

# WENLOCK & TAYLOR

ESTATE AGENTS • CHARTERED SURVEYORS • PROPERTY MANAGEMENT

London Borough of Camden  
Development Manager  
Camden Town Hall  
Judd Street  
London WC1H 9JE

BY EMAIL ONLY TO: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

Your ref: 2018/5338/P  
Our ref: WTS00295.02

18<sup>th</sup> December 2018

Dear Sirs

**RE: 8 Agamemnon Road, London NW6 1DY**

I am instructed by the owner and occupier of [REDACTED] Agamemnon Road, [REDACTED] to make representations regarding the above mentioned planning application on her behalf. [REDACTED] property that is the subject of the application.

## STRUCTURAL STABILITY

Our client's main concern is that of structural stability. The properties form part of a terrace of three storey houses dating from circa 1900 and all display degrees of damage from structural movement and/or lack of repair. The application property is in particularly poor condition, as confirmed in para 2.4 of the Basement Impact Assessment and photographs. There is substantial cracking to the front elevation and the junction between the main part of the house and the rear outrigger. 8 Agamemnon Road is in need of structural repair regardless of any proposed future use.

The poor condition of the house will create difficulties during the proposed development and is acknowledged in the application, where in para 10.4.5 of the Basement Impact Assessment the applicant admits that "some ground movement is inevitable when basements are constructed". My client is extremely concerned that because of the poor condition that 8 Agamemnon Road has been allowed to fall into, there is a very real and substantial risk of collapse during the works, with the subsequent affect on her adjoining property.

The Basement Impact Assessment calls for monitoring of movement to the property and adjoining properties during the construction of the basement. What is not clear is what would happen if such monitoring showed significant movement to be occurring.



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The Basement Impact Assessment states (para 10.4.14) that the design relies on underpinning not only of the party wall between 6 & 8 Agamemnon but also tapered underpinning to all load-bearing walls to 6 Agamemnon Road that adjoin the party wall. Whilst the owner of 8 Agamemnon Road has rights to underpin the party wall, those rights do not extend to underpinning adjoining properties that they do not own. My client will not allow the applicant to trespass on her land and underpin her property in order to facilitate the development. Any such underpinning to parts of 6 Agamemnon Road away from the party wall would restrict my client's future plans for her property. The assumptions made in the application cannot therefore stand.

The application acknowledges the risk of long-term differential movement (para 8.3 of the Basement Impact Assessment) and my client does not believe that such a risk is justifiable.

#### DRAINAGE

6 Agamemnon Road is downhill from 8 Agamemnon Road and has experienced flooding in the past as a result of plumbing failures at 8 Agamemnon Road. The application relies on a pump in order to dispose of internal waste water (in accordance with Camden Planning Guidance for basements) and possibly ground level water, depending on the tanking design for the proposed basement. In my experience of basements, such pumps can be unreliable, and so there is a very real risk of further flooding occurring to my client's property in the future, situated as it is immediately down from the applicant's property.

The application admits that the basement will be below the ground water level in the London Clay subsoil (para 7.2) and there is a risk of flooding from this.

#### SUMMARY

For the reasons given above my client [REDACTED] wishes to object to the application.

Yours faithfully

[REDACTED]  
Jeremy Taylor BSc MRICS  
WENLOCK & TAYLOR SURVEY LTD.  
[REDACTED]