

Gentet, Matthias

From: Ellen Solomons [REDACTED]
Sent: 12 January 2016 13:44
To: Planning
Subject: application 2015/2645/P Whitestone House

I am writing both in my capacity as Chair of the Vale of Health Society and as a resident of the Vale of Health to object to the above application.

I have read the comments made by the Heath and Hampstead Society and by L Permutt on behalf of Bell Moor Management Ltd. The VOHS and I wish to support their comments.

It is I believe worth pointing out that the effect of the 2014 application (of which we had no knowledge although I am signed up for email alerts) and the present application, if granted, is to increase the square metres of the dwelling from 571 sq metres to 1114 sq metres of which the proposed basement extension comprises 356 sq metres. This is in a conservation area. The depth of the proposed basement would be for the most part 6.5 sq m but in part 8 sq m. The site is on a high promontory which at its northern boundary slopes very sharply downhill toward the Vale of Health.

We in the Vale of Health are very concerned at the precedent being set every time a basement extension is allowed particularly one as extensive as this one. The arguments are well rehearsed not only by Camden bodies and residents but in other areas in central London and I do not wish to repeat them in this email but rather to concentrate on an aspect which is of extreme concern to residents of the Vale.

Mr Permutt in his email has referred to water penetration to Bellmoor from Whitestone House and the likely disruption to the already delicate water table that further excavation could cause and the possible detrimental effect to The Vale. We are extremely concerned at the risk of flood damage to the Vale from the extensive works contemplated.

I have read the Basement Impact Assessment submitted by the applicants. It contains a detailed disclaimer of liability section and makes it clear in terms that any party relies upon the report at their own risk. It also notes that ground water was found at 12m below the garden and evidence of water seepage was found at a depth of 3m. Whilst the writer of the report states that the proposed basement structure should (my under lining) not have an effect on the local hydro ecological and hydroecological setting or compromise the stability of existing slopes (which as I have said before are very steep) the word should does not inspire great confidence. I also note that at para 3.11 of the report the question 'Will the proposed basement extend beneath the water table surface' is answered 'Maybe'.

The City of London has embarked at great expense on an extensive dam project on the basis of what appears to be a very low if not negligible risk of flooding. The City has access to an extensive range of experts in regard to risks of flooding. We consider that this application should be referred by Camden to the City of London so that they can assess the risk of potential flooding which could have a devastating effect.

Ellen Solomons
Chair Vale of Health Society