

## **Planning Application 2013/6912/P 14 Templewood Avenue Basement Development**

I hope it is not too late to comment on the above application. There was no notice posted outside the house and I only learned about when U saw the further application to renew the original consent (to which I have no objection). However I wish to object to the basement application on the grounds that the flood risk assessment is inadequate and, in places, inaccurate.

It is acknowledged that Templewood Avenue is at risk of flooding. It is then asserted that the flood in 2002 was due to blockage of storm drains. While this was a factor, it is not the whole story. Our house – 5a Templewood Avenue - was flooded by run-off from the garden at the back of the house. As noted in the BIA, Templewood Avenue is at the edge of the Bagshot Sands stratum and it is likely that our flood was caused by a spring developing where it meets the clay. It cannot be assumed that if Thames Water keeps the drains clear there will be no risk of further flooding, particularly as weather events appear to be becoming more and more severe.

The negative reply to the question whether the site is within 100m of a water course is almost certainly inaccurate. *The History of Lost Rivers in*

*Camden 2010* states:

“The Kilburn... originates at the Whitestone Ponds...and runs down to Redington Gardens where it combines with two tributaries; one from Oak Hill and another from Telegraph Hill.” The tributary from Telegraph Hill must cross Templewood Avenue somewhere close to the application site.

The methodology for assessing the impact of basement development looks at each application in isolation, without taking any account of the cumulative impact of such developments. In the case of Templewood Avenue we have:

No 17 a new basement being built which will directly affect water flow around No 14

No 15 an existing basement

No 12: recently constructed large basement with swimming pool

No 11 an extended basement has just been completed

No 9 an extended basement is currently under construction

No 6: planning consent granted to extend existing

No 4: double-height basement covering full footprint of the house and a large part of the garden. currently under construction.

These developments are taking place in an area of known flood risk and on a slope with unstable ground conditions. Camden Council should require a study of the cumulative effect of these development before granting any further consent for new basement development.