

From: Alex Vlachos [Alex.Vlachos@lbmw.com]
Sent: 12 November 2012 16:24
To: Thuair, Charles
Cc: David Clarke
Subject: FW: Garden House BIA

Importance: High
Charles

Please see below.

Regards

Alex

From: David Clarke [mailto:davidclarke@rj-ie.co.uk]
Sent: 12 November 2012 16:22
To: Alex Vlachos
Subject: RE: Garden House BIA
Importance: High

Alex

Further to our conversation of this afternoon, on the basis of the paving to the west of the house remaining as existing (between the gate and the new front door entrance) the response to section 2 question 4 in the Addendum Report becomes Yes, there will be an increase in hard paved surface area. In respect of the current application this relates to the light well only and is 4.5m2. This increase in area will have insignificant impact and no impact on any of the neighbouring properties.

Regards
David Clarke on behalf of

richardjackson

intelligent engineering

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From: Alex Vlachos [<mailto:Alex.Vlachos@lbmw.com>]

Sent: 12 November 2012 15:42
To: Thuaire, Charles
Cc: David Clarke
Subject: FW: Garden House BIA
Importance: High

Charles

See attached.

Regards

Alex

From: David Clarke [<mailto:davidclarke@rj-ie.co.uk>]
Sent: 12 November 2012 15:23
To: Alex Vlachos
Subject: Garden House BIA
Importance: High

Dear Alex

Further to this morning's conversation with Charles Thuaire of Camden, I would provide the further information as discussed with Charles in response to the queries he raised in connection with the Addendum Report prepared in June of this year. Hopefully you are able to pass these onto Charles.

It is understood that the basement itself is permitted development and permission has already been given in that regard, and the queries relate to the addition of the light well and the patio area. The light well effectively being installed on the side of the basement and not realistically having any increased impact over the consented basement itself.

Additional information was agreed to be provided in connection with questions 4 and 6 of section 2 of the Addendum Report and Question 6 of Section 4 of that report.

Section 2, question 4.

This relates to the area of hard surface areas. Attached is a marked up copy of the survey drawing showing the hard surfaced areas, which has included the roof area, and a copy of the proposed layout, again marked up to show the hard surfaced areas. The area pre construction is 315m² and post construction 230m². If the roof areas are removed and only the hard paved areas considered, as the roof area is slightly greater in the proposals taking into account the area immediately to the north of the house, the proportional reduction is even greater.

Section 2, question 6.

(Please note the response below also relates to question 3 of the same section. In the response given in the report the reference to 5.5 should read 5.15 as for question 6)

As noted in the report the underside of the basement construction is approximately 1m below the water level in the pond to the south, and is within the catchment area of the pond. The proposals will, however, have no adverse effect on the pond as it will not impede the groundwater flow or impact on local hydrological matters. The hydrological regime that serves and influences the pond is far greater than simply the very small area of the basement, with the groundwater flow not being interrupted by the proposals. The ground water will continue to flow through the soils as it currently does. It is for this same reason that the groundwater regime upstream will be maintained, and thus have no effect on the adjacent properties.

Section 4 Question 6.

The flooding that occurred in 1975 to the Vale of Health is understood to be as a result of an exceptional rainfall event. It is noted that flooding did not however occur in 2002 when there was a similar occurrence (reference Camden Floods and Scrutiny Panel report). The site is also not identified as being at risk of flooding by the Environment Agency nor is the Vale of Health included on Camden's schedule of Streets at Risk of Flooding, included in Camden Planning Guidance; Basements and Light wells. The proposals at the Garden House will not increase the risk of flooding in any event to either the occupants of the Garden House or neighbouring properties. As noted above the impermeable area is being reduced, hence hard paved run off will also reduce.

Hopefully the above provides the information required .

Regards

David Clarke on behalf of

richardjackson

intelligent engineering

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