

BAS 38 - Basement Work's - Impact on Residents February 2014 - Critical Analysis by Cranbrook Basements (18.09.14)

	Case Reference	Site Address	Proposal	Registration Date	Planning Decision Date	Planning Condition - Discharge Reference	Planning Condition - Discharge Condition Date	Date of Complaint	Nature of Complaint	Note
1	PP/10/02346	116 Pavilion Road, LONDON, SW1X 0AX	Erection of new dwelling incorporating the retained portion of front facade at first floor level; construction of front facade including minor alterations to the openings at first floor level and reconstruction of the rear elevation and erection of a mansard roof with three dormer windows on the front and two on the rear and two roommounted air conditioning units and excavation of a new single storey basement under the property extending 1.2metres from the front elevation	16/08/2010	10/11/2010	CON/10/02346	29.03.11	24.02.11	24/02/11 Comp has decibel reading of 105-110Db (she has a meter) and vibrations from Kango Hammers. Her view is that this method is the cheap option and not necessary, ie not taking every measure to reduce noise. Is there a permitted decibel level ? 06/08/11 Loud building site noise	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
2	PP/10/02493	33 Smith Terrace, LONDON, SW3 4DH	Extending lower ground floor to rear of property (subterranean), lowering garden level and internal floor plates to ground and first floor to line through with neighbouring properties, new french windows to rear.	28/07/2010	01/12/2010	Not Available	Not Available	20.06.11	20/06/11 Building site noise	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
3	PP/10/03239	2 Herbert Crescent, LONDON, SW1X 0HA	Infilling of approved lightwell at sub basement levels of approved subterranean basement below existing lower ground floor.	11/10/2010	08/12/2010	CON/779390	14.06.11	18.05.11	Advised building noise is unbearable	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
4	PP/10/03431	5 Argyll Road, LONDON, W8 7DB	Demolition of the rear wall together with all floors and roof whilst retaining the front facade, erection of one storey side infill extension at lower ground floor rear, one storey extension at first floor to existing rear conservatory, roof extension and subterranean extension with AC plant room in front vaults.	25/10/2010	11/01/2011			15.08.11	15/08/11 Caller claims building work at premise is causing dust and etc to fly across entire street. 22/10/11 Fin Chattin Building site - Working during non-permitted hours	
5	PP/10/02541	4 - 6 Queen's Gate and 22 - 23 Queen's Gate Mews, LONDON, SW7 5QJ	Excavation to construct new basement level, extension and alterations to rear linking element, and elevational alterations at 22 & 23 Queen's Gate Mews [Amendment to Planning Permission Ref: PP/04/1037 dated 23/05/2005 relating to 5-6 Queen's Gate and 22-23 Queen's Gate Mews, for change of use from hotel (Class C1) to residential (Class C3), comprising 2 mews houses and 11 self-contained flats, and associated rear extension, alterations and reconfiguration].	21/07/2010	31/03/2011	CON/10/02541	17.07.12	31.01.12	31/01/12 property going under refurbishment converting into flats - ongoing extremely loud pneumatic drill being used for last 3 months regularly & does not seem to have an end date yet. Would like noise level checked & advice. 14/06/2012 Caller is disturbed by excessive noise for the past year from refurbishment of hotel to flats, dust and concern about asbestos, and also he is concerned about plans to have a lift installed that is very near the party wall. The caller says his health has been badly affected by white dust. He is not opposed to the building works but he is very concerned about the dust.	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally. The second complaint relates specifically to non Basement works - Removal of Asbestos and Installation of a Passenger Lift
7	PP/11/00383	5 Dawson Place, LONDON, W2 4TD	Excavations below forecourt and rear garden for construction of new basement levels, with associated rooflights; partial relocation of existing self-contained lower ground floor flat; replacement of existing rear balcony at raised ground floor level; alterations to existing rear window openings at lower ground floor level; erection of new glazed canopy to side (east) passage; erection of new refuse store to front forecourt, and provision of single rooflight at main roof level.	08/02/2011	05/04/2011				30/09/11 Caller is a homeworker complaining about excessive drilling noise. Works have been going on for the past month. Noise could be heard on the phone.	
8	PP/10/03845	18 Lansdowne Road, LONDON, W11 3LL	Creation of front and rear subterranean basements, raising existing parking area, installation of metal railings and gate to front boundary and rebuilding of front wall with new railings above.	07/12/2010	20/04/2011				24/06/11 Very loud drilling noise as a result shaking the whole house, on going	
9	PP/11/01011	47 Godfrey Street, LONDON, SW3 3SX	Excavation of a new subterranean extension beneath the footprint of the property with a front lightwell; rear ground floor level infill extension; extension of the existing closet wing at ground and first floor level, provision of a roof terrace at rear first and second floor level; installation of six solar panels at main roof level and installation of a rooflight at main roof level.	04/04/2011	27/05/2011			06.05.11	06/05/11 Letter recieved regarding excavation of the basement at this property	The date of the alleged complaint predates the Grant of Planning Approval - Therefore Basement works could not have commenced Legally.
10	PP/11/00671	27 Ladbroke Square, LONDON, W11 3NB	Excavation of basement under existing dwellinghouse and rear garden together with installation of rooflight within rear garden and alterations to existing front lightwell.	04/03/2011	22/06/2011				27/10/11 I am writing to you regarding the construction work that is being carried out to 27 Ladbroke Square, London W11 3NB. My family and I are at our wits end with the appalling and constant noise, nuisance, dirt and violations to parking and working rules. I will attempt to list the nuisances and transgressions, but this is just a taster of what my family has to endure: 1. Whilst the owner has obtained permission to block an area in front of both Nos 26 and 27 and erected a giant structure containing a generator, the constant movement of lorries in front of my house, blocking my parking is a cause for concern. In the morning, the contractor simply increases the size of the restricted area by half a bay or more, by blocking extra parking illegally by erecting bollards and tape. 2. My car and windows are filthy constantly and the level of dust inside is unacceptable and far higher than that of previous works by my neighbours 3. The contractor starts work just after 800am every day and finishes well after 500pm. 4. The contractor's staff block pavement access constantly to the property, notwithstanding they have built a bridge from the structure into the first floor. During the day the pavement and road are filthy (although they do wash these before leaving). 5. I would like to highlight one episode as I happened to be at home on Monday 24 October, when a concrete lorry (one of many that day) arrived around 615pm and the contractor laid a pipe on the pavement, blocking access with tape to my own house, and pumped concrete into the house well after the 5pm deadline. This was very noisy and it interfered with my daughter's homework, not to mention the general discomfort	

11	PP/11/01551	45 Palace Gardens Terrace, LONDON, W8 4SB	Excavation and construction of a single storey basement, rear infill extension at lower ground level with terrace above, alterations to rear fenestration and replacement of roof to existing rear extension at upper ground level.	25/05/2011	20/07/2011				08/12/11 The builders are unloading a large amount of debris, which is flying around and spreading along to this gentlemen's property 14/07/12 The caller is reporting building works carried out next door and it is very loud,	
12	PP/11/01080	5 Oakley Gardens, LONDON, SW3 5QH	Excavation and construction of a single storey basement under the existing dwelling, a conservatory style extension at ground floor level and a closet wing extension at first floor level.	21/04/2011	22/07/2011				06/08/12 Calling to report neighbour doing construction work.	A neighbour reporting to the Council that Construction works are underway cannot be regarded as a complaint
13	PP/11/01807	32 Chelsea Park Gardens, LONDON, SW3 6AB	Excavation of a single storey basement under the front garden, footprint of the house and rear garden with associated lightwells and for the erection of a single storey extension at the front of the building on the eastern boundary.	06/06/2011	18/08/2011				15/05/12 Ongoing drilling which has shattered callers conservatory	
14	PP/11/01909	8 Adam And Eve Mews, LONDON, W8 6UJ	Excavation and provision of an underground level below the footprint of the premises, elevational alterations, erection of an infill extension at second floor level rear, erection of an access housing at main roof level in connection with the formation of a new roof terraced area.	06/07/2011	31/08/2011				07/02/13 Caller says that a machine inside the building site is very noisy but the exhaust pipe coming out into the mews where the noise is coming from.	
15	PP/11/01065	50 Palace Gardens Terrace, LONDON, W8 4RR	Alterations and extension within front light well; excavation to form basement accommodation beneath rear garden, with associated walk-on glazing to existing rear light well; erection of replacement ground floor rear conservatory; elevational alterations to rear facade; and enlargement / alteration of existing mansard storey at main roof level.	08/04/2011	12/09/2011	CON/12/05192	14.03.13		Dust complaint	No date is provided for the alleged complaint
16	PP/11/02430	Ruskin House, 35A Hyde Park Gate, LONDON, SW7 5DN	Erection of second floor side extension; first and second floor rear extension; provision of a new garage at ground floor level; elevational alterations and excavations to the basement to include additional part sub-basement (Extension of time application following permission dated 01.09.2008)	25/07/2011	19/09/2011				14/03/12 building site noise but the noise to so much the next door that some of their equipment fell down due to the vibration	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
17	PP/11/02441	29 Victoria Road, LONDON, W8 5RF	Excavation for creation of basement with swimming pool and plant room and associated alterations at ground floor level.	08/08/2011	03/10/2011	CON/11/02441	30.03.12	15.09.11	15/09/11 I would like to lodge a complaint about the noise and general dust, disruption and upheaval caused by building works at no 29 Victoria Rd, London W8 5RF. The works taking place are causing my house to shudder and shake; they are causing ornaments to fall from shelves; the noise sounds as though they are inside my own house and the works appear to be taking place all over the house - in every room - at the same time. A few weeks ago, the builders were throwing planks of wood and sheets of glass from a third floor window into the back yard below. A plank of wood came into my yard breaking a plant pot and the table on which it was standing. They appear to have taken over a parking space (without the usual parking notification) outside and now there is a covered wooden structure which has been erected in the back yard area. I wonder if you could pay a visit to the household to check that all works have gained planning permission from yourselves and perhaps, to remind them of the noise pollution and construction legislation which is in place to protect residents like myself and my children. I have spoken to the owner on several occasions, and tried to remind him in a courteous way of his duties as my neighbour, but he ignores my requests for consideration.	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
18	PP/11/02437	55 Walton Street, LONDON, SW3 2HT	Demolition and re-building of existing rear closet wing, erection of a glazed infill extension at rear lower ground floor level, part excavation of rear garden to create a level threshold with new terrace and steps to existing main upper rear garden and installation of two new rooflights.	04/08/2011	18/11/2011				03/01/12 Lady called to say the next door builders are using a numatic drill which is making her sick. She knows that they are allowed to work but this drilling is making her property shake as well	The Consented Works do not relate to a Basement. There is no Basement component
19	PP/11/03152	36 Cathcart Road, LONDON, SW10 9NN	Erection of an infill extension at rear lower ground floor level; extension of existing closet wing at rear ground and first floor level landing level; elevational alterations; provision of air conditioning at main roof level and excavation of basement extending beneath footprint of building and part of rear garden.	16/09/2011	21/12/2011	CON/11/03152	20.04.12	18.04.12	18/04/12 Ongoing excessive loud noise from builders	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
20	PP/11/03622	54 Cathcart Road, LONDON, SW10 9JQ	Formation of basement under existing house, under rear garden, and under part of front garden/yard area.	14/11/2011	09/01/2012				13/11/12 The caller is reporting a construction site started work at 7-25 they advised the works start really early and finish really late would like the hours on this site regulating	
21	PP/11/01007	39 Radnor Walk, LONDON, SW3 4BP	Excavation of basement level and associated front lightwell and rear extension at lower ground floor level with terrace above.	15/07/2011	13/01/2012	CON/12/04111	10.01.13	26.11.12	26/11/12 Caller reporting scaffolding noise	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
22	PP/11/03875	22 Petersham Mews & 13 Queens Gate Gardens, LONDON SW7 5NR	Re-erection of non-listed premises at 22 Petersham Mews incorporating elevational alterations, alterations at main roof level and the excavation and provision of a new basement extension below the entire footprint of the property to also extend below part of the rear courtyard area of the listed property at 13 Queen's Gate Gardens.	28/11/2011	23/01/2012	CON/13/04828	07.10.13	23.07.12	23/07/12 Caller reporting loud construction works going on from this house. It started 3 weeks ago and usually happens at the weekends and the evenings. 06/12/13 smell/ fumes coming from the machinery which is outside this property, machine running since 8.30 this morning, it is very unhealthy, she has to close her windows. Don't know what the builders are doing, she wants to know what is happening and when will this stop.	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
23	PP/11/02833	37 Abbotsbury Close, LONDON, W14 8EQ	Excavation of a single storey basement level below main house and part rear garden with associated roof lights and alteration of rear fenestration and three rooflights at main roof level.	25/08/2011	25/01/2012				24/08/12 Caller said the noise is unbearable and he couldn't work from home. He had tried to come to some understanding with the contractors but they have refused. please help. Noise ongoing	
24	PP/11/03690	2 Edith Grove, LONDON, SW10 0NW	Excavation of a basement under the property and garden, a two storey upper and lower ground floor rear extension, the enlargement of side extension at first and second floor levels and alterations to the front of the property including new boundary treatment, bin store and lightwells and the insertion of a skylight at roof level.	08/12/2011	02/02/2012				29/05/13 constant loud hammering noise 12/06/13, Complainant says he is being made ill (depression) by the stress of from the noise from an extensive refurbishment that may be, illegally, going beyond the granted Planning Permission.	
25	PP/11/03746	23 Egerton Terrace, LONDON, SW3 2BU	Excavation for creation of subterranean storey beneath front garden, rear orangery extension at lower ground floor level, additional condensers and acoustic housing to side extension (behind parapet) and photovoltaic panels to flat main roof with replacement of a rear timber window.	07/11/2011	17/02/2012				25/10/12 complaint about dust and noise from the building site 25/10/13 Noisy work starts before 8am in most days 28/10/13 Caller reporting building work going on opposite .	
26	PP/11/02936	10 Strathmore Gardens, LONDON, W8 4RZ	Excavation below an existing house to create a new subterranean extension providing a swimming pool and other facilities.	12/09/2011	20/04/2012				19/07/11 Caller is acting on someone's behalf enquiring about the noise level at the above property.	The Basement Works had not started at May 2014 - No Initial Notice of Commencement has been served as legally required under the Building Regulations. A further visual site inspection on 19.09.14 confirms that no Basementworks have been commenced

27	PP/11/03980	49 Tadema Road, LONDON, SW10 0NY	Replacement of underground fuel storage tanks, erection of new forecourt canopy, and forecourt alterations. REVISED DRAWINGS RECEIVED involving reduction in canopy size, amended canopy material/colour, and provision of landscaping to southern boundary.	30/11/2011	16/05/2012				14/05/13 Building works ongoing at several location on Tadema Road, cracks appearing in callers property due to the vibration from banging and drilling at the sites. She thinks (not sure) it is due to the works carried out at Shell on tadema road - she says she feels like an earthquake is going on.	The Development referred to are refurbishment of a Petrol Station. There is no Basement either approved or under construction. Note that the complainant is actually unsure from which location the issue referred to originates.
28	PP/12/00240	28 Chepstow Villas, LONDON, W11 2QZ	Provision of subterranean front extension, lower ground and ground floor side extension, rear extension at lower ground level and alterations to fenestration.	25/01/2012	16/05/2012	CON/13/03610	23.08.13	08.05.13	08/05/13 Ongoing drilling from builders	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
29	PP/11/04314	14 Harley Gardens, LONDON, SW10 9SW	Excavation to form basement under existing garage, driveway and front garden, erection of infill extension at rear at lower ground and ground floor levels, raising of height of existing garage, and provision of flat roof at main roof level in place of existing pitched roof structure, all in association with amalgamation of existing self contained flat at lower ground floor level with existing residential unit above at ground, first, second, and third floor levels to form one single family dwelling house.	03/02/2012	19/06/2012	CON/11/04314	16.10.12	29.06.12	29/06/12 Claims building works from property is causing dust and property to vibrate. 23/08/12 Builders at the above address have been starting work at 7am for the past month. 09/07/13 Builders cutting stone and creating clouds of dust that is going into neighbour's property and also onto the road and parked cars.	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
30	PP/12/01375	25 Campden Grove, LONDON, W8 4JQ	Proposed new subterranean basement under existing house	25/04/2012	19/06/2012				01/06/13 Caller is reporting building noise nuisance Advise alot of dust coming from building works.	
31	PP/12/00682	2 Smith Terrace, LONDON, SW3 4DL	Excavation of a subterranean extension under the footprint of the property and under later rear extensions, erection of a replacement rear ground floor extension with a new roof terrace above and erection of an extension under the front steps.	29/02/2012	05/07/2012				28/01/13 Caller said there is some building work going on at the above address. She said they had a noisy generator and she would like a noise officer to visit location and investigate 12/08/13 Dust from basement excavation. Comp is a retired building professional and says that builders shold be damping down the dust and using covers over the skip. Dust entering his property. Witnessable now.	
32	PP/12/01581	22 Chelsea Square, LONDON, SW3 6LF	Erection of a subterranean extension under the footprint of the property, the garage and the garden, insertion of skylights on rear projection, rear garage area and on the roof of the main property, alterations to the rear elevation of the garage, insertion of windows and doors on rear wall of garage and on the flank wall of the rear projection	02/05/2012	31/07/2012	CON/12/01581	17.10.12	22.08.12	22/08/12 Caller is reporting construction noise, property is excavating with a pneumatic drill	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
33	PP/12/01344	35 Clarendon Road, LONDON, W11 4JB	Excavation of a subterranean basement level, rear extension at lower ground level with terrace above, alterations to front lightwell, alterations to main roof including rear dormers and rooflights.	14/05/2012	08/08/2012	CON/12/01344	03.12.12	16.08.12	16/08/12 thick dust from 35, no protective netting in place. 17/09/13 Advised building site noise and dust from cutting slate in the garden. Been ongoing for over a month now. Also a smell from machinery used for saw.	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
34	PP/12/01823	24 Carlyle Square, LONDON, SW3 6EY	Demolition of existing lower ground floor extension. Excavation of basement and sub-basement extension; erection of rear extension at lower ground level with terrace at rear ground floor level; installation of solar photovoltaic slates to western roof slope and associated works.	28/05/2012	08/08/2012				01/07/13 I sent to RBKC's noise and nuisance unit last Friday a formal complaint regarding the intolerable noise being created by the two neighbouring developments to the home of my clients. There is considerable noise, vibration and dust which are detrimentally affecting my client's ordinary use of their home.	
35	PP/12/02457	21 Lansdowne Road, LONDON, W11 3AG	Creation of new basement under existing house and partially under both rear and front gardens. Extension of lower ground floor level to the front and rear of property. Extension of ground floor, first floor and second floor level to rear side of property. External rear balconies to ground and first floor level. New rooflights and plant to roof. Alterations to front and rear facades. Alterations to front and rear landscaping. Replacement of all windows with double glazed windows to match existing appearance.	06/07/2012	05/09/2012	CON/12/04923	25.01.13	27.10.12	27/10/12 caller says there is loud banging noises.	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
36	PP/12/01683	85 Ladbroke Road, LONDON, W11 3PJ	Demolition of existing buildings on western part of site; retention of original villa on eastern part of site with alterations to front and rear elevations; construction of new building on western part of site with new subterranean level below; reconstruction of boundary wall at front.	11/05/2012	06/09/2012				18/01/13 Contractors are strating work before 8am, usually around 7:45am	
37	PP/12/02452	Mannerton House, 1 Redcliffe Square, LONDON, SW10 9LA	Subterranean extension under footprint of property and under front and rear gardens, lower ground floor rear and side infill extension, new plant system in front and rear gardens, alterations to front elevation including new steps, bin store, new front boundary treatment, new rear lightwell and partial infill of lightwell in front of side extension, erection of garden structure to rear of property and alterations to fenestration on front and rear of property at lower ground floor level.	06/07/2012	19/09/2012	CON/12/5000	05.02.13	01.05.12	01/05/12 Building works started asa early as 7.20 in the morning, caller would liek to speak to an officer if possible today, as she doest want this to happen again tomorrow morning. 04/04/13 Windows are rattling due to a generator being used across the road and she would like to speak to an officer. 16/09/13 I am writing to complain of regular disturbance from the ongoing building works at No. 1 Redcliffe Square. Whilst we have no problems with the noise from the site during the week, we are disturbed every Saturday morning like clockwork, at 8am. The work then continues for most of the day (finishing at around 3pm yesterday). This means that we are never able to sleep beyond 8am on Saturdays and are disturbed throughout the day. We have been told by one of our neighbours that the project is not due to be completed for another 18 months. Does the council impose any restrictions on noisy building work at weekends? If the contractor could just start two hours later it would mean significantly less nuisance to us. Ideally no work at all would be carried out at the weekend. It frustrates me that in so many cases more consideration is given to the developer of a property than to the neighbours, who must go through months of inconvenience.	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
38	PP/12/02676	10 Egerton Terrace, LONDON, SW3 2BT	Extension to front vault, provision of basement beneath rear garden, extension to rear at lower ground and ground floor level and associated internal alterations and refurbishments at lower ground and ground floor levels	23/07/2012	19/09/2012	CON/13/04002	12.09.13	22.07.13	22/07/13 Claims loud drilling and dust is entering her property.	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
39	PP/12/02975	24 Mcgregor Road, LONDON, W11 1DE	Basement extension below lower ground floor with light-wells front and rear; reconstruction of rear glazed extension with new solid masonry and steel framed glazing; Re-instatement and re-positioning of sash windows including decorative entablature and details to front elevation. Replacement of Velux windows and installation of solar thermal panels at roof level. New front boundary wall.	31/08/2012	26/10/2012				08/04/13 Builders refurbishing the basement there is a compressor making so much noise	

40	PP/12/01795	17 Cadogan Place, LONDON, SW1X 9SA	Lowering of front pavement vaults, front lightwell and basement floor level in main house and alterations to rear basement and sub-basement extensions approved under planning permission PP/08/01683 dated 11/3/09, consisting of lowering of floors on both levels and enlargement of sub-basement extension to extend under main house and at rear boundary.	18/05/2012	07/11/2012			02.10.12	02/10/12 Caller is due tomorrow and she fears the noise coming from the construction work at the above property. She has spoken to the owner before the work commence. They promised the drilling would be finished by July/ August before the baby is due. Till then the drilling still continues. Caller would like some advise from N&N with regards to noise	The date of the alleged complaint predates the Grant of Planning Approval - Therefore Basement works could not have commenced Legally.
41	PP/12/02952	5 Wallgrave Road, LONDON, SW5 0RL	Construction of a subterranean extension beneath the footprint of the property and part of the front lightwell and rear garden, erection of a single storey glazed infill extension at rear lower ground floor level and elevational alterations.	14/08/2012	16/11/2012				29/08/13 building site subterranean development taking place	
42	PP/12/03226	32 Ladbroke Grove, LONDON, W11 3BQ	Construction of subterranean basement storey extension beneath house and part rear garden with alterations to the lightwell at the front and new rooflights to the rear, replacement of existing two storey rear orangery with conservatory, replacement windows, provision of roof-lights, replacement of outbuilding in the rear garden and removal of Acacia tree in rear garden and replacement with Cherry tree.	07/09/2012	28/11/2012				26/07/13 Caller is reporting construction work starting from 10 past 7. There is a basement excavation which is causing a nuisance. 02/11/13 The workers at 32 Ladbroke Grove have started work 10 minutes ago before 08:00 on a Saturday and are making a huge amount of noise and have woken us up This is not the first time. What can be done please?	
43	PP/12/02765	6 Glebe Place, LONDON, SW3 5LB	Basement excavation beneath main house, front vaults and rear garden. Demolition and rebuilding of rear elevation at lower ground, ground and first floor levels.	21/08/2012	18/12/2012				24/07/13 Resident says that noise and vibrations from this building site is extreme and wants N+N officers to witness. Comp has a file about the project and the company. He has attended many planning meeting about basement conversations and been in consultation with local councillors. He asked the councillors to have N+N create a special team to attend to basement conversations complaints. The builders also arrive at 7:30am and empty their skips, which is illegal. He mentioned that the builders on site are civil and polite.	
44	PP/12/04573	95 Dovehouse Street, LONDON, SW3 6JZ	Excavations of existing basement to form extension into part of rear garden and formation of front and rear light-wells, re-configuration of rear ground floor windows and garden access	16/11/2012	11/01/2013				08/10/13 Extremely loud noise from drilling	
45	PP/13/00546	41 Dovehouse Street, LONDON, SW3 6JY	Construction of single storey basement beneath rear garden	28/01/2013	25/03/2013				26/07/13 Extremely loud stone cutting noise	
46	PP/13/00527	46 Jubilee Place, LONDON, SW3 3TQ	Excavation under dwelling and rear lightwell, retention of front facade and front section of building together with two side party walls; demolition of rear elevation and removal of roof; rebuilding closet wing and erection of three storey extension within lightwell.	31/01/2013	28/03/2013				10/07/13 Claims no protective netting so dust and debris is entering his property	
47	PP/13/00106	65 Earl's Court Road, LONDON, W8 6EE	Excavation of a subterranean extension beneath building and front and rear gardens, erection of rear extensions at lower ground floor level	24/01/2013	02/04/2013				03/06/13 subterranean drilling. Comp checked with Planning - permission granted, but Planning suggest that she check with N+N because she believes the noise is excessive and that all means to minimise noise has not been taken. Witnessable now. 04/07/13 Builders working on a basement project are using an iron grinder and working on the pavement outside comps home. This is making a very disturbing noise as well as being dangerous and illegal. The grinding work is for another project in Earls Court! 11/07/13 Caller is wanting to inform noise officers that their is still loud building works happening at 65 Earl's Court Road.	
48	PP/13/01237	21 Earl's Court Square, LONDON, SW5 9BY	Extension of basement.	04/03/2013	29/04/2013				20/12/12 Ongoing loud consistant drilling from 8am	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
49	PP/13/01519	40 Wallingford Avenue, LONDON, W10 6PX	Construction of a basement level beneath the property with associated works including creation of front and rear light wells.	15/03/2013	10/05/2013	CON/13/04540	05.11.13	06.09.13	06/09/13 Extremely loud drilling noise -seems like they are drilling caller's property	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
50	PP/13/01586	12 The Vale, LONDON, SW3 6AH	Excavation of a subterranean basement extension under the footprint of the property and in the rear garden.	20/03/2013	15/05/2013	CON/13/04234	14.10.13	04.09.13	04/09/13 Conveyer belt is causing loud noise through out the day	The date of the alleged complaint predates the Grant of Planning Approval and/or Approval of Planning Conditions - Therefore Basement works could not have commenced Legally.
51	PP/13/01076	107 Ledbury Road, LONDON, W11 2AQ	Construction and excavation of two storey basement under main building including both front and rear garden areas.	27/02/2013	05/06/2013				21/11/13 Builders have moved compressor from inside the building that they are refurbishing (basement) to the pavement outside lady home. She is furious. The noise is intollerable. She works from home. She will call when noise is witnessable. The builders have stopped for the day.	
52	PP/13/01504	75 Clabon Mews, LONDON, SW1X 0EQ	Formation of a 2 storey basement under rear garden area with new link stair to existing listed Butler's Cottage and associated internal and external alterations including new rooflight to main roof.	15/03/2013	05/06/2013			Undated	My wife, child and myself are tenants . We have been renting in the area for more than two years now and we are at a stage where my family may have to find alternative accommodation for the duration of this month because we unable to endure the noise levels which we are subjected to on a daily basis (including Saturdays). Ideally, we would all like to be living at the flat because my wife is a student and is studying for her Masters degree from home, our child is on school holidays and I work from home. However, this is not a possibility anymore.	The date of the alleged complaint predates the start of Basement Construction. RBKC provide no date for this complaint but it is still possible to prove that the issue raised by the Complainant does not relate to construction of a Basement on the following basis. BAS 29 - (Basement Works - Impact on Residents) is dated February 2014. Please see the confirmation from the Chartered Architect Mr Eamon McGurnaghan ARB RIBA that Construction of the Basement had not started as at 1st May 2014 - after the date that the Report was published.
53	PP/13/05213	14 Avondale Park Gardens, LONDON, W11 4PR	Construction of basement under property and part of garden.	16/09/2013	13/11/2013			22.10.13	22/10/13 Extremely loud noise of drilling	The date of the alleged complaint predates the Grant of Planning Approval - Therefore Basement works could not have commenced Legally.
54	PP/13/04809	14C and 14D Pembridge Crescent, LONDON, W11 3DU	Excavation of new basement, and erection of replacement 3 bed dwelling above with shallow pitched roof (Works have commenced)	10/09/2013	22/11/2013			17.07.13	17/07/13 Houses 14c and 14d are being knocked into one - Caomplainant would like an update on a visit as he thinks that the earth removal could be done on a conveyor rather than using a dumper truck which is noisy and produces diesel fumes.	The date of the alleged complaint predates the Grant of Planning Approval - Therefore Basement works could not have commenced Legally.