

Laura Dorbeck

From: Susanne Lawrence <[REDACTED]>
Sent: 15 July 2021 13:58
To: Laura Hazelton
Cc: Rohan; Danny Beales; Gio Spinella; David Castle; gillian brown; Gunter Straub; Ian Centis; [REDACTED]; Sarah Robins; John Malet-Bates; John and Gilda Riccio; Linda Williams; Sheila Jalving; Vicki Harding; Williams Stephen; ANNABEL BACAL; Andrew Parkinson; Henry Newman; Daniel Pope; Bethany Cullen
Subject: Fwd: Flooding issues
Attachments: ARUP Figure 15.png

Follow Up Flag: Follow up
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Re 47d Netherhall Gardens basement planning application

Dear Laura

Following the floods on Monday 12th July, I received a copy of an email to the Netherhall Neighbourhood Association from the Heath and Hampstead Society's Tree Officer which I hope you will agree has relevance to the decision concerning 47d's basement and tree felling application. Here are the salient points:

"It has occurred to me that Hampstead has had two past flooding events in 1976 and 2002. In each one, IF someone reported flooding in their home then Camden put the road on the risk of surface flooding map in their 'Floods in Camden Report 2003' (found in the ARUP Camden geological, hydrogeological and hydrological study: Guidance for subterranean development Figure 15, and the 'Managing flood risk in Camden: The London Borough of Camden flood risk management strategy' (2013 or 14) Fig 5.1.).

"I see developers are moving away from the reported flooding of Figure 15 in the ARUP document to using maps produced by the predictors of floods - such as Appendix D - Maps of flood risk areas in the Camden Flood Risk Management Strategy. As always professionals' estimates take precedence over householders' reports - they'll choose the one that puts their property/basement in the best light. Both are needed..... so that this is all taken into consideration when pressing for less hard surfacing and more trees and gardens."

And in another email she writes:

"I'm enclosing the map from Camden's Arup Report on Basements that show *** as not affected. This only means no-one reported floods, it didn't mean there weren't any. Time and again I see this used by developers' 'experts' - and Campbell Reith - to say there is no risk of flooding needless to say! Camden's 'Report of the Floods Scrutiny Panel' 2003 stated:

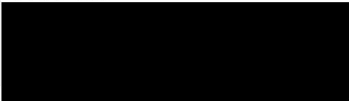
1.1. In response to points made in evidence by a number of residents asking for the Council to exercise greater control over basement conversions in West and South Hampstead, the panel researched planning records between January 1984 and December 2002 and found 556 applications for basement residential conversions. The six streets in the borough where there had been the highest numbers of such planning applications (43 in total) were all flooded in August 2002: Bracknell Gardens NW6, Nassington Road NW3, Hillfield Road NW6, Inglewood Road NW6, Canfield Gardens NW6, and Fairhazel Gardens NW6.

Recommendations

4. That the Council look again in the review of the UDP at the wording of policy EN27 on basements and policy EN9 on water quality to see if the criteria for assessment of basements could be widened to cover issues relating to risk of flooding in vulnerable areas.

5. That the Council ascertain whether it could restrict the excavation of new basements or conversion of cellars for residential purposes in areas known to be at risk of flooding, by withdrawing permitted development rights through Article 4 directions, or by using the general power of well-being, or by seeking appropriate powers from central government under the Comprehensive Performance Assessment's 'freedom and flexibilities' scheme for excellent authorities."

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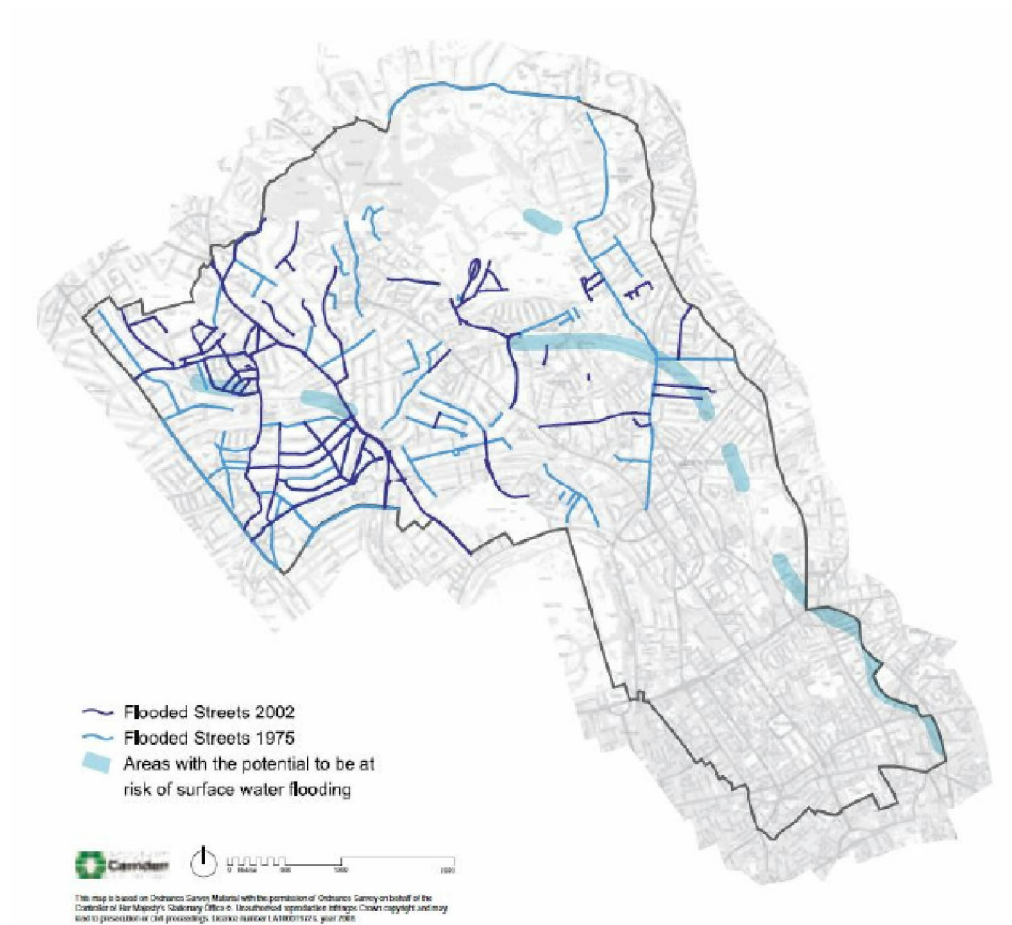


Figure 5 from Core Strategy, London Borough of Camden

Camden Geological, Hydrogeological and Hydrological Study Flood Map

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FIGURE **15**