

Dike, Darlene

From: anne rykwert [REDACTED]
Sent: 02 May 2015 14:32
To: [REDACTED]
Subject: Fwd: Application Ref: 2013/6418/P
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For your attention

----- Forwarded message -----
From: coila j Wilson [REDACTED]
Date: 2 May 2015 at 15:11
Subject: Fwd: Application Ref: 2013/6418/P
To: anne rykwert [REDACTED]

This is the letter I sent below: CJW

Begin forwarded message:

From: coila j Wilson [REDACTED]
Subject: Application Ref: 2013/6418/P
Date: 1 May 2015 17:18:24 BST
To: planning@camden.gov.uk

Application Ref: 2013/6418/P (Associated Ref: 2012/2968/P; 2015/1198/P; 2015/2158/P)

Address: 26 Wedderburn Road, London NW3 5QG

Dear Camden Development Management,

You will have noted from reports by experts Michael de Freitas and Michael Eldred, specialists in soil/structure interaction where ground and water movement affect structures, submitted re. application nos. 2015/0851/P and 1207/P, the precarious and unpredictable nature of the subsoils downslope from the Shepherd's Well and Conduit House aquifers in the NW3 area of Hampstead. These are located in close proximity to the top end of Akenside Road just above 1,2,3,4,5 Akenside Rd. and 26 Wedderburn Rd. There is another in-ground spring upslope from them (Old Conduit House) several doors to the east above these houses and also 31 and 30 Lyndhurst Road.

Those who have lived in these locations over time have had the opportunity to see marked seasonal change in ground water levels, ground saturation leading to surface flooding, and deleterious affects and property damage caused by re-channelled groundwater when basements and back garden patios were built upslope recently at 29 and 30 Lyndhurst Road. There are two slopes in this location having an impact: one descending on Lyndhurst east to west and one descending north to south from Lyndhurst near the junction

with Akenside Rd from 1 Akenside Road to 26 Wedderburn. Re-channelled water, because of Camden planning permits, has had an adverse impact on all these properties. More basement construction within these slopes should not be sanctioned to compound the error.

The property at 26 Wedderburn, next door to 4/5 Akenside Road, has a current ground level 2 meters below the level at no. 5. Historically that was not the case as can be seen from the remnants of the original slope just inside 26 Wedderburn's driveway on Akenside to the left as you enter. A substantial amount of slope used to support no. 5's foundations, narrow side passage, and party wall. Unfortunately, during WWII, a German incendiary device destroyed a large chunk of the slope and the portion of 26 Wedderburn that stood upon it. The then-owners bulldozed out the debris, levelled the crater and put in a driveway and three garages instead of restoring the slope and re-building the section of the house that was destroyed.

The foundations of no. 5, on its south side, are not deep and no. 5 has historically suffered marked subsidence all along its south side. If 26 Wedderburn, Ground Floor Flat, is allowed to enlarge its existing basement footprint (which is currently 1.5 meters below the water line) out and down at least 5 more feet, then this would serve to 'dam', back up, and retain in-ground water currently flowing through the slope from its source above nos. 1-5 Akenside Road. This "damming affect" would highly endanger the existing foundations of both 4/5 Akenside and 26 Wedderburn.

Camden Planning claims it will not allow any application which would result in flooding and ground instability (which we have already suffered as a result of permission given to 29/30 Lyndhurst to build substantial basements and basement patios). A build at 26 Wedderburn and also at 2&3 Akenside Road either side of our properties at 4/5 Akenside Road could result in severe damage to our property because of the unique and unpredictable ground conditions existing where we are located.

Should these projects be allowed to proceed, we would join with affected neighbours on Akenside, Lyndhurst, and Wedderburn Road in a judicial review if Camden chooses to disregard its own recommendations enshrined in DP4 and DP27.

Sincerely, The M.G. Wilsons