

From: Ampoma, Nanayaa
Sent: 13 October 2014 18:14
To: 'Matthew Brewer'
Subject: FW: Quote request - 9 Ellerdale Road - 2014/4617/P

Dear Matt,

Please see below comments regarding the additional details submitted.

Regards,

Nanayaa Ampoma
Planning Officer

Telephone: 0207 974 2188

From: Phil Smi
Sent: 13 October 2014 17:54
To: Ampoma, Nanayaa
Subject: RE: Quote request - 9 Ellerdale Road - 2014/4617/P

Dear Nanayaa,

The report was sufficiently concise that I have treated it as an addendum to the original report; to avoid delay, I have assumed a review would be required, and progressed with it (no further fee required).

Our independent review report stated:

7.1 Issues to be addressed prior to planning permission being granted

It is recommended that the applicant carry out an assessment of the predicted ground movements resulting from the proposed works, and provide an assessment of the resulting predicted damage category for 18 Prince Arthur Road. This should be done prior to the granting of planning permission. The assessment may be submitted in the form of an addendum to the main BIA, rather than a full revision of the original submission. While it is stated in the BIA that “the depth of the proposed basement will not extend below the depth of the existing recent underpinning”, as built records confirming the depth and condition of the underpins should be included, since such details are integral to the viability of the proposed construction methodology.

The assessment of ground movements has now been done. There is an error in the report: section 5.1.1, “A rigid boundary...has been set within the Claygate Member at a depth of about 0m OD”. Ground level is about 100m OD, and the Claygate member is nowhere near 100m thick; I don’t know if this is a typographic error or an error in the calculation. However, the majority of ground movements will occur at relatively shallow depths, and I don’t think it is likely that this error will have fundamentally undermined the validity of the conclusions.

The report submitted does not include 'as built' records (or other proof of depth) of the existing underpin (and the report in fact states "It is understood that the party wall...has already been underpinned", suggesting that the authors of the report are similarly relying on reported construction, rather than actual evidence).

I therefore conclude that the issues to be addressed prior to planning permission have not yet been fully addressed: the applicant has still not supplied definitive evidence that the existing underpins do extend to the depth to which they are assumed to extend.

On the basis that the above mentioned information is still required, I suggest that the applicant also be asked to clarify the apparent error in the ground movement report.

Regards,

Phil.

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From: Ampoma, Nanayaa [mailto:Nanayaa.Ampoma@camden.gov.uk]

Sent: 13 October 2014 14:06

To: Phil Smith

Subject: RE: Quote request - 9 Ellerdale Road - 2014/4617/P

Dear Phil,

Further to your below e-mail, the applicant has submitted the attached details in order to strengthen their BIA. Please can you confirm whether you consider this to be an addendum or whether there is a fee applicable?

Regards,

Nanayaa Ampoma
Planning Officer
Development Management
Culture and Environment
London Borough of Camden

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