
From: Hope, Obote
Sent: 03 February 2021 09:12
To: Planning
Subject: FW: Land Adjacent to 39 Priory Terrace, London NW6 4DG - Planning Application No: 2020/2839/P

Importance: High

Morning,

Please log the attached as an objection.

Thanks,

Obote Hope
Planner
Regeneration and Planning

The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

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[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

2 February 2021

Dear Obote Hope,

RE: Land Adjacent to 39 Priory Terrace, London NW6 4DG Planning Application No: 2020/2839/P

I note that today Campbell Reith's Revised Basement Impact Assessment has been logged on the Camden Planning Portal, having reviewed the document I have a number of serious concerns as listed below and would appreciate a response to each:

1. CAMPBELL REITH'S REVISED BASEMENT IMPACT ASSESSMENT

I am concerned to note that the only additional documents considered by Campbell Reith are those mentioned at paragraph 2.7 of their report:

- **Desk Study and Ground Investigation report prepared by Geotechnical and Environment Associated Ltd, dated 25th September 2020;**
- **Email from applicants engineer (engineerHRW) dated 18th January 2021.**

How can this be an accurate and reliable report when it seems Campbell Reith did not consider the revised proposed drawings logged on 13.11.2020? This proposal includes an increase in the height of the Basement which is 2,600 on the original drawings and shown as 2,750 on the revised proposed drawings.

Also, despite some 36 objections to this Application which have been logged only the 8 detailed below have been considered by Campbell Reith.

39a Priory Terrace, NW6 4DG
BIA – Audit



Residents' Consultation Comments

Surname	Address	Date	Issue raised	Response
Moses, Jane	-	27.07.20	Land Instability, ground movements and structural damage due to basement excavation to properties across Abbey Road.	This is queried in the audit.
Antonioni Monia	-	03.08.20	As above	As above
Gallone, Luca	-	03.08.20	As above	As above
Kingshill Sophia	Fiat 3, 132 Abbey Road, NW6 4SN	03.08.20	As above	As above
Pelekanos, Panayiotis	39 Priory Terrace, Ground Floor	06.08.20	Comments not relevant to the audit.	Comments not relevant to the audit.
Reidy, Kenneth	75 Priory Park Road	24.07.20	Comments supporting development.	Comments supporting development.
Claire, Marie	37a Priory Terrace	20.11.20	Comments not relevant to the audit.	Comments not relevant to the audit.
Cameron, Hayley	-	08.08.20	Comments not relevant to the audit.	Comments not relevant to the audit.

In addition, under paragraph 3: **Basement Impact Assessment Audit Check List** the following information is still required. When will it be provided?

Land Stability Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	However, confirmation has not been provided regarding the depth of basement/foundation to 39 Priory Terrace.
Is the presence/absence of adjacent or nearby basements confirmed?	No	Presence/absence assumed. Confirmation required regarding the depth of basement/foundation to 39 Priory Terrace.
Do the base line conditions consider adjacent or nearby basements?	No	Confirmation required regarding the depth of foundation to 39 Priory Terrace. Presence /absence of basements in other structures not confirmed.

2. REVISED DESK STUDY AND GROUND INVESTIGATION REPORT

The Revised Desk Study And Ground Investigation Report lodged 7.12.2020 mentions the following potential impacts, so it is no wonder that local residents are greatly concerned by the proposed basement excavation so close to existing properties, pavement and roads.

4.1 Potential Impacts

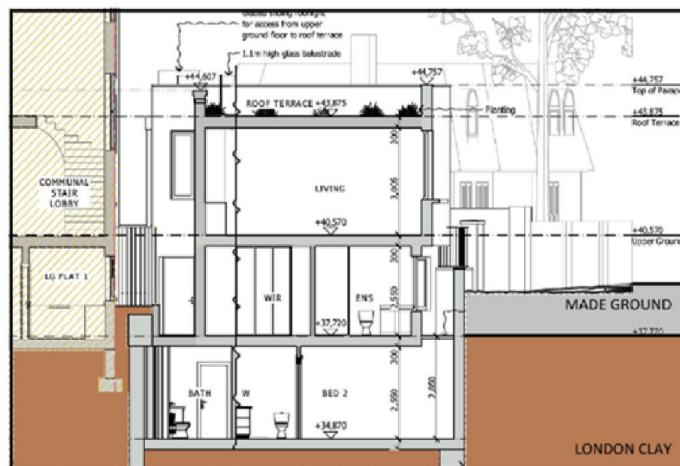
The following potential impacts have been identified by the screening process

Potential Impact	Consequence
London Clay is the shallowest stratum at the site.	The London Clay is prone to seasonal shrink-swell (subsidence and heave).
The site is within an area prone to seasonal shrink-swell which can result in foundation movements.	Multiple potential impacts depending on the specific setting of the basement development. For example, in terraced properties, the implications of a deepened basement/foundation system on neighbouring properties should be considered.
The site is located within 5 m of a highway or pedestrian right of way	Excavation of a basement may result in structural damage to the road or footway.
The development will significantly increase the differential depth of foundations relative to the neighbouring property to the north, No 75	Excavation for a basement may result in structural damage to neighbouring properties.
The proposed development will result in an increase of the proportion of hardstanding at the site	The proportional increase in hardstanding could potentially reduce rates of recharge reducing groundwater flow to a nearby watercourse.
The site lies within an area at very low, low and medium risk of surface water flooding	A Flood Risk Assessment may be required

This revised report references yet another Basement height of 2,550, not 2,750 as shown in the Revised proposed drawings lodged on 13.11.2020.

7.1 Conceptual Site Model

A section through the proposed scheme with the above ground model is shown below.



The report also raises the following issues which can arise if Planning Permission is granted for this Basement excavation of approximately 4.5 metres:
8.1

The proposed construction will result in foundation depths being increased relative to the neighbouring No 39 Priory Terrace, Priory Lodge and the garage immediately adjacent to the site and careful workmanship will be required to ensure that movement of the surrounding structures does not arise. The contractor should also be required to provide details of how they intend to control groundwater and instability of excavations, should it arise.

8.4 Shallow Excavations

On the basis of the borehole findings it is considered that it will be generally feasible to form relatively shallow excavations terminating within the made ground or the London Clay without the requirement for lateral support, although localised instabilities may occur where more granular material or groundwater is encountered.

Significant inflows of groundwater into shallow excavations are not generally anticipated, although seepages may be encountered from perched water tables within the made ground, although such inflows should be suitably controlled by sump pumping.

However, if deeper excavations are considered or if excavations are to remain open for prolonged periods it is recommended that provision be made for battered side slopes or lateral support. Where personnel are required to enter excavations, a risk assessment should be carried out and temporary lateral support or battering of the excavation sides considered in order to comply with normal safety requirements.

9.0 INTRODUCTION

The sides of an excavation will move to some extent regardless of how they are supported. The movement will typically be both horizontal and vertical and will be influenced by the engineering properties of the ground, groundwater level and flow, the efficiency of the various support systems employed during underpinning and the efficiency or stiffness of any support structures used.

3. SUMMARY

The documents provided and referred to in reports are based on 3 different Basement heights 2,550, 2600 and 2750 - as in the latest drawings. This raises concerns as to the accuracy of the various reports. In the circumstances, in my view this application should be refused.

Unfortunately, developers and contractors have repeatedly shown indifference to public safety. Neither have they adhered to appropriate construction methods as the enquiry into the Grenfell fire has exposed. Indeed, additional investigations of suspect cladding have disclosed that there are other areas of defective workmanship in already compromised structures.

It is for all the above reasons, in addition to my other objections logged on 7.8.2020 and 7.12.2020, and those of my neighbours, that I am extremely concerned about the proposed Basement excavation and believe it should not take place.

Kindly lodge my objection on the website.

Yours sincerely

Jane Moses

c.c. Revathy Nair - Campbell Reith RevathyNair@campbellreith.com
Liz Brown - Campbell Reith lizbrown@campbellreith.com
Campbell Reith Camden Audit camdenaudit@campbellreith.com