

To the Leader of Camden Council

Councillor Georgia Gould email:

6<sup>th</sup> February 2023

Dear Ms Gould

We would like to bring to your attention, that a number of Applications, with different dates for different developments, for the property nod. 34 Meadowbank have been registered with Camden Planning Department.

We have already contacted your Planning Department, for easy reference attach my email dated 2nd February 2023.

When the Estate called Meadowbank was built during 1970 – 1973, the original water proofing applied seemed to have kept the place in good order. Only in recent years, certain Meadowbank properties on the ground floor level experienced ground water problems.

Any digging/disturbance around existing PLATES, on which houses 33 – 38 are also built will affect in the first place the adjacent houses of 34 Meadowbank, most probably all of them on that very same PLATE.

You may like to know, that shortly after work started in April 2020, adjacent to our property 24 Meadowbank, we experienced the first groundwater penetrating our garage on the ground floor. Encl. a recent picture 24.10.2022, can supply others.

Though their building surveyor confirmed in writing 10<sup>th</sup> February 2020, “that any damage caused by their work and in this connection ..... will take responsibility for making good”. Making “good” is outstanding.

Hope your Planners will consider the above very carefully, before granting any kind of Basement excavation or Extension to any property on either side of their PLATE anywhere in Meadowbank.

The other Development in the planning:

2021/4142/P refers to the erection of an additional story 2.8 m in height above existing roof level of dwelling house.

Status on website can be seen as FINAL DECISION 28-09-2021 Grant Prior Approval.

We are astonished that different Rules and Regulations for a similar Estate nearby have been used by your Planning Department.

Also the wordings "2.8m in height above existing roof level" are very misleading. It does not specify how this is measured, from the very top of the roof of the house upwards or from the existing rainwater gutter next to the third-floor ceiling upwards.

As it stands now, it can be interpreted that an additional floor, higher than the adjacent buildings, can be added. Any caveat to fit in with the Meadowbank Estate has for some unknown reason been omitted.

Would like to point out that on the Chalcotte Estate NW3, Camden Council agreed the building of an additional floor with the additional caveat that such extension should not exceed the height of the other extended houses and they should retain the style to fit in with the rest of the Estate.

Please ensure that all Rules and Regulations are applied equally to all of us in the Borough of Camden.

Look forward to hearing from you.

Thanks, and regards

Ingrid De

24 Meadowbank

Dear Sirs

Understand planning permission is in progress of being granted for the Excavation of basement with rooflight in front, erection of ground floor rear extension and replacement windows and door.

As you must know, there are existing old established water veins coming down from Primrose Hill right across the whole of Meadowbank, down to Ainger Rd. Nobody seems to know where these veins criss cross Meadowbank Estate. The main water veins can actually be seen any time of the year as dark areas down the Hill facing Meadowbank. These wet areas remained the same, even when we had a drought last summer.

During 1971/2 the developers of Meadowbank unfortunately failed to leave any notes/maps, etc. with Camden Council to record any drainage pipes, if any, put in place under the whole Meadowbank Estate.

Hope you are aware, that any basement extension in an area prone to ground water, would require a Geological Report before even considering giving Planning Permission.

No. 34 owner did some drilling on the corner of his house next to house nod. 33.

The following day, groundwater entered 33 Meadowbank patio, their Main Party Brick Wall in that corner, extending along the full length of the Party Wall no. 33/34.

Please note, the row of houses nod. 33 - 38 are built on ONE PLATE, sitting on London Clay. Main Party Walls are BRICK standing on a concrete Plate.

There are similar problems between 23 - 26 Meadowbank. We now know, that water is right under our PLATE in our house 24 Meadowbank. Heavy rain increases water levels quickly and if it rises higher than the PLATE it can penetrate the garage floor in those areas where the Main BRICK Party Walls are sitting on the concrete PLATE. Water finds its way.

During an experimental digging in 2 parts of the garage in 23 Meadowbank, unmapped drainage pipes appeared.

We, therefore, urgently request you to reconsider the Granting of building a basement for 34 Meadowbank, without seeing and studying a Geological Report from a reputable company with knowledge of our Primrose Hill area. It is well known, that by Creating Underground Rooms water levels will also increase and affect other surrounding buildings/gardens.

**Grant Prior Approval (Dec 1 2021) - Historic application.** This additional storey 2.8m in height, would require a proper drawing with measurements. Surprised Camden Planning Department approved this new revised section, as the existing extension was built long after the original house was built in 1973 and according to existing planning laws the same roof extension can not be increased a 2nd time.

To summarize, it would be advisable if a Camden Planning Officer would consider this matter urgently, review it and look at the situation during a site visit.

We look forward to hearing from you.

Ingrid DE  
24 Meadowbank NW3 3AY



24/10/22