a massive excavation, ripping out the extensive garden and creating a huge, deep hole of brick and concrete, along with renovation of the property

itself (which often contravened listing and council rules). Since this renovation a couple of years ago, the big house — has lain completely empty.

Comment 225

The new owners — deeply excavated the extensive garden and replaced it with brick and concrete, encountering subterranean rivers in the process. The entire process was needless, noisy and disruptive. Since then, the big house has sat entirely empty (at least 2 years now). Basement development should be banned in London.

Comment 226

Substantial developments are only bound to result in considerable dust and noise during the work (not least from the workmen) and movement in old buildings during and after construction. This movement often leads to higher insurance premiums. The disruption and costs in terms of repair and higher insurance premiums mean basement developments should only be major in urgent circumstances.

Comment 227

Work not completed. — The noise level is horrible, as builders turn up at 7:30 every morning (including Saturday) and gather outside. They block the pavement with equipment, parking is a problem, and the whole place is an eyesore.

Comment 228

None to our attention - but lots of other building works. We firmly believe that every property must be assessed by the Council on its own merit - Always. There is no other fair way. These notices sent out in August - holiday time are not giving everyone interested a chance to think/respond properly Away and children around.

Comment 229

They are / have been building a whole house into our communal garden. Don't know if it has a basement proper. It's not really finished yet. — I don't have a say in what my landlord does. The sewage kept coming up in my shower — while they were building (digging).

Comment 230

Development took longer than we expected. Also at times noise and disruption was worse than we thought it would be, particularly with regard to removal of clay from basement area. Caused problems with traffic when debris was collected, — with much chaos at school arrival and departure times.

Comment 231

The noise and vibration during construction was unbearable. I could not hear myself think or hear anyone on the phone. Very large cracks appeared and opened up during the course of construction.

The party wall surveyor assigned to represent our building was most unhelpful, unresponsive and in the end took the side of the neighbour. Settlement was totally unsatisfactory.

Comment 232

1) Basement extends beyond the footprint of the houses which is ridiculous 2) Danger as — is the site of the — tunnel flood.

3) Basement and drainage surveys recorded data only in summer - — floods. 4) Destroyed pavement 5) Removed — trees — and “emergency” removal of a protected tree.

Comment 233

People have the right to improve their homes if they get the right consents, use good structural engineers and adhere to agreements. This is an efficient way of extracting more living space within existing buildings. If you live in an urban environment, people must be allowed to work on properties in the permitted hours.

Comment 234

— there has been huge construction work happening on my street. My property has many cracks and the damp has got worse. There are cracks on the hallway internal and external. It is quite scary and it feels like the flat may collapse.

Comment 235

— my property had to be underpinned, and — I had to move out for four months. I believe permission has recently been granted for basement work at the next door property — and I am very concerned at the prospect of this reactivating the earlier difficulty.

Comment 236

The basement was built without planning and afterwards retrospective planning was awarded. Totally disgusted that you can build a basement in a conservation area without planning. Our old Victorian property is less than 1 meter from the new basement, no party wall agreement was offered. The builder/owner should have been told to fill in the basement.....

Comment 237

— work still going on estimate 2 years more. On several occasions we have had to speak with the contractors as they have worked past the times of Monday/Friday 8am/6pm Saturday 8am-1pm and even Sundays. I would be grateful if you would remind them of the working times laid down by Camden.

Comment 238

Only a section of the back was dug out to 1 metre below my house.

Plus earth was removed from the main house and filled with cement.

Deliveries took place between 6am and 7am. Workmen arriving and commencing work at 6:30 Saturday up till 5 o'clock pm. Sunday 1 o'clock pm. Noise filth dust and chemical smells terrible.

Comment 239

This work is ongoing, only 6 months in. However, drilling and dust all summer has been horrendous. Whilst the workmen try to be polite and helpful, the noise and mess with diggers, scaffolding and lorries is very disruptive. In my opinion, permission for basement extensions in quiet residential roads should not be granted.

Comment 240

— As the basement is still being formed it is not possible to confirm whether the neighbour has adhered to the award. — The vibration cause the china in my kitchen to move and

I live on the 6th floor. At times the noise was in my view excessive but the vibration was worse.

Comment 241

There are several on our road and traffic has been terrible as builders consistently block the road- causing aggravation and lots of horns throughout the day. Also, sounds from the constant work has disrupted the day for years now because of so many happening on this street. It's gotten way too much.

Comment 242

This was my adjoining neighbour, to make his basement approximately 1 metre deeper. The noise and vibration were almost intolerable and went on for 13 weeks, not the 6 promised, including weekends. This was an unacceptable level of disturbance. No significant damage but damp in a new place in my basement room.

Comment 243

I believe this is the basement development you are referring to I have been aware of the plans and that planning permission has been granted. I would point out that no actual works have taken place up to this point. Consequently I'm unable to give the information requested on this survey.

Comment 244

In terms of quality of life for those living close to basement projects I think the key thing is to regulate the length of the project. From experience the 'dig' can be done in under 6 months. It is a pain for everyone in area when they drag on for years.

Comment 245

Still going on! The disruption and vibration from the building site has displaced vermin. — there is now a record amount of mice in the terraces — since the building started. We have had such problems we are considering moving so someone can have a spa or a pool!

Comment 246

There was limited parking without the many new basement flats being added along this road. Now there is almost never any parking available (especially when it is used by — shoppers), along with the road being used as a "rat run" with the dangerous speeding drivers that come with that.

Comment 247

The area in which we live, space has become a real luxury. As such building extensions or basement should be permissible, as long as they do not cause any significant disruptions to neighbours. Hence, as long as the builders follow the building guidelines we are in favour of basement constructions.

Comment 248

The work is still on-going slowly. Scaffolding & large machinery - looks A Big, Big mess. The development of the basement seems endless, likewise the major extensions of the house into the garden on two sides. Plus extension of the roof. The work is slowly on-going and shows no sign of completion.

Comment 249

There were numerous basement developments in our area. There were no negative impacts while additional living space was created. I strongly believe that as long as the owner/developers are adhering to the approved planning permissions and execute the works professionally the benefit of these basements outweigh the temporary discomfort.

Comment 250

The noise and vibration from extended drilling into existing concrete, which turned out to be more intractable than expected, was intolerable - it drove me out of the house on occasion and once reduced me to tears (which is very unlike me) because I could not take any more.

Comment 251

Worst things: 1. Having 3 basement developments — at the same time. 2. Absence of owners so having no one to contact. 3. Absentee owners causing problems but not experiencing them themselves. 4. Lack of enforcement by council re: noise, dust, parking, skip licences, road blocks, air conditioning.

Comment 252

The new property erected at the address as above is industrial in character and does not belong. In addition the bricks used (grey) do not fit with the rest of our (conservation!) area which is built in traditional red brick. I am amazed that planning permission was granted.

Comment 253

1) No planning permission granted at the time of commencement of the work. 2) Planning permission granted retrospectively. 3) Entire building subject to significant damage including cracks and dampness in basement. 4) The owners — did not put in place a party wall agreement until after the work commenced.

Comment 254

Party wall agreement not adhered to: working outside of hours, refusal to pay for exterior cleaning, workers did noisy jobs in front and back gardens. Unlikely to be able to obtain subsidence insurance any more. Concerns regarding 2x storey basement next door causing changes to water table.

Comment 255

Could not do intellectual work at home - or rest - while drilling and banging going on. Very unpleasant. Affected residents should be compensated by those having basement development - the Council should insist on this or deduct it from Council Tax. Windows needed cleaning - covered in dust.

Comment 256

Basement development adjoining me was aborted due to presence of a sewer. Permission was granted. Basements built in —. Noise, traffic and pedestrian disruption unacceptable. These developments do not add to housing stock and simply add extra luxury space. Should be banned.

Comment 257

The unloading of a delivery of metal grids for concrete flooring needed an army of workmen.

Truck driver refused to move during this operation and completely blocked in my parked car. Regular deliveries of large volume of concrete being pumped into the building could last hours.

Comment 258

This is a large scale deep basement development and it has significant impact on our life in terms of noise level, vibration and dust. An active monitoring from the council and timely intervention are necessary to protect the neighbouring resident's safety, property and life quality.

Comment 259

The road — has deteriorated badly due to the extremely heavy trucks carrying heavy loads to the construction site. The listed wall directly adjacent — has developed cracks. If this wall fails the houses in front of it will be pushed down the hill.

Comment 260

The main problem as many will agree is noise. And the cutting down of trees in what is supposed to be a conservation area, —. I cannot enjoy the garden due to constant building noise. The street is full of scaffolding on every other property.

Comment 261

Noise and vibration level over many weeks was awful. Work involved hammering illegible deep into the ground. This shook the house every 20 - 30 seconds and lasted for +/- 6 weeks!

Work completed too recently to know long term effects on our property. None so far.

Comment 262

My cellar floods from every 1x per 5 years to 3-4 times per year after rain. Difficult to prove cause and effect. Puddles collect at front and rear where they did not before. Concerned regarding 2 more basements planned at a limited site nearby.

Comment 263

Disappointed this got permission due to: 1. Contravenes council's own guidelines. 2. Planning officers appeared to be coaching developers in how to get permission. 3. Council provided no technical impartial view and relied on consultants employed by the developer. 4. Stress has been intolerable.

Comment 264

While I'm not enthusiastic about basement developments - — they are clearly disruptive and in many cases permanently destabilising - the fact is that the development — was just fine, before, during and now.

Comment 265

— The nature of the development involved moving supporting walls. This resulted in significant cracks in the walls with my property located 3 floors above.

Comment 266

Still ongoing, not completed. 1. The contractors involved brought in large lorries etc. which

caused obstructions. 2. The noise and dust were the main issues - constantly had to have car cleaned and this cost should be borne by the homeowners of the house being developed.

Comment 267

The one big problem we now have is mice in some of our flats —. It was never a problem in the past but it seems all the excavation work has done something. It was very hard to get rid of them.

Comment 268

In this particular bit of Camden anyone thinking about a basement development had better be careful about the course of the river — which does not seem to be at all well mapped. No chance of my trying for a basement.

Comment 269

Most Victorian / period houses have a basement in this area. This modern house was built without. Impact was negligible on the neighbourhood. I could not tell it was being built despite working 5m from the skip site, and overlooking the construction.

Comment 270

— no I haven't got anything to say.

Comment 271

The basement is let to students. The noise is very bad - often in the small hours of the morning 12 - 5am. Rubbish is left lying about. Lots of cigarette ends and other detritus. The quality of life has markedly declined.

Comment 272

Disruption. Noise dust. Children unable to study thus affecting exam results. Front door splattered in cement. Plants lost due to dust. Cement trucks in front of house regularly exceed noise limits. Mud/cement poured into drains. Mice and vermin increased. Council ineffective.

Comment 273

I think the supply of accommodation in London is terrible. Allowing people to build / develop their basements is a good step in the right direction. There is too much of a NIMBY (not in my backyard) culture in the UK.

Comment 274

NB This was only a ½ depth dig to reduce floor in sitting room and patio. As stated this was just minimally reducing the level of the back sitting room to adjoin a slightly sunken patio rising to normal lawn level.

Comment 275

The build is ongoing. The developers didn't contact all leaseholders, myself included, at the adjoining property. They claimed a Party Wall agreement with our freeholder covered us. But this is only for external damage. So I believe the developer has been neglectful.

Comment 276

The basement works did not require notice under the party wall act. Dust and noise were an issue. This property is largely used as a commercial office and therefore the works were not as noticeable as for a residential property.

Comment 277

Main impact from our perspective was lorry access down a narrow — road. All my neighbours were scratched and wing mirrors lost as well as my own. Multiple requests to move cars. Pavement damaged where heavy goods mounted pavement.

Comment 278

My neighbours were very conscientious and repaired all damage, not all will be as fortunate. Worried re: the ecological footprint epidemic will have on whole area. Basements should be under strict regulations and not permitted unless exceptional circumstances.

Comment 279

We are not aware of any basement development nearby, however generally speaking we would be concerned about issues regarding ground stability, traffic, noise, access disruption and building mess. You do also wonder whether utilities are also able to cope.

Comment 280

This excavation went on far too long most of it was done while an old building was over the site which helped. We have had problems with pests — (mice) which the developer refused to take responsibility for.

Comment 281

Basements add value to the properties in the neighbourhood and improve the look and investment into the houses which are to be welcomed. I strongly support allowing basement development as long as the rules and regulations are adhered to.

Comment 282

I — found it difficult to obtain consent from the other flat holders re: the Party Wall Agreement. They were also unwilling to assist in paying for an architect to monitor the work.

Comment 283

While this is a home next door we are detached —. I believe this is why I had no damage but neighbours to the other side (who are connected) have really suffered.

Comment 284

We had an infestation of rats during the work. We paid Camden council to deal with this. We were unable to open windows during summer due to dust and dirt. Hoarding on street obstructed vision when reversing out of driveway (dangerous).

Comment 285

Digging caused our garden to collapse and place concrete on our garden to stop the building falling down. We have cracks, a split garden wall and our front door won't lock properly as it has moved slightly.

Comment 286

I've seen no particular issue with the inclusion of a basement within the development of the property. It is not a negative feature and its construction has not impacted us in any way that we've realised.

Comment 287

Urgent action is needed by Camden in order to effectively protect neighbours against the harm caused to their properties by basements. Please see enclosure and let us know what specific course of action is taken accordingly. Thank you

Comment 288

Huge amount of damage done. Work extended stop / start over 4 years! Permission should never have been given. Never went to Planning Committee. Highly suspicious of what went on —

Comment 289

— I can just say that it was very noisy and high vibration level.

Comment 290

None except now — plans further works to the basement with more upheaval envisaged. We wish to be good neighbours but are not looking forward to a further period of building work and we worry about foundations

Comment 291

— is complete to a high standard. 2x sewer floods but nothing since completion and owner has installed pumps. — adjoins our property and is unfinished although excavation complete. No flooding or structural problems so far.

Comment 292

The letter asking me to fill in this survey said you would like to hear from us even if we had not been affected by a development... but there is no space to Comment on this.

Comment 293

Four basements —. Never directly next to us. We do appreciate that the council makes sure that the building sites look tidy. It would be good to get more advance notice on excavations though.

Comment 294

Basement problems. 1.) Too many tradesmen using up car parking.

2) Parking spaces at night used up. 3) We prefer parking near or in our street. There is a crime risk parking some way from flat. 4) Dust levels unacceptable.

Comment 295

I really would not like anymore development —. It was ghastly during — development and I think two major basements — is enough. There was bomb damage during the war.

Comment 296

Although the site was well looked after the continuing noise was unacceptable. Parking was affected greatly - as the delivery loads needed continual access to parking spots, which were closed to the public and the community.

Comment 297

Most houses being refurbished are having basements dug out where they are of value, they must adhere to party wall awards and building control rules in general these are improvements are only worthwhile for the owner.

Comment 298

Our neighbours built their basement development — years ago. Our house moved causing damage and damp. Builders worked outside agreed hours. Disturbance. Problems re-occur during very wet or dry weather. Basements are a bad idea.

Comment 299

Please for the future try to be more strict with the rubbish. — parked a skipper in front of my house and kept throwing all the rubbish in front of my house.

Comment 300

Extremely disruptive during the construction process, which is inevitably longer than other types of construction. It has a longer impact on parking and access to roads and is relentlessly noisy for the excavation process.

Comment 301

As far as I know there is an ongoing development —. Noise and disruption and dust has made my asthma worse with my apartment at basement level, I'm unable to open any windows.

Comment 302

Your form does not address many common problems: (1) rodent infestation (particularly rats - recurring) (2) disruption to working at home (3) subsidence (4) risk of bay window collapse (5) smashed window (plank from adjacent scaffolding) (6) privacy and security undermined.

Comment 303

Basement development in this area has uplifted the surrounding area. All buildings had better architectural appearance. This has increased property prices within area. And attracted professionals working upper-class moving into area buying and renting.

Comment 304

Please do not authorise any such works - unless for a hospital / school etc. Noisy building works rendering buildings structurally unsafe. If people want ghastly cinema rooms etc. let them move to California!

Comment 305

PWA did not work as the appointees spent too much time trying to outsmart each other than solve problems. We were “threatened” with large bills re subsidence. Contractor did

better job than PWA leads.

Comment 306

Replacement of this house was necessary because of the damage and this appears to have been well done. However, I disagree with the amount of underground development which I understand has been

Comment 307

Our property has suffered with cracking due to vibration and movement. Dust. Lorries were in and out for months. Living roof is an eyesore. Horrible car park paving. This shouldn't have been allowed.

Comment 308

A dangerous structure notice was placed on the wall and took it down myself. Planning permission was then granted for a house. I got my money back via lawyers. Builders themselves were great.

Comment 309

Decisions about basement developments should be based on long term results of the development(s) of the building and not based on short term issues linked to the development such as noise, dust, parking...

Comment 310

Construction is still ongoing. Dust is appearing more. Have to leave my flat daily due to noise. Headaches. Construction starts early. No notice is given when works are taking place. —

Comment 311

By and large acceptable. Causes muddy pavements and parking problems. Neighbours development was poorly managed. Party wall act was inadequate. Oversight of foundations should have been enforced by council officers more strictly.

Comment 312

Our neighbour — has built — extensions in the last — years. We are concerned that if he is granted permission for a basement we would have no way of stopping him.

Comment 314

We had a very positive experience with the basement work next door. The Resident on the other side of us is now undergoing construction and it has also been a positive experience.

Comment 315

The development is still sub ground large bulldozer makes a lot of noise and engine noise sends a hum through the building at the beginning two machines involved it is very stressful.

Comment 316

The contractor who was responsible for works to the address frequently worked outside

of allowed hours and I did complain about this to the Council several times, there was significant noise pollution.

Comment 317

I am concerned about the increasing number of basements in the area. Excavations do too deep esp for swimming pools. The weight of water can lead to subsidence or even whole sink.

Comment 318

Work made the house unsafe. Neighbours — suffered internal and external damage. Work still being undertaken 4 years on. Dust, noise. No schedule given to repair our house.

Comment 319

I am concerned about the effects upon surrounding buildings. Underground streams - what happens to the waterflow? It's bizarre that 2 storey basements are allowed which could have far greater effects.

Comment 320

Building work still in progress. Vibration during drilling down into basement made our building shudder at times. Buildings noise been shocking and blaring music from building site 6 days a week.

Comment 321

It was the vibration from pile driving that was the worst effect.

Also they cracked our garden wall. The foreman said he would send someone to repair it but no one came.

Comment 323

During the lengthy construction period there were days when I had to leave the house. Significant vibration. I was surprised planning permission was granted for listed building within conservation area.

Comment 324

The basements are either providing more living space for families, or providing a secondary dwelling through basement. Both providing much needed living accommodation in Camden. As such this should be encouraged.

Comment 325

The vibration and noise of construction means that I am forced to leave my home during the day. As I work from home this makes life very difficult and depressing.

Comment 327

Please stop the basements. They affect our peace and our parking; heaven only knows how they are affecting our foundations etc.

Since the basements I hear the tube trains much louder.

Comment 328

The basement development had a significant impact on our house and quality of life for over a year. It is simply too big a building project for a residential street.

Comment 329

Don't approve of basement development as they impact water table and increase danger of flooding. - Council should prevent these as there is significant overdevelopment via basements in this area.

Comment 330

Got up one morning to find a 20ft deep hole in my garden following heavy rain. Developers re-filled hole and replaced fence with cheap substitute. Plants and bushes lost.

Comment 331

I still cannot believe that such a construction site had to go through and the council authorised/permitted such a huge Hollywood style house to be built in our garden.

Comment 332

Work was not constrained within legal working hours. It started very early some mornings at 7am, We were not consulted or warned about the work at all by our neighbours.

Comment 333

Garden drainage very poor and boggy throughout most of the year. Grass regularly dies from excess water. One of the trees is looking worse and needs to be investigated.

Comment 334

The work appears not to have caused any impact on my property, but the quality was poor so I have limited confidence in there being no long term problems

Comment 335

It was inconvenient but did not experience any after effects. People who chose to develop their houses in this way should be allowed to if it's done properly.

Comment 336

We strongly oppose basement development. Causes problems during construction. Clay soil is not fully stable due to underground river. Further basement development will exacerbate the existing instability.

Comment 337

There is an underground river — and the concern is with water table.

Noise, dust, traffic related to development often unbearable and builders completely inconsiderate of neighbours.

Comment 340

Re. Vibration when foundations were being dug and piling, the vibration was significant. Glasses / china in my kitchen cupboards were rattling. Some cracks externally around

front bay window.

Comment 341

Three years of hell! Noise, dirt and damage. I cannot understand why all these basements are permitted. I have to say however, the builders completely redecorated our flat very well.

Comment 342

A few general Comments: basement development is a danger to neighbouring homes. — is a particularly tricky area given its clay/sand/gravel mix. Camden should be stronger on this.

Comment 343

During building works our drains were blocked - workmen washed waste down the drains. It took 18 months to resolve - this should show on your records.

Comment 344

A single storey basement presents no problems when implemented properly. 'Super basements' over one storey deep could be problematic due to the scale and duration of the operation.

Comment 345

The area desperately needs more housing and basement development should be strongly encouraged. Otherwise London will become even more unaffordable for our young people. See <http://spatial-economics.blogspot.co.uk>.

Comment 346

The endless digging and banging in concrete and piles makes my house vibrate and since it has been dug out, the traffic makes my house vibrate too!

Comment 347

Insufficient safeguards against damage to neighbouring properties due to differential movement. Possible adverse impacts on rainwater soak-away and draining due to damming effect of enlarged subterranean concrete structures.

Comment 348

Concerned re: noise pollution, drainage, structural issues and appearance of conservation area. Lack of consideration from developers re: construction waste, parking, and adherence to working hours.

Comment 349

It has taken a very long time and unpleasant to live next to. Our garden is black with dust. Very bad traffic problems caused by deliveries.

Comment 350

I oppose basement development near my home. This is because of hearing of noise impact and issues with drainage and building damage from neighbours in area.

Comment 351

We do not have any issues with this - it is a positive thing for people to improve property & create a smarter, more presentable neighbourhood.

Comment 352

— we were temporarily rehoused.

Comment 353

For some reason — has been allowed to expand across —. —there are 2x houses between us. Work still ongoing.

Comment 354

— the builders were as considerate as they could be. Still upsetting though.

Comment 355

The works involved converting — cellars into a basement so the area had already been excavated. See no issue with this type of project.

Comment 356

Very long building period with much inconvenience to residents. The property now is surrounded by high walls, not in keeping with local style and tradition.

Comment 357

Basement development can be mildly disruptive for neighbours but it is only for a short period of time and significantly improves the neighbourhood for all.

Comment 358

There is no protection for adjoining properties. Party Wall Agreement is not robust enough. Poor supervision from planning and building control. System favours developers.

Comment 359

Work took 10 months. Excessive dust caused health problems. Front garden was blocked. PP should never be given while people are living within building.

Comment 360

Work is still being undertaken on 3x sites and has been dragging on for too long. Concerns as this is a high subsidence area.

Comment 361

Party wall act is out of date. This can take months and is expensive. District surveyor should have powers to deal with neighbour disputes.

Comment 362

I was asked to Comment but I am not aware of any basement development near my house — within last three years.

Comment 363

As we are the end of terrace house our home slopes. I believe this is due to unnecessary movement caused by digging out basements.

Comment 364

There is a damp patch in my entrance hall which appeared at a time when the drilling was causing strong vibrations in that area.

Comment 365

The house now blocks our view from the sitting room. Demolition also caused an infestation of mice. Our objection to the application was ignored.

Comment 366

We jointly developed our basement with our neighbour. Our respective neighbours did not suffer unduly. These were modest developments which replaced existing — cellars.

Comment 367

Work undertaken with no warning. Basement development is occurring all over the neighbourhood even if PP is refused. Council does not check. Distressing.

Comment 368

Digging is gone very deep. Construction ongoing - too early to know over all consequences. Noise, vibration very intrusive. Do not improve the neighbourhood.

Comment 369

This work seems to be never ending. By now I expected the flats to be built. It has caused me some stress and anxiety.

Comment 370

Went through 3 years of hell. Our property had cracks and needed to be redecorated 3 times. Property remains empty 18 months later.

Comment 371

Although neighbours were keen to keep us happy, their builders frequently worked outside normal hours. Cracks appeared in communal areas. Front garden damaged.

Comment 372

I have not been affected myself, but I am aware that my neighbour experienced a great deal of discomfort from a basement development.

Comment 373

Owners should be allowed to maximise the potential of their property. Basements improve the area and have a positive effect upon adjoining properties

Comment 374

Not completed yet. Weekend working has been a problem and some out of hours working. We welcome this opportunity to provide feedback.

Comment 375

The project has taken over 30 months and is still not finished. Property owners should be given limits in which to finish.

Comment 376

Development not started yet. Any basement development would impact upon water table. We are close to groundwater, streams and on sandy soil.

Comment 377

My neighbours digging damaged plasterwork in my house, which I was able to repair. I'm not supportive of this type of development.

Comment 378

Basement approved on appeal. — Why try to make a large house out of a small house?

Comment 379

Party wall agreement does not cover damage in the house. Duration of noise was intolerable. Building at weekends should be banned.

Comment 380

I can see no problem with basement developments if they are carried out correctly and professionally and follow all the guidelines

Comment 381

Basement development should not be allowed where there are other residents within the same building. We were affected for 2 years

Comment 382

Project was nightmare, although neighbour did repair outdoor damage. Kitchen extension intruded on our property. Neighbours suffered traffic, noise vibration disturbance.

Comment 383

This work carried on for 18months and seemed very disorganised, noisy and dusty. Garden area still resembles a building site.

Comment 384

Building work has been inconvenience for 2 years. Should have been completed within 14 months. Builders have not fixed damages.

Comment 385

18 month nightmare. Mistake caused 4 months of work to our house. Basements should

not be allowed in old victorian/edwardian houses.

Comment 386

The development is ongoing. The end result worries me and I do hope there will not be any negative consequences.

Comment 387

We were not given the option of a Party Wall Agreement. We do not feel our opinion was of concern.

Comment 388

All basement development creates noise and inconvenience to neighbours. Two storey basements are never acceptable and single storey only occasionally.

Comment 389

The two basement developments in my neighbourhood were fine. Everyone wants to fix their home. I think basements are acceptable.

Comment 390

Dust and noise was excessive. Communal entry gate often blocked. Bin store often blocked so rubbish piled up outside.

Comment 391

If they had not been allowed to work weekends, then some of these issues could be avoided. Possessions damaged. Dirt. Dust.

Comment 392

Water table issues are a major problem in our area of Camden given the slopes and the underwater flows.

Comment 394

Several months of disturbance and next garden turned into a building site so far, and work has hardly begun,

Comment 395

Too many people are making too much out of this topic. If done responsibly, basement excavations cause no issues.

Comment 396

PP was given retrospectively —. Disagree with this.

Comment 398

After 3 years of the — development our flat keeps getting worse. Cracks in our flat are worsening!

Comment 399

The building work went on for far too long. The only time the work stopped was Sunday afternoons.

Comment 400

We get on well with our neighbours, but it was pretty grim while they were doing it.

Comment 401

Builders consistently work out of hours. No respect for planning laws. No effort made to minimise disruption.

Comment 402

There have been several “close to my address in the last 3 years” —

Comment 403

I found the disruption for traffic and the noise, as well as loss of parking spaces unacceptable.

Comment 404

Construction still ongoing and is 8 months behind schedule. Builders do not keep to normal hours.

Comment 405

Tree removed causing subsidence. New fence did not offer same level of privacy. Ivy plant removed.

Comment 408

The development is not yet complete. The level of noise and vibrations are extremely high and disturbing.

Comment 409

Project in progress. In general, we are in favour of developments / upgrades of this kind.

Comment 410

The construction firm used — was extremely considerate and very tidy and clean workers.

Comment 411

Our road is a constant basement development site with at least 5 under construction or planned.

Comment 412

Construction still underway. There was no proper consultation. Camden gives permission for basements too easily.

Comment 413

Generally development was fine, but damage to parked cars caused by large vehicles. Parking problems.

Comment 414

In my street, they are not in keeping with original design. They should not receive permission.

Comment 415

Basement affects us all. Lorries block roads. Noise is unacceptable. Builders work outside normal hours.

Comment 416

Noise, dust, traffic, parking disturbance. Disturbance was continuous and only stopped Saturday PM and Sundays.

Comment 418

Work is still ongoing therefore the ultimate effects cannot be fully determined at this time.

Comment 419

Not aware of basement development but am aware of lengthy works in —. Ongoing.

Comment 420

It was undertaken with great care and responsibility which the owners continued to monitor throughout.

Comment 421

(Construction) hasn't started because of legal action. Re (party wall award) —.

Comment 422

Very disappointed you granted planning approval. It was a long nightmare for all the adjacent properties.

Comment 423

The property referred to was next door to my previous address —.

Comment 424

Our neighbours were very good and dealt with the build in a very considerate way.

Comment 425

Permission was given for 2x storey basement. A single storey would have been acceptable.

Comment 427

Permission was given unnecessarily. The project has been put on hold for financial

reasons.

Comment 428

For anyone who lives next to a basement development it is an absolute horror.

Comment 429

Mostly front of house decorating should have been done to a much higher standard.

Comment 431

Development currently under construction. The main issue is parking. 5-6 bays are used.

Comment 432

Our drainage pipes needed to be replaced as a result of the works.

Comment 433

Work currently underway. Noise and dust disruption. Please do not allow future developments.

Comment 434

Development is a couple of streets away so little impact upon my property.

Comment 435

The basement — has created a much higher waterline for our property.

Comment 436

I have no idea how the new build managed to get through planning.

Comment 437

The party wall agreement is not worth the paper it is written on!

Comment 438

A big ugly fence in back garden but otherwise no problem at all.

Comment 439

The craftsmanship, the politeness and helpfulness of the workman and owners were exceptional.

Comment 440

It impacts on traffic increase and parking restrictions both during work and subsequently.

Comment 441

Concerns regarding subsidence to whole area. Who takes responsibility when things go wrong?

Comment 442

Experienced excessive noise for 6 months. Working hours should be limited to weekdays.

Comment 443

I have no problem with basement development. London is short of space

Comment 444

It was incredibly disruptive. We could not have our doors or windows open.

Comment 445

Construction was sometimes undertaken on Sat and Sun which is unacceptable.

Comment 446

Living within an area of subsidence, it should not be allowed.

Comment 447

Our neighbour has permission but not yet dug. We are very worried.

Comment 448

Probable collapse of 2 meter patch of pavement between the properties

Comment 449

Not started work yet, — .

Comment 451

You can see a building has been erected in back garden.

Comment 452

Relatively minor kitchen development. Vibration felt as houses are interconnected underground.

Comment 453

Well known building to Camden. Likely to be permanently damaged.

Comment 454

Development has adversely affected our family is nowhere near complete.

Comment 455

I don't like basement developments. They are a bad idea.

Comment 456

The property had been in need to repair for years.

Comment 457

Developers did not consult with neighbours. This would have helped.

Comment 458

My window at the front of the building now rattles.

Comment 459

Water table consideration. Where is the ground water to go?

Comment 460

The construction of the basement has not been completed yet.

Comment 461

Development is still under construction - 8 months so far.

Comment 462

Neighbours were not informed. Traffic disruption, dirt, noise, street blocked.

Comment 463

There was little interaction between developers and rest of community.

Comment 466

Experienced noise disturbance. Pavement was often blocked off.

Comment 467

Development was one house away from mine. Noise problem.

Comment 468

Terrible project with severe impact upon the local environment.

Comment 469

Our house has subsidence due to the digging.

Comment 470

See column written in Ham & High 13/08/2015.

Comment 471

I wasn't here most of the time.

Comment 473

Certainly adds to the noise levels.

Comment 474

The works are not finished yet.

Comment 475

Basement is still not completed.

Comment 476

The development has just started.

Comment 477

Not appropriate within conservation areas.

Comment 478

Too many developments across Camden.

Comment 479

The building is an eye-sore.

Comment 480

Work has not started yet.

Comment 481

Excessive machine and people noise.

Comment 482

Development not yet complete.

Comment 483

Works have not really started.

Comment 484

The work hasn't finished.

Comment 485

Noise - every day.

Comment 486

Construction is still underway.

Comment 487

Work still ongoing.

Comment 488

Don't do anymore!

Comment 490

Not finished yet.

Comment 491

Development is ongoing.

Comment 492

Project still ongoing.

Comment 493

Disturbed rats.

Comment 495

Not complete.

Comment 496

Parking problems.

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