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**From:** Denise Rowley <[REDACTED]>  
**Sent:** 03 August 2022 14:44  
**To:** Planning Planning  
**Subject:** Comments re Planning Application 2022/0675/P

Dear Camden Planning

2022/0675/P

12 Eldon Grove NW3 5PT

We should like to comment on the above planning application at 12. Eldon Grove for a basement and extensions at side, rear and roof.

We live on Rosslyn Hill which runs parallel to Eldon Grove. Our garden backs on to the plot of No 12. Our concern is that this large basement will affect the water table and is likely to have an adverse effect on our garden and property;

- Our experience of recent basement constructions gives us cause for concern in that following a similarly large basement at No 27A Rosslyn Hill ( adjacent at the rear to the plot of No 12 Eldon Grove) our property developed damp and cracks. In the winter of 2020 there was so much standing water in our garden a pair of ducks took up residence.
- The proposed basement construction will also affect the water table beneath and the application does not include consideration of the effect on the surrounding land, which is on a slope. Obstruction to the water table is bound to lead to increased water flowing where it can, including our property.
- Added to this, the upheaval and subsequent settlement of the land may lead to stresses on our property resulting in cracking and other instability.
- The application does not take account of the cumulative effect of the number of basements which have been put in along Rosslyn Hill and Eldon Grove near to the proposed site which have already changed and limited the space underground affecting the water table, and we should like Camden Planning to fully consider the implications of this.
- We should also like to point out that our property, in common with most nearby, is of Victorian construction circa 1860's. These houses were not built with good foundations or damp proof courses and are therefore at particular risk from such substantial changes underground.
- No 12 Eldon Grove, and incidentally No 27A Rosslyn Hill, are of more recent, possibly 1930's construction. When the original Victorian housing development was built in this area these two plots were left vacant due to the railway line running underneath. We trust Camden Planning will also take this into account when considering the application to block even more of the underground space and interfere further with the water table.

Yours sincerely

Residents & Freeholders Rosslyn Hill