

5 September 2013

Planning Department
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Dear Sirs

**Applications 2013/0955 and 2013/5397/C
18 – 20 Lancaster Grove London NW3 4HB**

I hereby object to the planning application for the increased basement as part of the development of the above site. I live immediately opposite the site. It is well known that serious water issues exist in the vicinity of our properties, issues that are recorded in published documentation, and the Officer in dealing with this application has not properly addressed these.

I refer the Council to the documents that accompanied the planning application (2012/1510/P) for the extension to **No 45 Lancaster Grove**, the building immediately to the East of my home. This applicant submitted a Geotechnical Report that, although lacking in appropriate information for that application, did highlight some serious issues regarding groundwater in the area. Please note the attachments to this email.

On page 3 para 3 they stated...

The 1922 BGS map... and a map from Barton (1962) "The lost Rivers of London" show that a stream exists close to the site. This stream seems to cross Lancaster Grove immediately to the west of the site...

The stream is shown crossing Lancaster Grove through No 43A which is immediately opposite the site. This stream is likely to be a preferential way for groundwater in the area of the site.

It must surely run close if not across 18 LG.

According to the Camden Flood Map and Camden Strategy Risk Assessment in the Guidance Notes for Camden New Basement Development, it is recorded that *Lancaster Grove was affected by flooding in 1975 and in 2002. On this basis Lancaster Grove has been identified as a "primary" location for risk of flood from surface water.*



43a Lancaster Grove London NW3 4HB

Any increase in the size of the proposed basement, particularly a double basement, is likely to divert water towards other properties in particular No 16 and 43a. The permission should be refused to protect the adjoining properties.

Yours faithfully

Barrie Tankel

