Camden Council
Planning & Built Environment

83 Canfield Gardens
London NW6 3EA

9 October 2016

To John Diver, Camden Council Planning Department (TOTAL OF 11 PAGES)
John.diver@camden.gov.uk

We would like to object to the application 2016/2822/P at 80 Greencroft Gardens on the following grounds:

1) Loss of Amenity

   Each floor of the proposed development has a balcony, so that will be 3 balconies from where people can see into our property at 83 Canfield Gardens. At present there are no balconies that can see into our property from Greencroft Gardens.

   In addition, the noise pollution. Any noise in the gardens of the properties in Greencroft Gardens backing on to us can be heard very distinctly in Canfield Gardens. Having 4 properties with outside space would quadruple the likelihood of disturbance.

   This will also establish a precedent for other such developments.

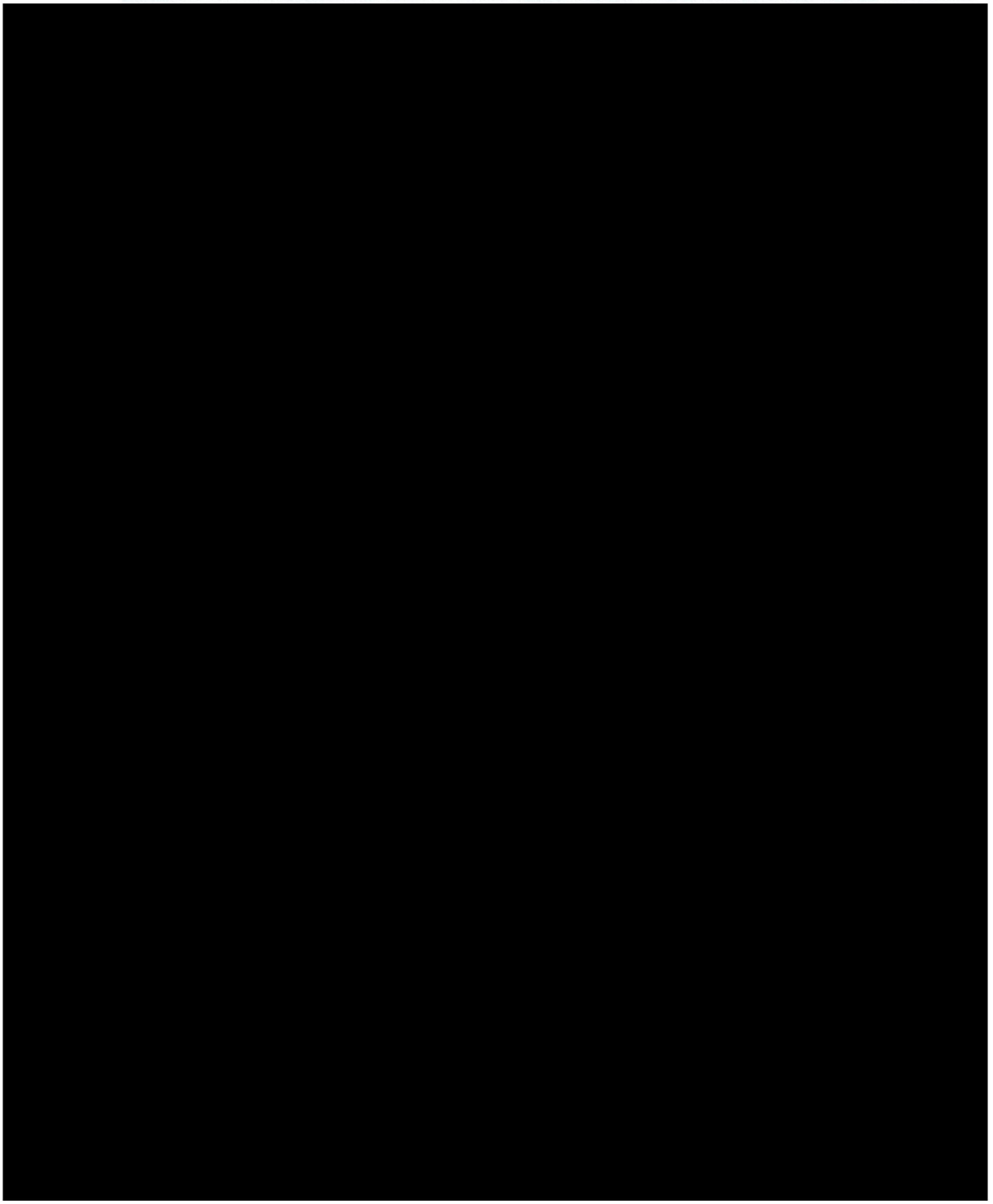
2) Failure to preserve and enhance the Swiss Cottage Conservation Area

   We consider that the glass construction/architecture is not appropriate for the Swiss Cottage Conservation Area. And also it is an overdevelopment of the property.

3) Flat 2 at 83 Canfield Gardens has had flooding problems in their basement. Below we have included extracts from the report that was done for Flat 2 in 2012 which specifies that the flooding was caused by a rising water table.

   The end of the garden in Canfield Gardens – owned by Flat 1 leaseholder - suffers from frequent flooding in winter, as do neighbouring properties. The excavation and extension of a basement of this size is likely to have a consequent knock-on effect to make this flooding worse.

All the above will not only effect the 'enjoyment' of our properties at 83 Canfield Gardens but also have a negative effect on the value of our properties.

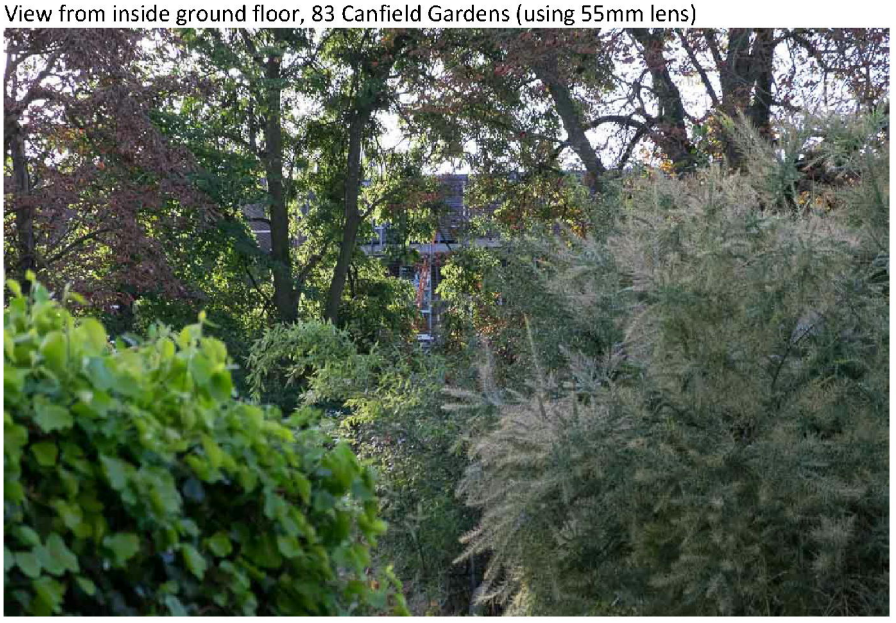


APPENDIX 1

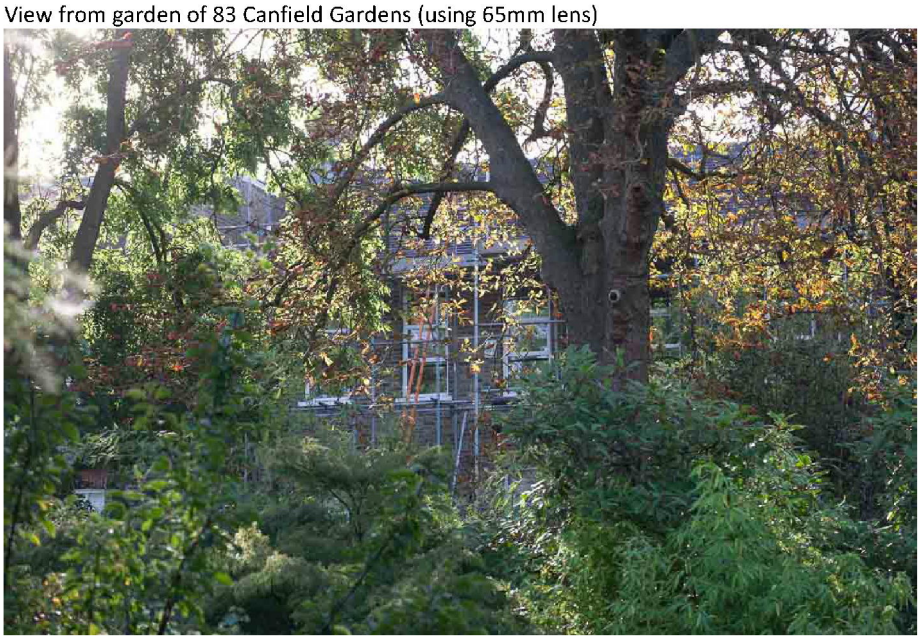
PHOTOGRAPHS TAKEN FROM 83 CANFIELD GARDENS OF 80 GREENCROFT GARDENTS

All trees to the back of the photo are deciduous, so this area will be totally open in winter.

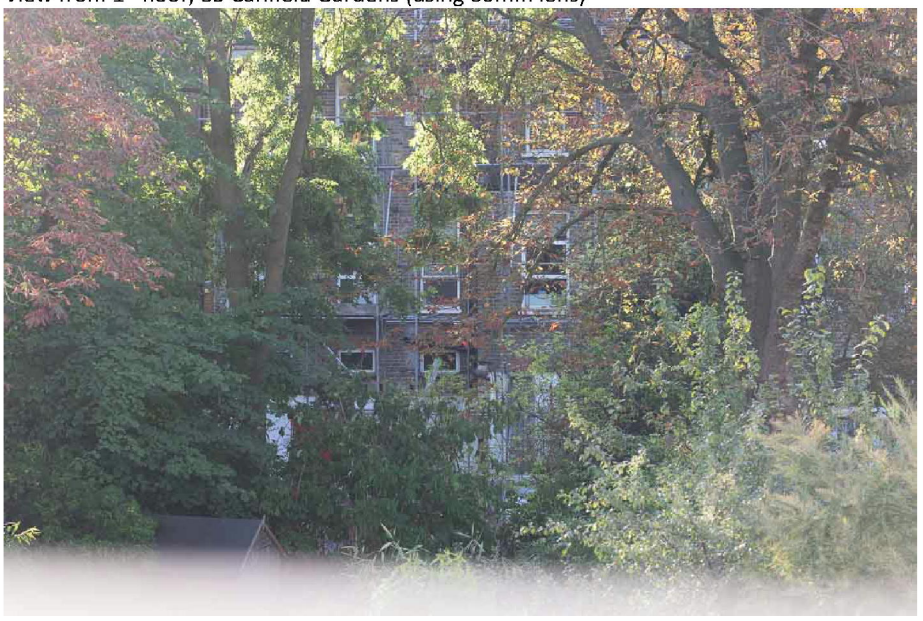
View from inside ground floor, 83 Canfield Gardens (using 55mm lens)



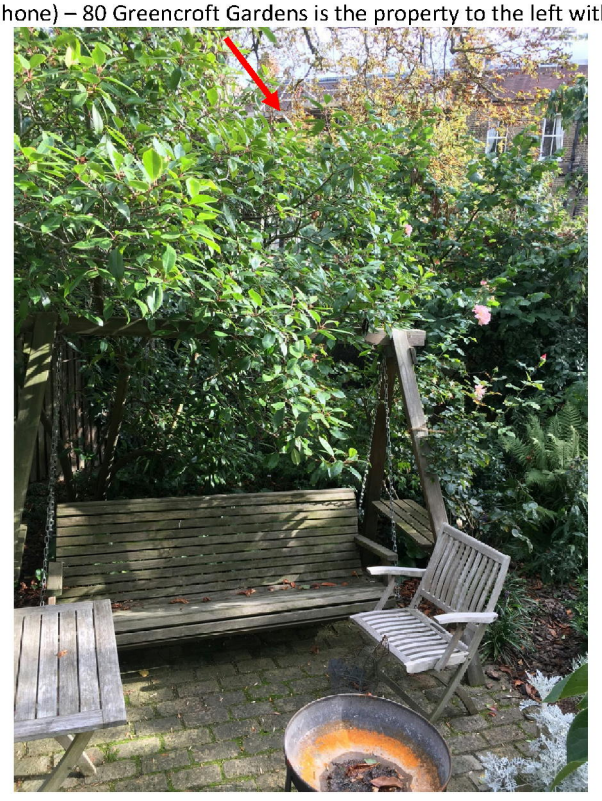
View from garden of 83 Canfield Gardens (using 65mm lens)



View from 1st floor, 83 Canfield Gardens (using 60mm lens)



Terrace at end of 83 Canfield Gardens, which cannot be used in times of flooding (using iPhone) – 80 Greencroft Gardens is the property to the left with scaffolding.



APPENDIX 2
CJS report of 2012

CJS Specialist Building Surveyors

Damp Investigation Report

Flat 2, 83 Canfield Gardens, London, NW6 3EA

6th June 2012

Condensation:

Condensation accounts for approximately 70% of reported damp problems in domestic dwellings. It can also be a contributory factor of infestation by wood boring insects and outbreaks of fungal decay.

Condensation can commonly be attributed to a lack of balance between heating and ventilation, resulting in a rise in relative humidity. Air can hold more water vapour when warm, than when cold. When warm air is cooled, such as when the heating is switched off at night, it will deposit the water that it can no longer retain, as condensation on a cold surface such as a pane of glass.

Penetrating Damp:

Quite commonly mis-diagnosed as rising damp. Penetrating damp in a wall can quite often

Objectives:

C J Shepherd were instructed to investigate, where reasonably practical, the source of flooding/dampness within the **basement room** of the property.

This report is based on the findings of two damp investigations which were undertaken at Flat 2, 83 Canfield Gardens, London, NW6 3EA by Mr. Craig J Shepherd BSc (Hons) CSRT on the 2nd May 2012 and the 6th June 2012. Intrusive inspections, where the fabric of the building was exposed, were undertaken on the 6th June 2012.

Report Findings

External Observations:

Areas of Interest	Comments
 **Figure 001** **Flooded gardens**	The rear garden of number 79 (next door but one) regularly floods during times of heavy or prolonged rainfall as do the neighbouring properties in Canfield Gardens. Ponding water can be seen at the top and sides of this image. This photograph was taken on the 2nd May 2012.

Areas of Interest	Comments
 **Figure 002** **Wet coal chute**	The now redundant coal chute is showing signs of fairly heavy moisture penetration. This is located on an external side of the basement but has since been bricked up as shown in **Figure 002** opposite.

Areas of Interest	Comments
 Figure 014 Previous flood height	The basement room has flooded during times of heavy or prolonged rainfall on more than one occasion since the beginning of the year (2012). Approximately 200mm of water was recorded in the basement. This was the highest the water level reached which is shown by the tidemark on the furniture. The penetrating water then dissipates when rainfall subsides. Therefore, we believe the source of the penetrating water is being caused by a rise in the natural water table.

Done Flat 2 83 Canfield Gardens NW6 3EA 06-06-12 DAMP REP...

Observations:

Areas of Interest	Comments
 Figure 006 Moisture trail	Free water was observed by the client running into the basement area. At the time of survey this had receded leaving damp patches on the walls and floor.

that the bitumen painted damp proofing membrane on the walls of the basement has come to the end of its useful life and had failed in various places.

The contractors then sourced a Property Care Association registered contractor to install a damp proofing system. The contractors proceeded to install a damp proofing system as per their specification. Unfortunately shortly after completion and following some prolonged rainfall, a large quantity of water was observed within the basement room. The basement has now flooded on more than one occasion during 2012.

During the course of our investigations we established that this area of London sits on a stream and is partially prone to flooding in times of heavy or prolonged rainfall. We are of the understanding that due to the past flooding problems Thames Water have installed a large discharge pipe in the area in a bid to control the problem. Flooding is still a problem in Canfield Gardens, as a number of the rear gardens often still get very water logged.

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If you have any questions or queries please do not hesitate to contact us.

Thank you for instructing C J Shepherd (CJS) Specialist Building Surveyors.

This report was prepared by:

Craig Shepherd BSc Hons CSRT on 6th June 2012

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Since the subsidence works were carried out we are of the opinion that the sub-soil conditions have now permanently changed from what they used to be. In our opinion the removal of the two large trees at the front of the property coupled with the associated flooding problems of the area, has contributed to a rise in the natural water table which has resulted in water penetrating the basement structure.

In order to prevent water from penetrating the basement structure we feel the only option is to install a cavity drain membrane system with a sump and pump. The system should be installed following the guidelines set out in the relevant codes of practice.

If you have any questions or queries please do not hesitate to contact us.

Thank you for instructing C J Shepherd (CJS) Specialist Building Surveyors.

ENDS