

Hazelton, Laura

Subject: FW: 76 Fitzjohn's Avenue (NW3) - 2017/1047/P

From: [REDACTED]
Sent: 28 June 2018 15:02
To: Hazelton, Laura <Laura.Hazelton@camden.gov.uk>
Cc: [REDACTED]
Subject: 76 Fitzjohn's Avenue (NW3) - 2017/1047/P

Dear Laura,

We have reviewed the latest submission of Campbell Reith and are surprised by the little progress the Report shows despite its numerous alterations. We are left with the impression that the reports are not targeted to improve the clarity of its construction. As such opportunities are missed to take a focused approach to eradicate any concerns raised which we outlined below. Instead it adds further concerns by stating in the new BIA that "trigger levels less than 2 mm are impractical and difficult to record with reliable and regular accuracy" as regards to the damages caused. This clearly goes against the Camden Local Plan which restricts damages to 1 mm.

This tentative and in our view lacklustre approach raises the question of their overall intention to ensuing strong foundations to the construction of the basement. Most importantly they have not addressed two key issues that need clarification prior to any permission, in line with Camden Local requirements.

1. Ground water monitoring – In order to ensure no future water infiltration and possible destruction of neighbouring properties, the ground water should be tested during the wet season and interpreted at face value. Nothing of that type has happened thus far, despite our numerous requests to ensure an unbiased and comprehensive approach to this matter.
2. Lead issue – as mentioned on various occasions the fact that exposure to chemicals such as lead can be dangerous, especially in the presence of so many children by-passing the property during school time and their residence in close proximity, need be assessed and remedies need to be taken prior to the initiation of construction.

It also worries us that the documents are getting more comprehensive in terms of number of pages, without addressing the core concerns. It almost feels that quantity is more important than quality.

Given that we could not detect any progress regarding the main issues outlined above, we continue rejecting the application.

Regards

[REDACTED]