

Hazelton, Laura

Subject: FW: 2016/2424/P

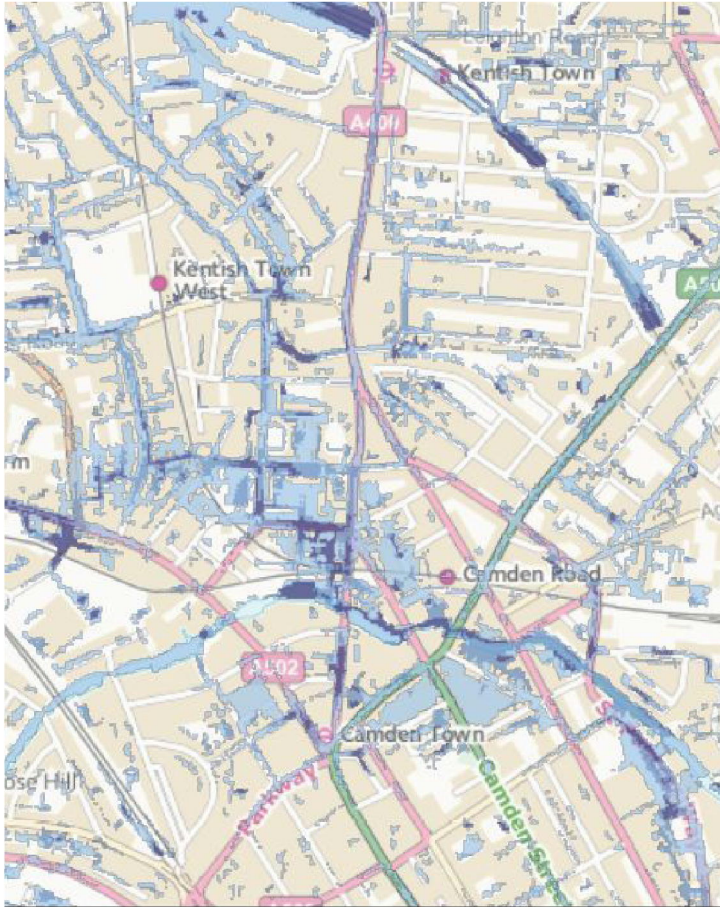
From: McCarthy, Mark [REDACTED]
Sent: 14 August 2016 21:31
To: Hazelton, Laura
Subject: Re: 2016/2424/P

Dear Laura

I am grateful that you have put the pre-ap advice on the web page. It was a welcome full report, and I see that the submitted application was substantially different.

You have also placed our CAAC response and the architect's reply on the web pages, which helped clarify some concerns. However, now a new set of 9 'revised' drawings have been added. Please can a new D&A provide a narrative to explain the revised drawings - since no 'unrevised' drawings are shown.

Also, for the BIA. It's a standard report, but fails to be fully aware of the local position. This is the former bed of the Fleet, and - while Rochester CA has an image of a plan showing (in the 1810s) a duct/sewer running from 1 Farrier Street across KTR to Camden Street - the topography makes this the natural drainage point for subsurface water. Moreover, the Highgate and Hampstead branches of the Fleet met at Hawley Road, and regularly flooded on the east side (which is why Camden Gardens is not built on). There have been boreholes recently nearby (Kentish Town Road, Rochester Place) which have shown the springline, since the boreholes fill with water. This is also shown by the EA's surface water flood map:



Please can the BIA audit, giving accurate consideration to the Fleet, and the BIA review - noted in the Pre-ap - both be placed on the web page.

With thanks
Mark McCarthy