

Dike, Darlene

From: Val Stevenson [REDACTED]
Sent: 17 December 2014 16:53
To: Planning
Subject: Application 2014/1495/P 9-11 Mansfield Road

Dear Sirs,

Application 2014/1495/P, to be discussed at the DCC Meeting, 18 December 2014

I wish to object to the application for 9-11 Mansfield Road (2014/1495/P) as it does not comply with LBC guidance on Basement Impact Assessment.

1 The applicants have had a year in which they could have carried out the necessary tests (bore holes etc), which would have indicated the site's suitability for a basement. Unfortunately, overworked planning officers do not always have time to ensure that conditions imposed after planning permission has been granted, are fulfilled; therefore, there is a risk that tests will not be carried out. And as with all basement construction, the considerable risk - financial and otherwise - to neighbouring properties is not shared by the developers.

2 No proper flood risk assessment has been carried out. Gospel Oak was flooded on August 14 1975 ("The excessive rainfall led to the main sewer system becoming completely full and under what is known as 'surcharge pressure' forcing the water to find whatever outlet it could – e.g. through manholes, gully gratings, and directly into buildings at basement and ground floor level through wastewater outlets." London Borough of Camden: *Camden geological, hydrogeological and hydrological study: Guidance for subterranean development*, 2010), and the recent High Court judgement against the Heath & Hampstead Society recognised this risk to this area. (As the report you commissioned from Ove Arup says, "LB Camden will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding." *Ibid.*)

3 It is important for both LBC and local residents to have sight of a draft Construction Management Plan (including Traffic Management Plan) ahead of the site being planning permission. The absence of one for the nearby site at 47 Allcroft Road and the Council's failure to monitor traffic movements present a very real threat to the safety of children in the area. 9-11 Mansfield Road is opposite a large primary school and a train station which is used by children from three large secondary schools in the vicinity.

Please acknowledge receipt of this objection.

Thank you.

Yours faithfully,

Val Stevenson
38 Allcroft Road, NW5 4NE