



building on success

Basement Works – Impact on Residents

Partial Review of the Core Strategy

February 2014

Regulation 19, Town and Country Planning (Local Planning) (England) Regulations 2012



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

Basement works - the impact on residents.

Information from the Royal Borough's Noise and Nuisance Team.

1.0 Noise and Nuisance

- 1.1 The Noise and Nuisance Team operates a seven days a week service during and outside normal office hours, 365 days a year. Officers' work includes proactive monitoring of problem building sites by undertaking early morning visits. Weekend visits and evening visits are also undertaken as required to deal with a range of other complaints.
- 1.2 Officers are responsible for defined geographical areas and tasked with proactively identifying construction sites. Once identified, officers serve a S60 notice under the Control of Pollution Act to control the hours of noisy works and ensure that best practical means are used to keep noise to a minimum. In certain circumstances officers are working on serving more targeted notices (see example in Appendix 2) on the relevant parties including the owner and principle contractor to further protect residents.
- 1.3 The proactive approach seeks to address any problems before residents have cause for complaint. The S60 notice allows the hours of noisy operations to be controlled and the levels of noise emitted by the construction and demolition process to be specified. Noise can be mitigated but not eliminated. Any noise limits set must be reasonable having regard to the works, duration and methods that a particular construction project will necessarily entail.
- 1.4 For urban environments, guidance suggests an average upper noise limit of 75 dB at the nearest residential property over the 10-hour working day can be acceptable. This level of noise is still relatively high, if say existing levels are below 60dB. Levels in section E.2 in British Standard 5228 would include Best Practicable Means being applied.
- 1.5 Below are the number of overall noise requests received between April and November 2013. This includes the number of complaints about construction sites; the number of legal notices served; and the number of planning applications consulted:
 - 5,700 noise complaints were received from Borough residents
 - 877 were construction noise/nuisance related (15%)
 - 307 S60 notices were served
 - 6 S61 consents were in place
 - 677 planning applications were consulted on
 - A successful prosecution for a breach of a Section 60 Notice was carried out
- 1.6 At major sites the emphasis is on ensuring the developer has a suitable and adequate methodology to control noise on site. Developers of these major sites are

encouraged to make a S61 consent application under the Control of Pollution Act 1974 setting out their mitigation measures and including noise predictions and arrangements for effective communication with local residents. Officers are assigned to work with these developments, providing a central point of contact.

- 1.7 The hours when noisy works (that are audible outside the site boundary) are permitted in the Royal Borough are currently:

Monday – Friday: 8:00am – 6:30pm

Saturday: 8:00am – 1:00pm

At no other times (including Public Holidays)

2.0 Residents' views and compensation

- 2.1 It is evident that in recent years residents have become more concerned about noise during the day in normal business working hours. Increasing numbers of residents work or run businesses from home. Presently, the Royal Borough has the longest permitted hours for noisy works in London; other Boroughs limit the work to 6:00pm in the evening, rather than 6:30pm as it currently is in the Royal Borough (between Monday and Friday). Councillors are considering a proposal from the Noise and Nuisance Team to bring the Royal Borough into line with rest of London.
- 2.2 As an indication of the impact that basement development can have on neighbouring occupiers, perhaps at an extreme end: I refer to a recent case where Environmental Health brokered, in support of residents adjoining a substantial major development (that included construction of a multi level basement), a six-figure temporary re-housing payment from the developer. Details are confidential but are available.
- 2.3 Officers are not aware of the specific details of party wall agreements between neighbours but it is clear that hours of work are often agreed during basement construction, including not working on a Saturday and reduced hours for works directly on the party wall. This clearly benefits residents but may increase the overall time that the development takes.

3.0 Cumulative impact

- 3.1 The time period that basement construction takes, along with the associated noise and dust, which normally occurs on a five and a half days a week basis, can have a significant effect on the quality of life of residents. The cumulative impacts of two or more basement extensions occurring simultaneously in the same street, or one after the other in the same street, is a constant problem highlighted by residents. This results in constant major building work in the residential streets. Limiting the size of basement developments will shorten the duration of the impact generally for residents.

3.2 Sites and streets where years of construction take place have resulted in impacts of noise, vibration and dust from the major works on neighbouring residents. This results in complaints to the Noise and Nuisance service. Even when works are being undertaken using best practice and in full compliance with our requirements, neighbouring residents are severely inconvenienced for long periods of time, resulting in a significant loss of their living conditions within their dwellings

4.0 Basement construction

Basement construction involves a number of construction activities that will inevitably cause disturbance to neighbouring residents. These activities are set out in the following sections.

4.1 Working below, close to and on the party wall

All basement extensions require the lowering of foundations of adjacent supporting walls, including party walls, to a new lower level to accommodate the new basement. This is usually done by propped underpinning for single floor or medium depth basements. Deeper basements may require bored piled walls taken down to sufficient depth, then capped and propped, prior to excavation of the basement space and sequential construction of the permanent horizontal beams and slabs. During this work ground-borne noise and vibration will be transferred via the party wall into adjoining properties.

4.2 Mechanical/manual excavation

Mechanical excavation is only feasible for larger and deeper basements, where sufficient space and headroom is available for the use of 'mini' excavator plant (such as a 'Bobcat'). Excavation for a terraced property, with a single storey basement extension, is usually done manually. Irrespective of the method of spoil excavation, an electrically-powered conveyer is almost invariably used to remove it to a skip. During this work ground-borne noise and vibration will be transferred via the party wall to neighbouring residents.

4.3 Taking away the spoil – haulage lorries

During excavation a series of lorry movements to and from the site will be necessary to haul away spoil. Spoil is often loaded into a skip located on the roadway at the site; the skips are then removed by lorry when full. Airborne noise from these activities will be heard by occupants of neighbouring dwellings. Typically there will be hundreds of lorry movements associated with the construction of a basement.

4.4 Concrete deliveries, pouring and vibratory compaction

Following excavation, concrete construction will be the major activity. This will include steel fixing, formwork fabrication, and concrete deliveries and pours.

4.5 Steelwork erection

In many basement extensions load bearing and structural support is provided by steelwork columns and beams, supporting internal load bearing walls and to support new ground floor construction.

4.6 De-watering pumps

Where the water table is encountered above the basement formation level, de-watering pumps will be necessary to keep the excavations dry during concreting to ensure watertight concrete construction.

5.0 Targeted Section 60 Notice

5.1 This council acknowledges the impact these types of developments can have on adjacent residents and we will seek to mitigate these impacts by the use of s60 Notices which are to be focused on basement extensions; a typical draft example is attached as in Appendix 2.

5.2 This s60 for basement developments carries more conditions than our standard s60 Notice, which usually conditions only that 'best practicable means' shall be used at all times and that works are only to be undertaken during normal permitted hours.

5.3 In Appendix 2 those conditions that seek, as far as practicable, to ensure reasonable living conditions for the occupiers of dwellings adjacent to a basement extension site have been highlighted.

6.0 Basement site complaints across the Borough

6.1 The attached maps (Appendix 2) show the number of basements granted planning permission (2010-13) and/or under construction in the borough. Of the 595 sites, the Noise and Nuisance Team has received complaints regarding 129. Of these complaints, 53 were related to noise, vibration or dust caused specifically by basement construction activities. The attached spreadsheet details the complaints (Appendix 3).

6.2 In general residents exposed to basement extension work feel powerless to avert its impact so they resign themselves to accept that the work will have to go ahead, but it is the duration and type of work which causes residents to complain. A good example is the development of a large basement as outlined below in section 7.

6.3 The map in Appendix 4 demonstrates the extent of how noise from basement builds impacts on surrounding residents. A distance of 10 metres has been drawn to reflect the likely distance that residents may be severely affected in their own home. This map represents the sites where complaints were directly linked to basement construction.

- 6.4 It has been assumed that over the duration of a basement construction site, noise levels will average 75 dB at the site boundary (measured as a 10-hour working day LAeq level). Clearly, some activities such as the breaking out of concrete and cutting of steelwork over prolonged periods will lead to higher daily average levels; conversely, towards the end of a development, much lower daily average levels may be experienced as quieter activities take place and noise is contained within the completed structure of the building.
- 6.5 The impact of this average daily 75 dB site boundary level on neighbouring properties has been calculated. The distance at which average daily noise levels lead to levels, within neighbouring dwellings (allowing for the attenuation of a partially open window), exceed the recommended 'good' and 'reasonable' levels for living rooms/studies (as detailed in WHO Guidelines for Community Noise/BS 8233), have been calculated. This has been assessed as being properties within 10 metres of the site boundary. (NB. No allowances for screening or reflection have been included in the calculation purpose.)

7.0 Example of duration of works - a large detached house basement construction

- 7.1 A major basement development is now nearing completion extending under the property and garden of 151 Old Church Street. This is a major building site and consists of 4 levels of basements extending downwards by 12 metres. The property is located next to and opposite residential dwellings in Old Church Street and Elm Park Gardens behind.
- 7.2 Works commenced on this site in October 2011 and consisted of the piling of the basement walls, excavation of the site, removal of spoil; and all done with the use of major plant. Even though these noisy works were undertaken during the permitted hours using the quiet plant and practices as required in the notice served under Section 60 Control of Pollution Act 1974, their impact on neighbouring residents was substantial. The works lasted until October 2013, when the last top slab of the basement was poured. After this time the site reverted to a normal construction site with major refurbishment of the existing building taking place.

Appendix 1

Basements : Planning Permissions Granted (Jan 2008 – 1 Mar 2013)



Appendix 2

Reference No:

CONTROL OF POLLUTION ACT 1974, S.60 CONTROL OF NOISE ON CONSTRUCTION SITES: NOTICE IMPOSING REQUIREMENTS

To: **[Insert registered office the company]**

Whereas it appears to the **Royal Borough of Kensington and Chelsea** that works to which Section 60 of the Control of Pollution Act 1974 applies, namely:

Subterranean development including:

The erection, construction, alteration, demolition, repair or maintenance of buildings, structures, or roads and/or the breaking up, opening or boring under any road or adjacent land in connection with the construction, inspection, maintenance or removal of works and/or work of engineering construction (whether or not specified in the foregoing) **are being, or are intended to be carried out, on the premises known as:**

[Populate Source Premises Address]

NOTICE is **HEREBY GIVEN** that the following requirements must be complied with in connection with the carrying out of such works:

Hours of Work

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 8.00am and 6.30pm on Mondays to Fridays and between the hours of 8.00am and 1.00pm on Saturdays and at no time on Sundays and Public Holidays.
2. **Works that involve the use of percussive or boring equipment (including piling) and which is likely to propagate noise and vibration within adjacent residential dwellings, shall only be carried out between 09:00 - 12:00 (Monday to Friday); 14:00 - 17:00 (Monday to Friday) or at other times as agreed, and at no time Saturday or Sunday. Condition 2 is separate from any agreement under the Party Wall Act but Condition 2 may reflect that agreement.**
3. **The use of mechanical plant for excavation of the subterranean space shall only be carried out between 08.00 and 17.00 Monday to Friday or at other times as agreed, and at no time Saturday or Sunday. Condition 3 is separate from any agreement under the Party Wall Act but Condition 3 may reflect that agreement.**

Project Management

4. If, in the opinion of the Site management, that to comply with Health and Safety requirements, (including to make works safe), codes of safe working and traffic management requirements, construction works and associated operations from time to time can only be undertaken outside of these hours, then prior approval must be sought from the Noise and Nuisance Service (telephone: 020 7361 3002 and email ehemails@rbkc.gov.uk) and given in writing by email before works can commence outside the hours stipulated in (1) above.
5. The best practicable means to reduce noise to a minimum, as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times.
6. **All plant and machinery in use including mechanical plant for excavation shall be properly silenced and maintained in accordance with the manufacturers' instructions and comply with the generic plant noise emissions in BS 5228:2009.**
7. Any generators, pumps, pneumatic or electrical breakers, hand tools or similar items of small noisy plant which, in the view of the Director of Environmental Health, give rise to

unacceptable levels of noise, shall be enclosed or shielded within temporary mobile acoustic screens (see BS 5228, Figures 4 and 5) to the satisfaction of the Director of Environmental Health or Officers nominated by him.

8. There shall be no percussive pile driving on the site. Any piling shall be by continuous flight augur or similar to minimise noise and vibration as far as practicable.
9. Concrete pours: In order to avoid overruns past the hours stipulated in condition 1 the pour size and concrete workability shall be considered. The Site shall enter into a written protocol with the concrete supplier regarding timing of deliveries to ensure works can be completed within the permitted hours. The protocol shall be deposited with the Director of Environmental Health or Officers nominated by him.
10. For basement works concrete shall be placed by gravity feed wherever practicable. Failing this the position and location and acoustic shielding of any concrete pumps shall be as agreed with Director of Environmental Health or Officers nominated by him.
11. Wherever excavated material is to be removed by conveyor the conveyor shall be electrically powered from the grid and not from a generator.
12. Before works commence on site hoardings a minimum, 2.4m high, shall be erected on the Site boundary to enclose the Site.
13. Noise and vibration measurement and monitoring shall be carried out at locations, times and durations during construction (including demolition) as reasonably required by the Director of Environmental Health or Officers nominated by him.
14. Permissible noise levels are not specified.

Vehicle Movements and Site Deliveries

15. There shall be no Lorry movements to and from and at the Site otherwise than as follows: Between 08:00 hours and 18:30 hours Mondays to Fridays and from 08.00 to 13.00 on Saturdays, there shall be no lorry movements on Sundays and Public Holidays or after 13.00 on Saturdays.
16. There shall be no haulage lorries to or from the site for removal of excavated spoil otherwise than as follows: between 08.00 and 17.00 Monday to Friday and at no other times

Site Information and Contacts

17. All existing occupied residential property adjacent to the site boundary shall be notified by letter or leaflet drop advising of the works programme with estimated start and completion dates. The notification shall also contain the names and telephone numbers of site contacts to deal with enquiries. The notification leaflet/letter shall also be sent to the Director of Environmental Health.
18. A designated complaints/incidents logbook or register must be maintained at the site, available for inspection by an Officer of the Noise and Nuisance Team. The logbook shall record:
 - a. The nature of the complaint;
 - b. The cause; and, where appropriate,
 - c. The remedial action taken.
19. A site board, accessible to the general public, shall be erected outside the site, which shall identify the main contractor's name and address, and site manager's name and contact telephone number. The board shall also explain to the general public the permitted hours stipulated for noisy operations audible at the site boundary as per Condition 1.

20. Within 21-days from the receipt of this Notice, the recipient shall complete the 'Site Information Sheet' appended to this Notice and return it to the Director for Environmental Health and Trading Standards.

21. The names and contact telephone numbers and email addresses of all Site personnel with responsibilities for both supervision and management of the Works shall be notified to the Director of Environmental Health (DEH) or the Officer as below copied to ehemails@rbkc.gov.uk. The DEH shall be notified immediately of any changes to the personnel

22. Any deviation from these conditions shall be notified to the Council's Noise and Nuisance Service on 020 7361 3002.

IN THE EVENT of an appeal this notice shall **not** be suspended until the appeal has been abandoned or decided by the Court as, in the opinion of the Council, the noise to which this notice relates is likely to be of a limited duration such that suspension would render the notice of no practical effect.

IF YOU CONTRAVENE without reasonable excuse any requirement of this notice you will be guilty of an offence against Part III of the Control of Pollution Act 1974 and on summary conviction will be liable (a) in the case of a first offence to a fine not exceeding level 5 on the standard scale, and (b) in the case of a second or subsequent offence to a fine not exceeding Level 5 on the standard scale together, in any case, with a further fine not exceeding £50 for each day on which the offence continues after conviction.

DATE

(Signed)

Nicholas Austin
DIRECTOR FOR ENVIRONMENTAL HEALTH

Noise and Nuisance Team
Environmental Health Department
Council Offices, 37 Pembroke Road
LONDON, W8 6PW
Officer dealing with case is – [Populate Noise Zone Officer]
Telephone: [Populate Noise Zone Officer's telephone number]
Email: [Populate Noise Zone Officer's email address]

NB: The person served with this notice may appeal against the notice to a Magistrates' Court within 21 days from the date of service of the notice. (See notes below)

NOTES

The Control of Noise (Appeals) Regulations 1975 provide as follows:

Appeals under Section 60(7)

- 5.(1) The provisions of this regulation shall apply to an appeal brought by any person under Sub-Section (7) of Section 60 (control of noise on construction sites) against a notice served upon him by a local authority under that section.
- 5.(2) The grounds on which a person served with such a notice may appeal under the said Sub-section (7) may include any of the following grounds which are appropriate in the circumstances of the particular case:
 - (a) that the notice is not justified by the terms of Section 60:
 - (b) that there has been some informality, defect or error in, or in connection with, that notice;
 - (c) that the authority have refused unreasonably to accept compliance with alternative requirements, or that the requirements of the notice are otherwise unreasonable in character or extent, or are unnecessary;
 - (d) that the time, or, where more than one time is specified, any of the times, within which the requirements of the notice are to be complied with is not reasonably sufficient for the purposes;
 - (e) that the notice should have been served on some person instead of the appellant, being a person who is carrying out, or going to carry out, the works, or is responsible for, or has control over, the carrying out of the works;
 - (f) that the notice might lawfully have been served on some person in addition to the appellant, being a person who is carrying out, or going to carry out, the works, or is responsible for, or has control over, the carrying out of the works, and that it would have been equitable for it to have been so served;
 - (g) that the authority have not had regard to some or all of the provisions of Section 60(4).
- 5.(3) If and so far as an appeal is based on the ground of some informality, defect or error, or in connection with, the notice, the Court shall dismiss the appeal, if it is satisfied that the informality, defect or error was not a material one.
- 5.(4) Where the grounds upon which an appeal is brought include a ground specified in paragraph 2(e) or (f) above, the appellant shall serve a copy of his notice of appeal on any other person referred to, and in the case of any appeal to which this regulation applies he may serve a copy of this notice of appeal on any other person having an estate or interest in the premises in question.
- 5.(5) On the hearing of the appeal the Court may:
 - (a) quash the notice to which the appeal relates, or
 - (b) vary the notice in favour of the appellant in such manner as it thinks fit, or
 - (c) dismiss the appeal;

and a notice which is varied under sub-paragraph (b) above shall be final and shall otherwise have effect, as so varied, as if it had been so made by the local authority.

Suspension of Notices

- 10.(1) Subject to paragraph (2) of this Regulation, where an appeal is brought against a notice served under Section 58, 60 or 66, and -
 - (a) the noise to which the notice relates is the noise caused in the course of the performance of some duty imposed by law on the appellant, or
 - (b) compliance with the notice would involve any person in expenditure on the carrying out of works before the hearing of the appeal; the notice shall be suspended until the appeal has been abandoned or decided by the Court.
- 10.(2) A notice to which this regulation applies shall not be suspended if in the opinion of the local authority -
 - (a) the noise to which the notice relates -
 - (i) is injurious to health, or
 - (ii) is likely to be of a limited duration such that suspension of the notice would render the notice of no practical effect, or
 - (b) the expenditure which would be incurred by any such person in the carrying out of works in compliance with the notice before any appeal has been decided would not be disproportionate to the public benefit to be expected in that period from such compliance;

and the notice includes a statement that it shall have effect notwithstanding any appeal to a magistrates' court which has not been decided by the Court.

- 10.(3) Save as provided in this Regulation a notice under Part III of the Act shall not be suspended by reason only of the bringing of an appeal to a Magistrates' Court or the Secretary of State.

SITE INFORMATION SHEET

This form must be completed and forwarded to the Noise and Nuisance Team within 21-days of receipt.

Date	
Address of Site	
Main Contractor <i>(insert company name and head office address)</i>	
Main Contractor Site Contact <i>(insert name, telephone/mobile no., and email address of the project manager/site manager/foreman for the site)</i>	Name:
	Mobile:
	Tel:
	Email:
Subcontractors (if employed) <i>(insert company name and head office address of any subcontractors working at the site and area of work i.e. steel fixing, concreting)</i>	Subcontractor 1:
	Subcontractor 2:
	Subcontractor 3:
	Subcontractor 4:
	Subcontractor 5:
Project Manager/ Developer/Consulting Engineers/Architect <i>(insert name, telephone/mobile no., and email address of the project manager/developer/engineers or architect for the site)</i>	Project Manager:
	Developer:
	Consulting Engineers
	Architect:
Client Name and address <i>(insert details of client)</i>	

Main Contractor Site Contact <i>(insert telephone/mobile no and email address of the site manager)</i>	Name: Email: Mobile: landline	
PROJECT DETAILS		
Approximate Duration and Phasing of the Project <i>(insert planned date when works are to be completed/project handover date)</i>		
Details of Main Construction Works to be Carried Out <i>(insert brief details of works to be carried out, including information regarding principle stages and duration) such as:</i> <i>Piling type: e.g. - Secant wall CFA.....</i> <i>Excavation: max and min depth of excavation.....</i> <i>Foundations, substructure.....</i> <i>Superstructure:.....</i> <i>RC frame.....</i> <i>Steelwork erection.....</i>	List major plant items to be used at each stage <i>Such as:</i> <i>Piling rig type etc</i> <i>Diggers, dumpers, excavators etc</i> <i>angle grinders, tower crane skip, concrete pumps, vibratory poker, formwork etc</i> <i>As above</i> <i>As above</i> <i>Pneumatic torque wrench</i> <i>Tower crane</i>	Estimate Duration of daily noisy activities <i>(Insert estimates of the likely duration of noisy activities as a % of 10.5hour day, e.g. say use of piling rig 50%)</i>
Mitigation measures to minimise noise and vibration levels <i>(insert details of any acoustic screens or other measures to be employed include site hoardings)</i>		

Appendix 3

Case Reference	Site Address	Proposal	RegDate	Decisi on Code	DcnDate	BSBIPUPR N	Northing	Easting	Complaint
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 roof mounted air conditioning units and excavation of a new single storey basement under the property extending 1.2metres from the front elevation	16/08/2010	GTD	10/11/2010	217065032	179,060.00	527,846.00	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
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	GTD	01/12/2010	217078891	178,142.00	527,578.00	20/06/11 Building site noise
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	GTD	08/12/2010	217037266	179,378.00	527,785.00	18/05/11 Advised building noise is unbearable.
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	GTD	11/01/2011	217001867	179,549.00	525,335.00	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
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	GTD	31/03/2011	217109712	179,517.00	526,369.00	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.
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	GTD	05/04/2011	217023456 AA	180,821.00	525,371.00	30/09/11 Caller is a homeworke complaining about excessive drilling noise. Works have been going on for the past month. Noise could be heard on the phone.
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	GTD	20/04/2011	217052009	180,458.87	524,555.14	24/06/11 Very loud drilling noise as a result shaking the whole house, on going
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	GTD	27/05/2011	217034828	178,403.00	527,375.00	06/05/11 Letter recieved regarding excavation of the basement at this property
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	GTD	22/06/2011	217049939	180,574.00	524,908.00	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 for my wife and I. The noise continued at the property after the lorry had left to almost 700pm as a result of the contractor either using or cleaning the generator with high pressure water hoses. Overall whilst I fully understand that it is their right to undertake permitted works, the nuisance/noise/ working hours/working practices are totally unacceptable and as indicated above some contravene RBKC's permissions and safety standards. I would ask you to send officers to monitor this site very closely and take the necessary action you deem appropriate.
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	GTD	20/07/2011	217063845	180,218.00	525,486.00	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 reproting building works carried out next door and it is very loud,
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	GTD	22/07/2011	217059638	177,816.00	527,423.00	06/08/12 Calling to report neighbour doing construction work.
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	GTD	18/08/2011	217012575	177,883.00	526,657.00	15/05/12 Ongoing drilling which has shattered callers conservatory

Appendix 3

Case Reference	Site Address	Proposal	RegDate	Decis on Code	DcnDate	BSBIPUP N	Northing	Easting	Complaint
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	GTD	31/08/2011	217000773	179,382.00	525,410.00	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.
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	GTD	12/09/2011	217064096	180,187.00	525,550.00	Dust complaint
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	GTD	19/09/2011	217041414	179,560.00	526,308.00	14/03/12 building site noise but the noise is so much the next door that some of their equipment failed down due the vibration
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	GTD	03/10/2011	217089019	179,425.00	526,033.00	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.
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	GTD	18/11/2011	217089457	178,915.00	527,367.00	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
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	GTD	21/12/2011	217011733	177,984.00	526,127.00	18/04/12 Ongoing excessive loud noise from builders
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	GTD	09/01/2012	217011783	177,932.00	526,075.00	13/11/12 The caller is reporting a construction site started work at 7-25 they advised the works starts really early and finish really late would like the hours on this site regulating
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	GTD	13/01/2012	217072944	178,122.00	527,526.00	26/11/12 Caller reporting scaffolding noise
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	GTD	23/01/2012	217067563	179,145.00	526,243.00	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. Dont know what the builders are doing, she wants to know what is happening and when will this stop.
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	GTD	25/01/2012	217000036	179,603.00	524,542.00	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
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	GTD	02/02/2012	217027286	177,645.00	526,195.00	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.
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	GTD	17/02/2012	217028166	179,080.00	527,375.00	25/10/12 complaint about dust and noise from the building site 25/10/13 Noisy work starts before 8am in most day 28/10/13 Caller reporting building work going on opposite .
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	GTD	20/04/2012	217083804	180,324.01	525,427.72	19/07/11 Caller is acting on someone's behalf enquiring about the noise level at the above property.
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	GTD	16/05/2012	217085512	177,285.00	526,310.00	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.
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	GTD	16/05/2012	217013277	180,932.00	525,052.00	08/05/13 Ongoing drilling from builders

Appendix 3

Case Reference	Site Address	Proposal	RegDate	Decisi on Code	DcnDate	BSBpUPR N	Northing	Easting	Complaint
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	GTD	19/06/2012	217036559	178,067.00	526,417.00	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.
PP/12/01375	25 Campden Grove, LONDON, W8 4JQ	Proposed new subterranean basement under existing house	25/04/2012	GTD	19/06/2012	217010721	179,868.00	525,376.00	01/06/13 Caller is reporting building noise nuisance Advise alot of dust coming from building works.
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	GTD	05/07/2012	217078857	178,160.00	527,650.00	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 should be damping down the dust and using covers over the skip. Dust entering his property. Witnessable now.
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	GTD	31/07/2012	217012642	178,189.00	527,010.00	22/08/12 Caller is reporting construction noise, property is excavating with a pneumatic drill
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	GTD	08/08/2012	217015608	180,346.00	524,450.00	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.
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	GTD	08/08/2012	217011563	178,070.00	526,905.00	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.
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	GTD	05/09/2012	217051867	180,491.00	524,494.00	27/10/12 caller says there is loud banging noises.
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	GTD	06/09/2012	217049677	180,421.00	524,854.00	18/01/13 Contractors are strating work before 8am, usually around 7:45am
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	GTD	19/09/2012	217074029	178,151.00	525,981.38	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 doenst 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.
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	GTD	19/09/2012	217028179	179,027.00	527,360.00	22/07/13 Claims loud drilling and dust is entering her property.
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	GTD	26/10/2012	217057382	181,483.00	524,725.00	08/04/13 Builders refurbishing the basement there is a compressor making so much noise
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	GTD	07/11/2012	217008814	179,292.00	527,985.00	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
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	GTD	16/11/2012	217089104	178,757.00	525,500.00	29/08/13 building site subterranean development taking place

Appendix 3

Case Reference	Site Address	Proposal	RegDate	Decisi on Code	DcnDate	BSBIPUPR N	Northing	Easting	Complaint
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	GTD	28/11/2012	217048060	180,467.00	524,751.00	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?
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	GTD	18/12/2012	217033795	177,939.00	527,110.00	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.
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	GTD	11/01/2013	217024019	178,279.00	527,007.00	08/10/13 Extremely loud noise from drilling
PP/13/00546	41 Dovehouse Street, LONDON, SW3 6JY	Construction of single storey basement beneath rear garden	28/01/2013	GTD	25/03/2013	217023993	178,160.00	527,069.00	26/07/13 Extremely loud stone cutting noise
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	GTD	28/03/2013	217042515	178,364.00	527,424.00	10/07/13 Claims no protective netting so dust and debris is entering his property
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	GTD	02/04/2013	217025552	179,094.00	525,259.00	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.
PP/13/01237	21 Earl's Court Square, LONDON, SW5 9BY	Extension of basement.	04/03/2013	GTD	29/04/2013	217026421	178,387.00	525,546.00	20/12/12 Ongoing loud consistant drilling from 8am
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	GTD	10/05/2013	217089201	181,419.00	523,538.00	06/09/13 Extremely loud drilling noise -seems like they are drilling caller's property
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	GTD	15/05/2013	217086530	177,896.00	526,784.00	04/09/13 Conveyer belt is causing loud noise through out the day
	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	GTD	05/06/2013	217052680	181,227.00	524,994.00	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.
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	GTD	05/06/2013	217014977	179,075.00	527,639.00	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.
PP/13/05213	14 Avondale Park Gardens, LONDON, W11 4PR	Construction of basement under property and part of garden.	16/09/2013	GTD	13/11/2013	217002749	180,747.00	524,013.00	22/10/13 Extremely loud noise of drilling
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	GTD	22/11/2013	217065316	180,841.00	525,058.00	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.

Appendix 4

