

Dear Rachel,

28.09.2014

**Planning Application 2014/1495/P**

We note that the independent assessment of the basement impact assessment for the above planning application highlights serious shorting comings and as a result the developer is to provide additional information. Obviously Elaine Grove and Oak Village Residents' Association cannot comment on the extra information and the conclusions that can be drawn from it until seen.

We note however that the independent report, whilst thorough in many ways, does not deal adequately with the absence of borehole monitoring information. Further we are seriously alarmed by the suggestion that this absence could be dealt with by a planning condition.

- The developers have submitted information from only one borehole.
- That borehole was NOT sited under the footprint of what will be the new house, ie it was sited in an area which will not be excavated.
- Only one measurement was taken.

In a report on an earlier (rejected) application for this site (2013/2970/P) posted on Camden's website on 13.02.2014, the planning officer stated that Camden's guidance normally required a minimum of *three boreholes monitored over the period of time* and that this and other information required by basement impact assessments were required at the planning application stage prior to a decision being made as *such matters are not adequately dealt with via planning condition*.

Thus the developers have known for many months that more boreholes were required and that monitoring was needed over time. They could have just got on with it.

It would create an extremely unfortunate precedent, which would affect basement applications all over Camden, if the developers were allowed to proceed without the adequate boreholes sited in the excavation site and monitored over the seasons.

Neither once encountering concrete nor alleged lack of access are reasons to drop the 'three boreholes monitored over time **before** a decision is made requirement'. In fact the developers are fortunate in that house is tenanted by their son and there are sites where boreholes could be sunk without unduely disrupting day to day life.

If they wish to develop a basement (causing huge inconvenience, disruption and risk to neighbours) the developers must meet the requirements to provide adequate information on which Camden planners can base their decision even if it means disruption to their tenants and specialised boring equipment.

Regards

Dinah Gallop

Secretary, Elaine Grove and Oak village Residents' Association