

27 Meadowbank
London NW3 3AY

6th January 2022

Planning - Development Control
Camden Council
Camden Town Hall
LONDON WC1H 8ND

Dear Sirs

Objection to the construction of a basement at 34 Meadowbank NW3 3AY

We have lived at 27 Meadowbank since 1982. We face Ainger Road and our house is lower down the hill than our Meadowbank neighbours.

In the garden there are eight houses on two sides of a quadrangle all backing on to the same garden. Four of them including No.34 are on the west side and their ground floor/patio levels are all higher than the four houses on the east side.

There is no drainage system in place, surface water drains to the west side specifically to houses 28 and 27 in the NW corner this being the lowest corner of the garden.

Having borne the brunt of several incursions of surface water flowing over our patio in the 1980's that threatened to engulf our ground floor we raised the level of our patio as a precautionary measure.

However, this was found to be inadequate and following a particularly heavy downfall Meadowbank management agreed to install a channel to the patio edges of Nos 28 and 27 around 2005 that allowed excess water to run off into a drain in the adjacent access alleyway to No 27.

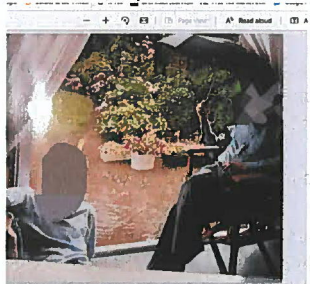
This assists but is prone to blocking by excess sediment during rainfall and needs frequent clearing.

The photograph below is typical of the flooding of our patio during a heavy summer shower.

Allowing a basement to be built at No.34 Meadowbank or indeed in any of the four houses on the west side of the garden will reduce the area that can soak up excess water and considerably increase the risk of flooding of the ground floors of numbers 27 and 28 Meadowbank.

Accordingly, we strongly object to the application of Mr Goldenberg to excavate a basement at 34 Meadowbank NW3 3AY.

Yours faithfully



MJ and Mrs C Brace

