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**From:** Stephen Elias <[REDACTED]>  
**Sent:** 05 August 2022 11:30  
**To:** Leela Muthoora  
**Subject:** Planning Application - 2021/6074/P - No34 Meadowbank

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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 Design & Access Statement 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.

#### OBJECTION

We note that House 34 has filed a design and access statement in connection with the planning application for a basement. In the document at 3.3.7b the answer to the question *b) the structural, ground, or water conditions of the area; The submitted Basement Impact Assessment (BIA) confirms that the proposal will not harm the structural, ground, or water conditions of the area;*

The answer given is yes but we have pointed out that the development gives rise to a flood risk and so the answer should be no. Whilst the answer suggests the updated BIA confirms the existing drainage setup will not be changed, this is not what the updated report actually says, as we pointed out in our email of 24 June. 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 application should be rejected.

Regards

Stephen

**Esskay Management Services LLP**  
Lane House, 24 Parsons Green Lane  
London SW6 4HS  
Tel: 020 7331 8888 | Fax: 020 7331 8800  
Website: [esskay.management](https://www.esskaymanagement.co.uk)

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