

---

**From:** Stephen Elias [REDACTED]  
**Sent:** 05 August 2022 11:48  
**To:** Leela Muthoora  
**Subject:** Planning Application - 2021/6074/P - No34 Meadowbank

**[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.

Dear Leela

As you know we are the managing agents for the Meadowbank Estate (Park View (Primrose Hill) Management) our client has become aware of a Basement Impact Assessment Audit report on the Planning website. Please note their comments below. May I ask you to confirm that these comments will be added to the current objections to these works.

1. Answer at 4.5.

The text in the Basement Impact Assessment Audit report is:

*The updated BIA confirms that the existing drainage setup will not be changed as part of the proposal and considering that the shallowest natural stratum is Head Deposits/London Clay, **the works are considered to be unlikely to cause wider significant changes to the local groundwater and surface water flow regimes.***

This answer suggests the updated BIA confirms the existing drainage setup will not be changed. However our email of 24 June pointed out this is not what the updated report actually says. The updated BIA report altered the relevant wording as follows:

The wording in the first version was:

*the site is discharged to the ground in the communal garden area only, and this will also be true after the proposed works.*

It is now:

*We understand that the existing drainage is discharged to the public sewer, and this will also be the case following the works.*

The fact is that the site is discharged to the ground in the communal garden area and then into the public sewer. Thus both statements could be argued to be true but the second one is misleading as it does not make the key reference to the communal garden. It is a known fact the communal garden can flood and so this proposed development clearly increases that risk. The proposed basement will simply exacerbate the existing soil infiltration drainage issue, which the public sewer connection cannot handle satisfactorily, thus increasing not decreasing the risk of surface water flooding as described.

The conclusion is that the Basement Impact Assessment Audit should not be the proposed development is unlikely to cause wider significant changes to the local groundwater and surface water flow regimes.

2. Answer 4.6

This answer says the site is at very low risk of flooding, yet it is known that the site has flooded.

3. Access

Although not recorded in the Basement Impact Assessment Audit Report, there were significant concerns expressed about the access and practicality of performing the works. These are genuine concerns.

The draft CMP itself contains a statement "the excavation of the soil will need a holding area which is difficult to start with due to space restrictions but becomes more complex as the project proceeds" (att4 Project Methodology- Access and Egress Site Set Up 1.1 2).

If the proposers of the scheme think it is difficult to start with and will become more complex, then the impact is likely to be very severe and consideration should be given to not allowing the works to start.

We urge you to reject this planning application.

Regards

Stephen

<b>Esskay Management Services LLP</b> Lane House, 24 Parsons Green Lane London SW6 4HS Tel: 020 7331 8888   Fax: 020 7331 8800 Website: <a href="http://esskay.management">esskay.management</a>
--

The information contained in this communication is confidential and intended only for the use of the recipient named above, and may be legally privileged and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please resend it to the sender and delete the original message and copy of it from your computer system. Opinions, conclusions and other information in this message that do not relate to our official business should be understood as neither given nor endorsed by this company.