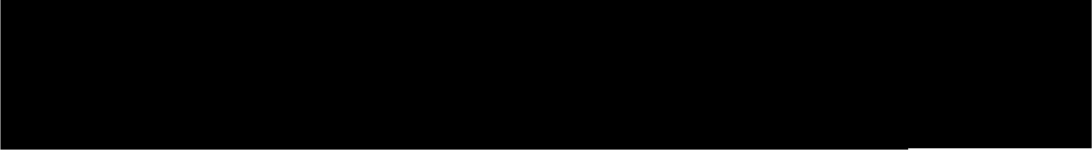




Subject:

planning applications 2021/1860/P and 2019/4143/P for 11, Belsize Crescent, NW3 5QY



Dear Sirs,

There are evidences, pictorial and otherwise that the original roof has been extended and remodelled with changes to the slope ,material and the total surface area of the roof since 2010 by the previous owner of No 11 Belsize Crescent , NW3 5QY. The current owners also intend to remodel and substantially further increase the surface area of the roof under planning applications 2021/1860/P and 2019/4143/P respectively without any regards to the provision of adequate surface drainage system to the front elevation of the building as per requirements under Building Regulations 2010 ,H3, section 1 .

No 11 has no adequate rain water drainage system to the front elevation of the building and the guttering system of No 11 allows all the collected rainwater from no 11 to be poured onto our roof at No 9 and our guttering and literally using our drainage system instead .

The increased surface water from the roof specially the increased I rain fall level in recent years has caused the drainage system from time to time to become over whelmed with the volume of the water it needs to discharge and hence our property at no 9 gets flooded causing substantial damage to the property, carpets and furniture.

To resolve the issue, No 11 Belsize Crescent , NW3 5QY needs to have its own rain water drainage system to the front elevation to cope with the extra rain water being collected from their roof. However, no such provision was noted in the planning applications .

We are not aware that any building Regulation application has been submitted for the current developments at No11 Belsize Cresent, NW3 5QY either.

I have already notified the owners of No 11 of the problems providing the pictures of the current damages. However, I understood that there is currently no intention of providing any rainwater drainage system to the front elevation of the property and intend to continue to use ours although the current system was meant for much smaller and difference roof slope.

We respectively request that additional conditions to be imposed on the planning applications to install adequate rain water drainage to the front elevation of the building of No 11, Belsize Cresent, NW3 5QY in order to prevent further flooding into our property at No 9 Belsize Crescent, NW3 5QY. This would be consistent with the provisions of the Building Regulations 2010, (as amened in 2015) , H3, section 1

However, in any event, it is not acceptable that from time to time our property at No 9, Belsize Crescent, NW3 5QY gets flooded because of lack of rain water drainage at No 11 to the front elevation.

I look forward to hearing from you with a solution to this problem.

Please kindly acknowledge the receipt of this e-mail.

Regards,

Dr Maryam Taheri & Dr M R Taheri,
The owners of 9 Belsize Crescent.