

[REDACTED]

From: Carr, Seonaid
Sent: 15 September 2014 11:59
To: Planning
Subject: FW: PLANNING APPLICATION 2014/4531/P AND 2012/2489/P / COMMENTS AGAINST APPLICATION
Attachments: photo 1.JPG; photo 2.JPG; photo 3.JPG; photo 4.JPG; FW: THIS IS AN AREA OF SUBSIDENCE; 07 23 Camden Planning Application Consultation 2014-4531-P.pdf; 02 28 2013 CAMDEN FURTHER APPEAL REF 2188302.pdf

Can someone log this on M3 and upload to idox please.

Thanks

Seonaid Carr
Senior Planning Officer

Telephone: 020 7974 2766

From: Morris Treger [REDACTED]
Sent: 13 August 2014 10:45
To: Carr, Seonaid
Subject: FW: PLANNING APPLICATION 2014/4531/P AND 2012/2489/P / COMMENTS AGAINST APPLICATION

Dear Ms Carr

I have forwarded the email below to planning.

Regards

Morris Treger

From: Morris Treger [REDACTED]
Sent: 11 August 2014 14:32
To: 'planning@camden.gov.uk'
Cc: [REDACTED]
Subject: PLANNING APPLICATION 2014/4531/P AND 2012/2489/P / COMMENTS AGAINST APPLICATION

Dear Ms Carr

2014/4531/P AND 2012/2489/P 50 REDINGTON ROAD
RE APPLICATION PLANNING

I have been in correspondence with your predecessor and comment as follows;

- I live at 48 Redington Rd the house closest to 50. The houses almost touch each other.

- This is an area of subsidence. I have had movement as per the photos attached. Many area of London are built on clay and any movement will be exacerbated if the houses are built on slopping ground. This is definitely the case of Redington Road
- I am against this development even more so because of the double basement as my neighbour has not shown any information how he will protect the stability of our house.
- I am surprised that the Appeal was granted as the refusal was based on the "Unacceptable Impact on Neighbouring Properties". We were never advised that the Appeal was granted. My architect who registered at the Appeal as an interested party was also not advised
- I have attached previous emails and correspondence I have had with your department.

I trust you will take my views into account when considering this application.

Regards

Morris Treger

Mr Morris Treger
48 Redington Road
London
NW3 7RS

Application Ref: **2014/4531/P**
Associated Ref: **2012/2489/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

23 July 2014

Dear Sir/Madam

PLANNING APPLICATION CONSULTATION

I am writing to let you know that a planning application has been received for work to the property or site listed below. The proposal may affect you or your neighbourhood. I would like to invite you to comment on the application so that your views can be taken into consideration before the application is decided.

Address:
**50 Redington Road
London
NW3 7RS**

The Proposed Work:
Erection of new dwellinghouse comprising three storeys plus excavation of two basement levels, following demolition of existing.

Included with this letter is advice about commenting on applications and how to find out more information about the application.

We must receive your written comments within **21 days** of the date of this letter. You can comment for or against an application or simply raise an issue without saying whether you support the application or not. We will try to take into account any comments received after the 21 days if a decision on the application has not been made.

The Council welcomes comments from tenants and owners. If you are not the owner of the property you occupy, can you please also inform the owner about this letter.

I look forward to hearing your views on this proposal.

In addition, do you know you can receive email alerts for planning and licensing applications as they happen in your local area? If you would like to receive these please register by going through the following steps.



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

Owner/Occupier
48 Redington Road
London
NW3 7RS

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Appeal Ref: **2012/2489/P**

Associated Ref:

Please ask for: **Aysegul Olcar-Chamberlin**

Telephone: 020 7974 6374

28 February 2013

Dear Sir/Madam

**50 Redington Road NW3: Planning Inspectorate ref 2188302 and Camden
refs : 2012/2489/P and 2012/2542/C**

I refer to the above appeal regarding refusal of permission for demolition and erection of a new dwelling house and the Council's earlier consultation letter.

I am writing to advise you that additional information has been received from the appellants regarding one of the reasons for refusal, numbered 2 relating to basement impact assessment :

" The applicant has failed to demonstrate, by way of a Basement Impact Assessment, that the basement works would not result in an unacceptable impact on the local water environment and the structural stability of adjacent properties, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies. "

The additional information includes the following:

- Desk Study and Ground Investigation Report dated April 2012 by GEA (in parts 1-6) includes findings of ground investigation results specific to the site and land stability issues. The appendix attached to this report includes borehole records, SPT summary sheet, trial pit records, Geotechnical Laboratory Test Results, Chemical Analyses (Soil), Generic Risk Based Screening Values, Envirocheck Report and Extracts, Historical Maps and Site Plan.
- Basement Impact Assessment for Proposed Development dated April 2012 by Michael Alexander.



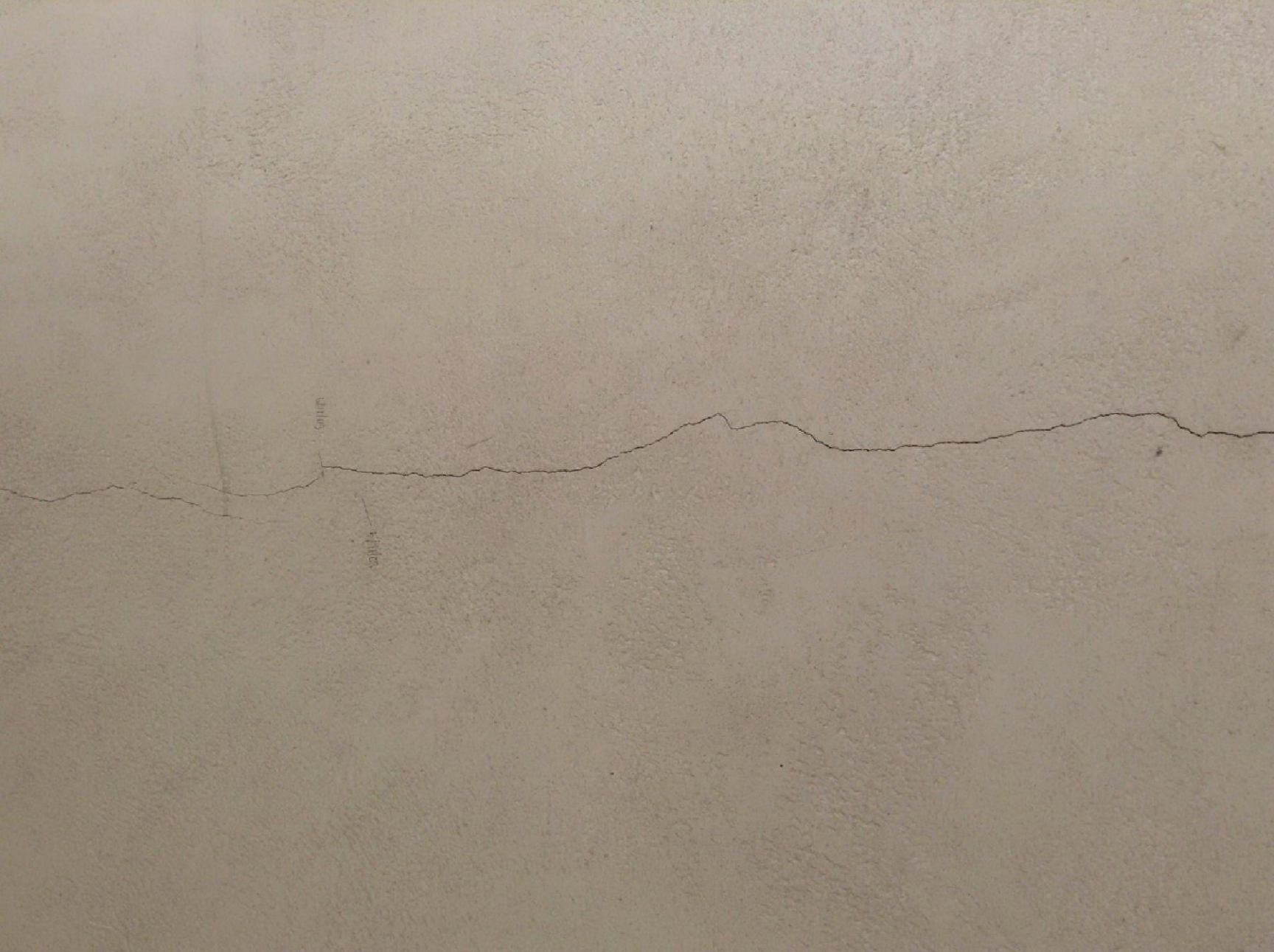
Accordingly the Planning Inspectorate is allowing an extension for submission of third party written comments on the appeal **until 11th March**. You can access this information as part of the application information on the Council's web site (<http://planningonline.camden.gov.uk/MULTIWAM/showCaseFile.do?appType=Planning&appNumber=2012%2F2489%2FP>) and is clearly distinguished as an addition made under appeal type of document published on 27th February 2013.

As you know, the appeal is proceeding as a hearing open to the public and the Inspector can hear views from attendees. No date is yet set and therefore the extension for submission of written comments would not impact on the hearing date. You will be advised of the hearing date and venue once it is known.

I trust this information is clear. Should you have any queries, please contact the case officer Aysegul Olcar-Chamberlin (e-mail: Aysegul.Olcar-Chamberlin@Camden.gov.uk, or telephone direct : 0207974 6374).

Culture and Environment Directorate









48 REDINGTON ROAD
LONDON
NW3 7RS

Mr. Marcus and Mrs Belinda Donn
50 Redington Road
London
NW3 7RS

19th January 2012

Dear Neighbour,

Planning Application 2011/ 5178/P

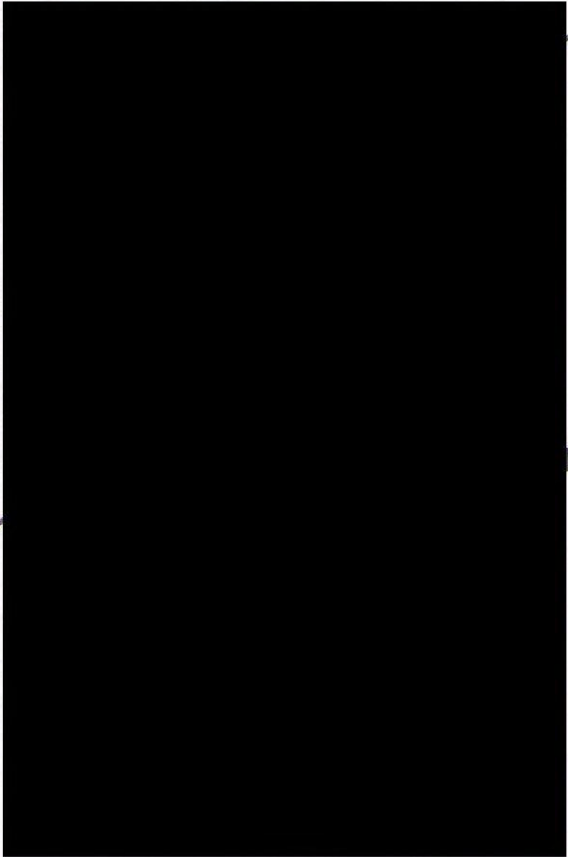
Thanks for your note and the kind wishes for 2012. My wife and I also wish you all the very best for 2012.

We are currently abroad but I have tried to study your plans with my architect; we don't have any major objections. However, we are extremely concerned at the possible effect on the structure of our house from the work that is envisaged. We live in an area of subsidence and our house has suffered from minor movement. In fact we have been monitoring movement on and off for 20 years. Consensus from the surveyors is that it's not serious.

Below are the comments from my architect:

- 1 As the proposed new flank wall adjacent to No 48 Redington Road is sited on the boundary, it would be necessary that your neighbour enters into a party wall agreement with you. All surveyors' fees to be borne by the owner of 50 Redington Road. The best arrangement is a separate surveyor for each party.
- 2 A Consulting Structural Engineer should look at the structural proposals on your behalf prior to construction work starting on the site.
- 3 It is necessary to have a Condition Survey of 48 Redington Road carried out prior to commencement of demolition work, as the removal of the adjacent flank wall and footing to no 50 could have an adverse effect on the foundations of No 48. Again this should be carried out by the Party Wall Surveyors and should be included in the party wall agreement

Please confirm that you are agreeable with the above. It is critical that my house is inspected prior to work commencing and that we have an agreement in place.



Development Control Planning Services

**BASEMENT IMPACT ASSESSMENT
SCREENING REPORT**

FOR

PROPOSED DEVELOPMENT

AT

**50 REDINGTON ROAD
LONDON
NW3 7RS**

FOR

MARCUS DONN

Project No. P2092

Issue Date: November 2011

Document Reference: P2092/IH/Issue 1

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EXECUTIVE SUMMARY

This executive summary is an overview of the key findings of the report, and the full body of the report should also be consulted for further detail and to give appropriate context.

Brief

This report was commissioned by Marcus Donn and has been prepared to accompany the Planning Application. It was prepared by Michael Alexander Consulting Engineers and compiled by a Chartered Structural Engineer. It follows the approach laid out in Camden Planning Guidance 'Basements and Lightwells' CPG4 (April 2011) for the Screening Stage of the Basement Impact Assessment. It is to be read in conjunction with Osel Architect's drawings.

Project Description

50 Redington Road is a 3 storey detached property constructed circa 1970. The proposed works involve the demolition of the existing house and the construction of a new building, with a similar footprint at upper ground floor level to the existing house but with a larger first floor and lower ground floor level.#

Screening Results

A screening exercise was carried out in accordance with the recommendations of CPG4 in respect of groundwater flow, land stability and surface flow/flooding. Reference was made to the Camden Geological, Hydrogeological and Hydrological Study and other data sources.

In respect of groundwater flow, the site is not in close proximity to any surface water features, but the line of the subsurface "Westbourne River" is along the opposite side of Redington Road. The underlying soil is considered a secondary aquifer and the site is close to a stratigraphic boundary and hence considered a potential spring line. Since it is not definitively known whether the basement construction will extend below the water table it was assessed that further consideration of these issues is required.

With regards to ground stability the screening process highlighted the proximity of the site to the stratigraphic boundary between the Bagshot Beds and the more shrinkable Claygate Member. The wider hillside setting of the site was also deemed to require further consideration in respect of overall ground stability. It was considered that further review and investigations were therefore required.

The screening for impact on surface water flow noted that the impermeable area of the site would be not be increased by the proposals, so it was not considered necessary to consider surface flow issues further.

The area was not affected by the 1975 or 2002 floods and therefore a flood risk assessment is not required.

1.00 INTRODUCTION

- 1.01 Michael Alexander Consulting Engineers has been appointed to prepare a Structural Basement Impact Assessment Screening Report to support the Planning Application for an enlarged basement under 50 Redington Road, London NW3 7RS.
- 1.02 This report has been prepared by Isaac Hudson MEng MA(Cantab) CEng MStructE, a Chartered Structural Engineer.
- 1.03 The proposed works involve the demolition of the existing detached residential dwelling and the erection of a new larger residential dwelling with a larger lower ground floor. The lower ground will be approximately level with the street to the front but cut into the slope of the site behind.
- 1.04 The existing property is a detached house, assumed dating from the 1970s. The house comprises a garage on the lower ground floor, reception and bedrooms along the upper ground floor and bedroom and reception room along first floor. It is assumed that the existing building is of traditional cavity wall construction.
- 1.05 The existing property is located within the Redington Froggnal Conservation Area.
- 1.06 The existing property is not Listed.
- 1.07 The majority of properties along Redington Road are detached residential dwellings. It is thought that many of the nearby properties also have partial lower ground floors to reflect the slope of the land. With reference to Figure 25 of the Camden Geological, Hydrogeological and Hydrological Study and of Camden Planning Applications, it is thought that some of adjoining properties have applied for new or extended basements since June 2005.
- 1.08 This document addresses the specific key issues in DP27 as described in Camden Planning Guidance CPG4 (April 2011).

2.00 BASEMENT PROPOSALS

2.01 The details of the existing building and proposals for the basement and upper floors are shown on Osel Architects drawings.

2.02 Outline proposals for the basement are shown on Osel Architects drawing, as follows:

E10-030/S01	– Existing Lower Ground Floor Plan
E10-030/S02	– Existing Upper Ground Floor Plan
E10-030/S03	– Existing 1 st Floor Plan
E10-030/S04	– Existing Roof Plan
E10-030/S05	– Existing Front Elevation A
E10-030/S06	– Existing Side Elevation B
E10-030/S07	– Existing Rear Elevation C
E10-030/S08	– Existing Side Elevation D
E10-030/S09	– Existing Section A-A
E10-030/S100	– OS Map Site Location
E10-030/P01	– Proposed Lower Ground Floor Plan
E10-030/P02	– Proposed Upper Ground Floor Plan
E10-030/P03	– Proposed 1 st Floor Plan
E10-030/P04	– Proposed Roof Plan
E10-030/P07	– Proposed Rear Elevation C
E10-030/P08	– Proposed Side Elevation D
E10-030/P09	– Proposed Sections A-A, B-B, C-C and D-D

2.03 The details of the existing structure, site boundaries and site soil conditions will be subject to further detailed exploratory work prior to works commencing on site.

2.04 The design and construction of the building structure shall be in accordance with current Building Regulations, British Standards, Codes of Practice, Health and Safety requirements and good building practice.

3.00 GROUNDWATER

3.01 STAGE 1 (SCREENING)

3.01.1 The impact of the proposed development on ground water flows is considered here as outlined in Camden Planning Guidance CPG 4 (April 2011). The references are to the screening chart Figure 1 in CPG4.

3.01.2 (Q1) With reference to the Camden Geological, Hydrogeological and Hydrological Study (Figure (a) in Appendix A) the site is above a secondary aquifer.

3.01.3 Q2) With reference to the Camden Geological, Hydrogeological and Hydrological Study, (refer Figures (b) and (c) in Appendix A), the nearest watercourse is the Vestbourne River, which runs along the opposite side of Redington Road.

The nearest surface water feature is part of the Golders Hill pond chain, approximately 400m from the site. The site is located directly on a stratigraphic boundary, and therefore the local geology suggests that the site may be within close proximity of a spring line.

From the British Geological Society 'Geoindex' the nearest water wells are to the northern side of Hampstead High Street approximately 1100m to the south east.

- 3.01.4 (Q3) With reference to the Camden Geological, Hydrogeological and Hydrological Study, the site is not within the catchment of the pond chains on Hampstead Heath, nor the Golders Hill Chain.
- 3.01.5 (Q4) With reference to figure (k) and (l), there will be virtually no difference between the existing and proposed surface permeability, apart from 30m² of decking which will be added to the rear. It is assumed that the timber decking will be free draining onto the surrounding soft landscaped areas. Therefore there will be no significant impact on the change in proportion of hard landscaped areas.
- 3.01.6 (Q5) It is assumed that collected surface water will be discharged to the public combined sewer, rather than into soakaways. Therefore no collected surface water will be discharged to ground as part of the site drainage strategy.
- 3.01.7 (Q6) The ground water levels across the site have not yet been measured and they may vary across the site; so it is not known definitively whether the lowest part of the proposed excavation is below the ground water level. However the proposed excavation will be less than 1m below the existing garage level. It would therefore seem unlikely that the ground water would be that close to existing ground level, particularly given that the road falls to the south east of the site
- 3.01.8 On the basis of items 3.01.1 to 3.01.7 above, and in reference to Figure 1 of CPG4, the aspects carried forward to the scoping stage in respect of ground water are:
- The site being above a secondary aquifer (Q1a)
 - The site being above a potential spring line (Q2)
 - The proximity to the subsurface water course (Q2)
 - Whether the excavation will be below ground water level (Q6)

It is not considered necessary to consider further the other issues raised in the screening stage where a negative response was given.

- 3.01.9 The issues raised above will need to be addressed by:-
- Site soil investigations to determine ground water levels and site soil conditions
 - Detailed research into the line and nature of the subsurface water course

These processes will need to occur in due course in order to develop the design and produce construction information; and to meet the requirements of building control and in the preparation of party wall awards with the adjoining owners.

4.00 GROUND STABILITY

4.01 STAGE 1 (SCREENING)

- 4.01.1 The impact of the proposed development on land stability is considered here as outlined in Camden Planning Guidance CPG 4 (April 2011). The references are to the screening chart figure 2 in CPG4.
- 4.01.2 (Q1) There is a drop of approximately 5.5° between the front and the rear of the property. There is no slope between the north-west and south-east parts of the site.
- 4.01.3 (Q2) The surrounding land will generally remain at existing slopes in the permanent condition.
- 4.01.4 (Q3) With reference to the Camden Geological, Hydrogeological and Hydrological Study, (refer Figure (i) in Appendix A), the neighbouring properties also have slopes less than 7 degrees.
- 4.01.5 (Q4) With reference to the Camden Geological, Hydrogeological and Hydrological Study (refer Figure (i) in Appendix A), some properties in close proximity to the site have slopes of more than 7 degrees.
- 4.01.6 (Q5) The underlying soil strata is expected to be Bagshot Sands, and with reference to Camden Geological, Hydrogeological and Hydrological Study (refer figure (e) and (m) in Appendix A), the stratigraphic boundary with the Claygate Member is approximately 30m to the south east of the site; therefore the site is considered close to a stratigraphic boundary.
- 4.01.7 (Q6) All trees of significant size within the site will be retained and therefore no significant trees will be felled as part of the proposed works.
- 4.01.8 (Q7) The Bagshot Beds have a much lower volume change potential than the Claygate Beds or London Clay, therefore subsidence is not considered likely. We have no evidence of subsidence having been experienced on site or in the immediate surrounding area.
- 4.01.9 (Q8), With reference to the Camden Geological, Hydrogeological and Hydrological Study, (refer Figures (e) and (m) in Appendix A), the site is located close to the geological strata boundary between the Bagshot Beds and Claygate Beds. Therefore the local geology suggests that the site is within close proximity of a potential spring line.
- 4.01.10 (Q9) The site is not in the vicinity of any recorded areas of worked ground. With reference to the Camden Geological, Hydrogeological and Hydrological Study (figure (e) in Appendix A) the nearest recorded on the geological map are to the south of Clorane Gardens and west of Platts Lane approximately 400m from site. There is a further area of worked land located at the junction of West Heath Road and Branch Hill approximately 500m from site.

- 4.01.11 (Q10) With reference to the Camden Geological, Hydrogeological and Hydrological Study (Figure (a) in Appendix A) the site is above a secondary aquifer.
- 4.01.12 (Q11) With reference to the Camden Geological, Hydrogeological and Hydrological Study, (refer Figure (j) in Appendix A), the site is not within the catchment of Hampstead Heath ponds.
- 4.01.13 (Q12) The proposed basement is not within 5m of any highway or public right of way.
- 4.01.14 (Q13) Within close proximity of the site boundary is a single storey garage to no. 48 Redington Road. The proposed basement level is similar to the FFL of this garage so the differential foundation depth is unlikely to be increased by the development.
- 4.01.15 (Q14) With reference to the Camden Geological, Hydrogeological and Hydrological Study (figure (d) in Appendix A) and the British Geological Survey 'Geoindex', there are no tunnels located below the site. The nearest underground tunnel is the Northern Line which runs approximately 750m to the east of the site.
- 4.01.16 On the basis of items 4.01.1 to 4.01.15 above and in reference to Figure 2 of CPG4, the aspects that should be carried forward to a scoping stage in respect of land stability are:
- The site being within a wider hillside setting (Q4)
 - The impact of the site being close to a stratigraphic boundary (Q5)
 - The site being above a potential spring line (Q8)
 - The site being above a secondary aquifer (Q10)

It is not considered necessary to consider further the other issues in the screening stage where a negative response was given.

- 4.01.17 The issues raised above will need to be addressed by: -
- Site soil investigations
 - Due consideration in the detailed design

These processes will need to occur in due course in order to develop the design and produce construction information; and to meet the requirements of building control and in the preparation of party wall awards with the adjoining owners.

5.00 SURFACE FLOW AND FLOODING

5.01 STAGE 1 ASSESSMENT (SCREENING)

- 5.01.1 The impact of the proposed development on the surface water environment and whether a flood risk assessment is required is considered here as outlined in Camden Planning Guidance CPG 4 (April 2011). The references are to the screening chart figure 3 in CPG4.
- 5.01.2 (Q1) With reference to the Camden Geological, Hydrogeological and Hydrological Study, the site is not within the catchment of the pond chains on Hampstead Heath, nor the Golder's Hill Chain.

- 5.01.3 (Q2) On completion of the development the surface water flows will be routed similarly to the existing condition, with rainwater run-off collected in a surface water drainage system and discharged to a combined sewer. SUDS measures that will be considered are as follows:-
- The use of a lined permeable paving system for the paved area over the footprint of the basement
 - Use of timber decking in lieu of conventional hard landscaping within the garden
- 5.01.4 (Q3) The proposals show changes in hard and soft landscaping– refer figures (k) and (l) in Appendix A. There is no net increase in impermeable area as the increase in building area will be offset by the decrease in external hard landscaping.
- 5.01.5 (Q4) All surface water for the site will be contained within the site boundaries and collected as described in 5.01.3 above; hence there will be no change from the development on the quantity or quality of surface water being received by adjoining sites.
- 5.01.6 (Q5) The surface water quality will not be affected by the development, as in the permanent condition collected surface water will be generally be from roofs, or hard landscaping.
- 5.01.7 On the basis of 5.01.1 to 5.01.6 above, with reference to figure 3 in CPG4, it is not considered necessary to consider further any aspects of the development in respect of surface flow and flooding, due to the negative responses above.
- 5.01.8 (Q6) The site is not on one of the streets noted within the Camden Planning Guidance CPG 4 (April 2011) as a street "at risk of surface water flooding" (refer Figure (e) in Appendix A).
- 5.01.9 From reference to the EA Rivers and Sea Flood Maps (Refer Figure (g) in Appendix A), the site is not located within a flood risk zone. The EA Reservoir flood map (Refer figure (h) in Appendix A), shows that the site is not at risk of flooding from reservoirs.
- 5.01.10 On the basis of 5.01.8 and 5.01.9 above and in accordance with the figure 3 in Camden Planning Guidance CPG 4 (April 2011), a flood risk assessment is not required.

APPENDIX A - FIGURES

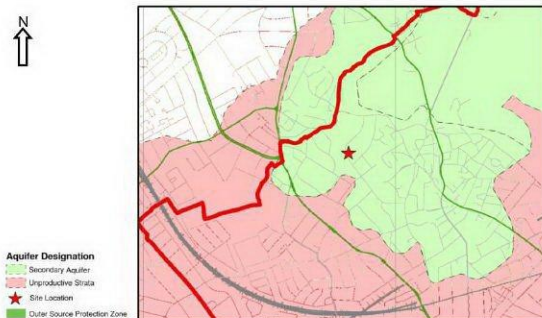


Figure (a)
Aquifer Designation Map

(Extract from Fig 8 of Camden Geological, Hydrogeological and Hydrological Study)

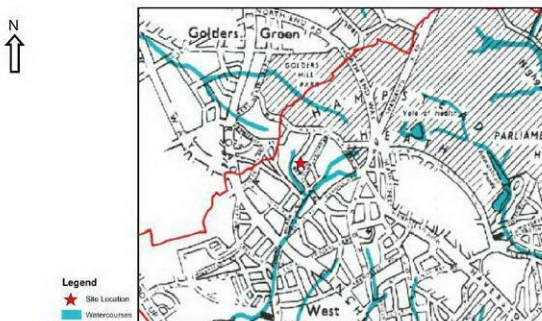


Figure (b)
Watercourses

(Extract from Fig 11 of Camden Geological, Hydrogeological and Hydrological Study)



Legend

- London Borough of Camden
- Railway Lines
- A Roads
- Surface water
- ★ Site Location

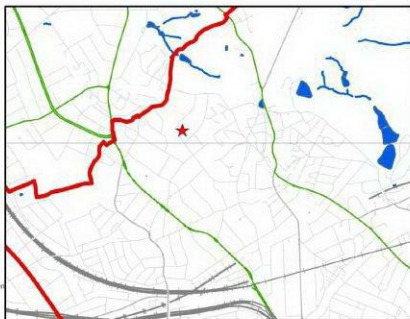


Figure (c)

Surface Water Features

(Extract from Fig 12 of Camden Geological, Hydrogeological and Hydrological Study)



Legend

- Cross/Rail
- ThamesLink
- Cycle Hire Scheme
- Proposed Stations
- Growth Areas
- Town Centres
- Bakerloo
- Central
- Circle
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Overground
- ★ Site Location

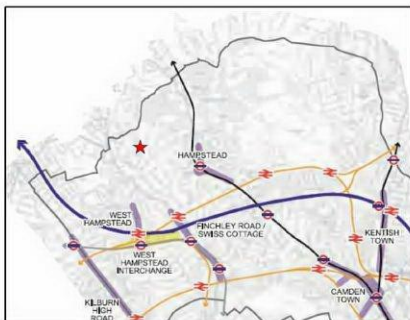


Figure (d)

Map of underground infrastructure

(Extract from Fig 18 of Camden Geological, Hydrogeological and Hydrological Study)

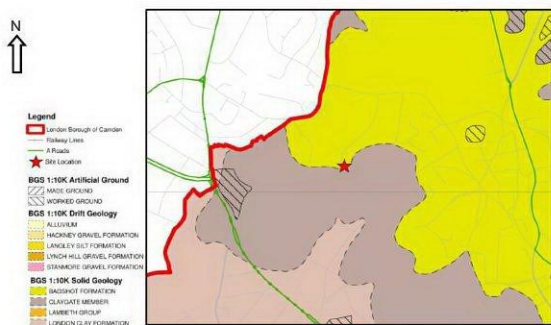


Figure (e)
Geological Map

(Extract from Fig 4 of Camden Geological, Hydrogeological and Hydrological Study)

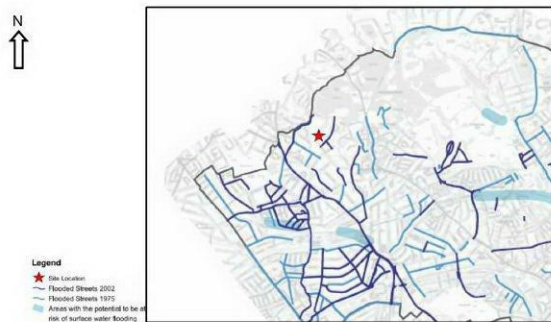


Figure (f)
Flood Map

(Extract from Figure 15 of Camden Geological, Hydrogeological and Hydrological Study)

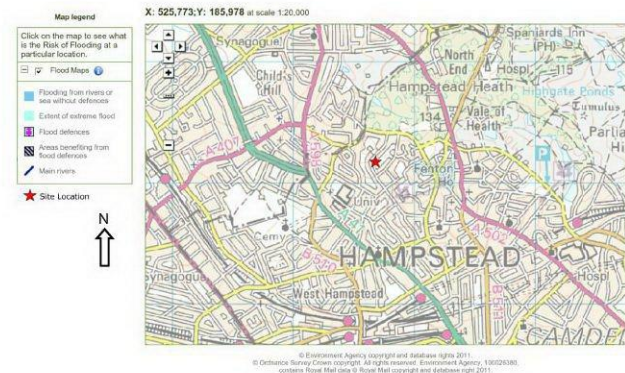


Figure (g)
 Areas at Risk of Flooding from Rivers or Sea
 (Extract from Environment Agency flood map)

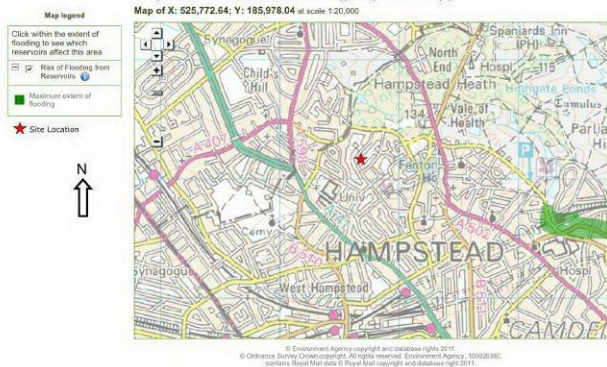


Figure (h)
 Areas at Risk of Flooding from Reservoirs
 (Extract from Environment Agency flood map)

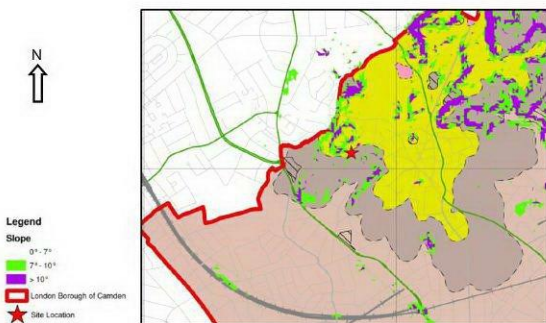


Figure (i)
Slope Angle Map
(Extract from Figure 16 of Camden Geological, Hydrogeological and Hydrological Study)

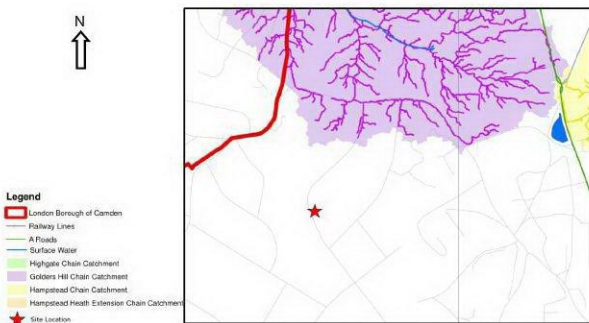


Figure (j)
Extract from Fig 14 of Camden Geological, Hydrogeological and Hydrological Study
Surface Water Features



Figure (k)
Existing impermeable area plan

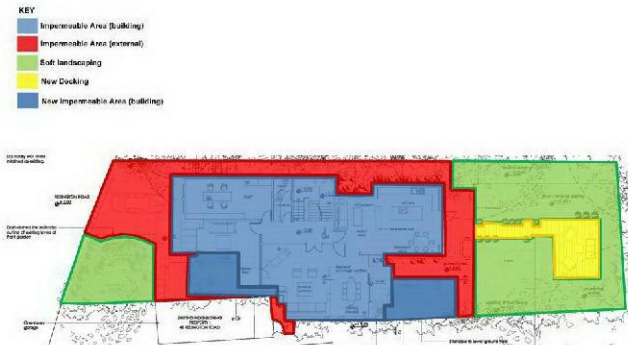


Figure (l)
Proposed impermeable area plan

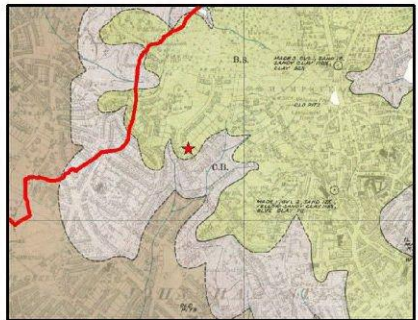


Figure (m)
 1920's Geological Map
 (Extract from Fig 2 of Camden Geological, Hydrogeological and Hydrological Study)

APPENDIX B - THAMES WATER RECORDS

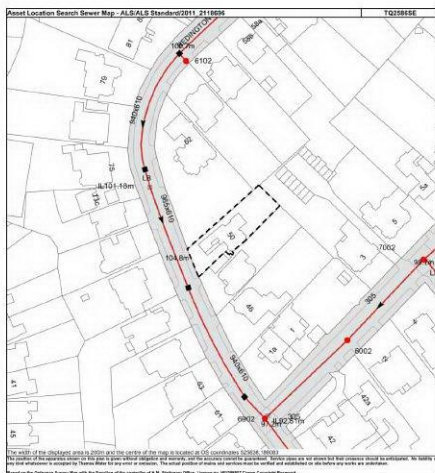


Figure B1 - Extract from Thames Water Asset Search showing a combined sewer



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

- Final:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
- Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
- Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
- Trunk Surface Water**
- Storm Relief**
- Vent Pipes**
- Proposed Thames Surface Water Sewer**
- Gallery**
- Surface Water Rising Main**
- Sludge Rising Main**
- Vacuum**
- Trunk Fall**
- Trunk Combined**
- Go-solids (Sludge)**
- Proposed Thames Water Fall Sewer**
- Foul Rising Main**
- Combined Rising Main**
- Proposed Thames Water Rising Main**

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Drain Chase
- Fitting
- Manhole
- Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrant limits the flow passing downstream.

- Control Valve
- Drop Pipe
- Auxiliary
- Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outlet on a surface water sewer indicates that the pipe discharges into a stream or river.

- Outlet
- Undefined End
- Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

- Public/Phase Pumping Station
- Change of characteristic indicator (C.O.C.I.)
- Invert Level
- Summit

Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Operational Site
- Chamber
- Tunnel
- Control Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

- Foul Sewer
- Combined Sewer
- Culverted Watercourse
- Surface Water Sewer
- Gully
- Proposed
- Abandoned Sewer

APPENDIX C - PHOTOGRAPHS



Photo C1



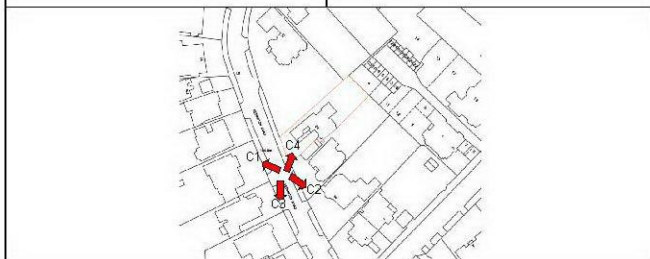
Photo C2



Photo C3



Photo C4



Muthoora, Leela

Subject: FW: THIS IS AN AREA OF SUBSIDENCE
Attachments: CCE20122011_00000.pdf; LETTER TO 50 REDINGTON ROAD.pdf; 50 Redington
REVISED scheme Basement Ground works Supporting Documents-3007485.pdf

From: Morris Treger [REDACTED]
Sent: 14 June 2012 22:06
To: 'planning@camden.gov.uk'
Cc: CKC Architects (info@ckcarchitects.com)
Subject: THIS IS AN AREA OF SUBSIDENCE

Dear Madame

RE APPLICATION 2012/2489/P AYSEGUL OLCAR-CHAMBERLIN

As promised telephonically I promised you our comment on this application by the 15th June 2012.

I have looked carefully at the revised plans and my concerns remain as before and as communicated with the previous planning officer Mr. Sheehy

The document provided by the Donns re The Basement contains I believe a major inaccuracy re 4.01.08 this is an area of subsidence especially because of the slope of the land. I am quite willing to show the planning officer the movement we have experienced as per my letter to the Donns. I am not sure how a so called expert can state

"4.01.8 (Q7) The Bagshot Beds have a much lower volume change potential than the Claygate Beds or London Clay, therefore subsidence is not considered likely. We have no evidence of subsidence having been experienced on site or in the immediate surrounding area".

This statement is written after I have written to Number 50 stating my concerns and the fact that my house has suffered from movement.

I cannot support the plans in their current form as I am deeply concerned at the damage this development may do to my house and it's foundation. This development and basement is just too near to my house and will I feel effect my foundations.

Regards

Morris Treger
Owner of 48 Redington Road

From: Morris Treger [REDACTED]
Sent: 05 June 2012 12:27
To: 'planning@camden.gov.uk'; env.devcon@camden.gov.uk
Cc: CKC Architects ([REDACTED])
Subject: FW: PLANNING APPLICATIONS FROM 2011 -2012 50 REDINGTON ROAD // SUBSIDENCE // INTERNET SITE IS NOT WORKING

Dear Sirs

RE APPLICATION 2012/2489/P AYSEGUL OLCAR-CHAMBERLIN

I with my wife are the owner of 48 Redington Road. I have tried all weekend to look at the plans and there is a problem with your Internet site.

General Comments;

- We are the house most affected by this development
- As can be seen from the correspondence below. We were in contact with MR. Sheehy we are very concerned at the work being undertaken as we live in an area of subsidence. Mr Donn has ignored previous correspondence I have sent him on this subject.
- One needs time to study the various applications. There have been four so far 2011/5178/P - 2011/5280/C – 2012/2489/P- 2012/2542/C
- Why has Mr Donn withdraw his previous application?
- As I have mentioned above there is a problem with the Camden Internet site. I cannot view the documents supporting this application.
- I am travelling on the 6th June only returning to the UK on the 22nd June. It looks as though I will have to come to Camden Planning Office to see these drawings.
- Can you please allow me a further 30 days to comment.
- I have also asked a firm of architects to comment on this revised application.

I believe that I will have some extremely pertinent comments to make about this application.

Regards

Morris and Marica Treger

-----Original Message-----

From: Morris Treger [REDACTED]

Sent: 20 January 2012 22:07

To: env.devcon@camden.gov.uk

Subject: FW: PLANNING CONSENT 2011/5178/P 50 REDINGTON ROAD // SUBSIDENCE

Subject: FW: PLANNING CONSENT 2011/5178/P 50 REDINGTON ROAD

Dear Mr Sheehy

I have looked at the plans with my architect and the one area that concerns us is that we are in an area of subsidence. I have corresponded directly with the owner as per copy of letter attached.

Regards

Morris Treger