November 2017

**Live case of sustained and ongoing damages caused by a basement construction at 51 Frognal NW3 6YA with dire financial consequences for the innocent neighbours**.

The owners and occupiers of a flat located at 51 Frognal NW3 have had their property (located on the top floor of a multi-storey house) substantially damaged several years ago as a result of a basement extension being built on the lower ground floor of their house by an owner/developer. At the time, the owner/developer paid for the work to mend the cracks that occurred in the flat located at top floor of the house caused by the construction of the basement extension several floors below.

Since then, the owner/developer of the basement floor has gone bankrupt. This is very unfortunate as a large number of significant cracks have reappeared all over the top flat as a delayed consequence of ground and structural movements caused by the basement.

There have never been any cracks or damages occurring in the top flat at any time prior to the basement construction.

So, the owners of the top flat, having endured much hardship as result of the previous damages to their flat, are now left in a situation where their flat is substantially damaged. Furthermore, to add insult to injury, they will also be totally out of pocket for the expensive patching and significant redecoration work that will be necessary to mend the present damages.

This clearly breaches all notion of sustainable development which is at the core of the National Planning Framework.