

# CRASH

*Combined Residents' Associations of South Hampstead*

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Regeneration & Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 8ND

9<sup>th</sup> May, 2014.

Dear Sirs,



Re: Planning Application Reference 2014/2060/P  
85 Greencroft Gardens NW6

This association has extensive evidence that almost every basement excavation permitted by Camden in recent years has resulted in damage of some kind to neighbouring properties. As a consequence we now wish to put on record our strong **OBJECTION** to plans to excavate a basement at the above address. Our reasons are as follows:-

- 1) It is now acknowledged that a site investigation which involves drilling just one set of trial pits and boreholes is likely to produce inexact and unreliable results. Since such surveys necessarily involve the sampling of only a small proportion of the proposed site it is inevitable that variations in ground conditions including groundwater will remain unrecorded around and between the exploratory boreholes. These are likely to change from month to month depending on weather conditions and other man-made influences. Groundwater levels and pressure vary seasonally and the only way to gauge accurately these and the local soil conditions is for tests to be repeated several times over several months. It is the failure to carry out this sort of lengthy, repeated investigation which has caused so many of the flooding and destabilisation problems experienced by local residents who live close to basement developments.
- 2) The Flood Risk Assessment acknowledges that the watercourse locations which have been taken into consideration "may not be very accurate." This would certainly appear to be so in this case since no mention is made of the northern tributaries of the Westbourne River which lie beneath this part of Greencroft Gardens. In addition, the gardens of the south side of the street slope down to, and are bordered by, tall trees which once edged a now dried-up stream that some local residents remember flowing between the rear gardens of Greencroft and Aberdare Gardens. The whole of South Hampstead was historically a water

consequences for neighbouring properties and concerns for the long-term effects on the environment which Camden continues, seemingly, to ignore because Planning Case Officer's are still insufficiently briefed in the challenging detail of environmental geology and appear not always to understand the exacting science involved in such developments.

For these and all the reasons listed above, we ask you to refuse this application.

