

## English, Rachel

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**From:** Oliver Froment < >  
**Sent:** 23 September 2015 23:36  
**To:** English, Rachel  
**Cc:** Watson, Ed (C&E directorate); Planning; Jones, Phil (Councillor); Stark, Stephen (Councillor); Currie, Tom (Councillor); Cooper, Oliver (Councillor); 'Owens Tim'; 'Nusrat';  
**Subject:** VERY URGENT: ref 2015/4157/P  
**Attachments:** Proposed basement excavation at proximity to critically sensitive column which solely supports 10 Pilgrim's Lane.pdf; proposed basement excavation depth in the patio close to colum supporting 10 Pilgrim's Lane.pdf  
**Importance:** High

Application 2015/4157/P des not fall under Permitted Development

Dear Rachel,

Thank you for your email. I would like to bring your attention that on the drawing "existing basement 999/SO2 of 2010", referred to in your email below, there are numerous areas within the footprint of the house that are currently shown at a floor depth of 80.10. The applicant clearly proposes in its drawing "proposed basement plan 999-AP4-03CL1" of September 2015 that at all the basement floor be levelled uniformly at a depth of 79.72.

Therefore and contrary to what is written in you email and what the applicant's agent tells you, **there will be a lowering of the internal basement floor and furthermore this will take place in many areas in the applicant's proposal**. The lowering will be of 18 cm (i.e. 80.1 minus 79.72) not counting the thickness of the new proposed floor slab and the necessary ground excavation. In effect this will mean that the total depth of the excavations will be circa 30 cm.

The basement excavation areas of the internal area are very significant and they are marked in red cross-hatched patterns in the above enclosure "proposed basement excavation at proximity to...".

Furthermore it is very clear from the above enclosure that the proposed excavation will be at very close proximity to the critically sensitive column which solely supports 10 Pilgrim's Lane flying freehold hence with possible very serious destabilising effect on my house. The structural stability of the building and neighbouring properties are at risk of being compromised contrary to DP 27. A few centimetres of excavation at close proximity to the column are enough to potentially totally destabilize the column by weakening its support. Trial pit have shown that the foundation of this column is not very deep or large at its base.

It is obvious from the above that engineering proposal will have to be provided in order to calculate and attempt to demonstrate that an engineering solution is possible. This is at the chore of the inquiry due to take place on January 26<sup>th</sup> with the Inspectorate.

**What is absolutely clear is that we are dealing with an engineering operation and that therefore this application does NOT fall under permitted development.**

Please also note that the applicant, as also pointed in my previous emails, proposes to excavate at a depth of 70 cm (plus slab thickness and ground preparation) a patio at close distance to the column and at level close to the water level observed by technical expert, Mr Eldred, structural engineer, during dry weather conditions in July 2014. This further necessitates an engineering appraisal.

I would be much obliged if you made the committee immediately aware of the entireties of this email.

I would wish also that this email and my previous emails be posted today on Camden's planning portal.

I look forward to hearing promptly from you.

Best regards,

Oliver and family



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