

From: Oliver Froment
Sent: 10 June 2017 11:42
To: Roe, Anna
Cc: Planning; Currie, Tom (Councillor); Cooper, Oliver (Councillor)
Subject: Comment and objection on new information posted on Camden's portal reference 2017 1892P , 15 Rudall Crescent NW3

[Comment and objection on new information posted on Camden's portal reference 2017 1892P , 15 Rudall Crescent NW3](#)

Dear Ms Roe and Camden's Planning Department,

I notice that a new document: the Basement Impact Audit, has been very recently been posted on the Camden's portal on 7th of June and I will add according the comments below. This is in addition to my previous objections sent to your office on 4th June 2017

8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	GEA BIA
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As the borehole water measurement seems to be limited in time and there was no automatic log water device activated over extended period of time to monitor water level in contrasting weather condition contrary to Camden's own recommendations. This is all the more necessary that water was found in trial pit 1 close to the surface

10	Identification of significant adverse impacts.	Yes	GEA BIA
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No ground movement seems to have been factored either in any calculation

13	Ground Movement Assessment (GMA).	Yes	GEA BIA
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Where is it, which page?

15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	GEA BIA
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The application talks of water proofing the proposed basement under 15 but totally neglects the consequence for 17. In a nutshell they propose to erect a dam like structure under their house which they expect to be waterproofed. At best the rain water will be diverted to the neighbouring property at 17 but there is no scheme to protect #17 on the matter! So if there is heavy downpour for extended period of time you run the risk of water being diverted under your house with no plan to alleviate dampness,...

16	Construction Sequence Methodology (CSM) referring to site investigation and containing basement, floor and roof plans, sections (all	Yes	RTA Drawing SM01 and 02
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	views), sequence of construction and temporary works.		
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This is deficient and especially the transitional sequences which is where most often troubles happen.

18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	GEA BIA
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Where is it? This is pretty much inexistent

19	Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring properties will be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.	Yes	RTA SMS Report
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The emerging policies that will be adopting by Camden before the end of this month remove references to structural stability but instead impose Burland scale 1
This is an out of date and obsolete wording.

All the above is further additional reasons for rejection of this application as per my previous 5 page 10 itemized objections of 4th June 2017

Please keep me informed.

Yours sincerely

Oliver Froment

Chair of CRAAC, the Camden Resident Association Action Committee represent over 30 Resident Association throughout the Borough of Camen

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