

From: "[REDACTED]" <[REDACTED]s@blueyonder.co.uk>
Date: Thu, 29 Sep 2011 23:20:20 +0100
To: [REDACTED]m>
ReplyTo: [REDACTED]k>
Cc: [REDACTED]k>
Subject: Re: Planning

[REDACTED],

Below are two extracts from the objection that I am drafting to the proposed demolition and erection of a new massive house at 18 Redington Road, opposite us.

Best wishes,

[REDACTED]

Unstable London Clay

The new house as planned with 3 subterranean levels (to a depth that is not revealed on the plans) will likely disturb an underground stream that flows beneath my property at a depth of 7 metres from the direction of number 18.

This underground stream drains from Hampstead Heath and is vital to maintain the damp integrity of the London clay sub strata. Any changes in this flow would result in substantial subsidence and considerable damage to many properties downstream of number 18, including numbers 35 and 37 Redington Road, and also numbers 1a, 1b, 1c, 1d, 3 and 5 Oakhill Avenue which are built in part (or wholly) on clay maintained in equilibrium by the stream.

The existence of this stream was revealed in 2006 when our insurance company arranged for ten bore holes to seek out the reason for some subsidence. At 6 meters in depth flowing water was discovered and several more bore holes established the direction of the hitherto hidden stream. At the time we were advised to do nothing that would alter in any way the flow of water through the clay to avoid any damage to our house or adjoining houses.

As the proposed excavation and structure at number 18 would be considerably deeper than 6 meters we are deeply alarmed, as are our neighbours, that such substantial building work is being considered for approval.

Scale of Development

A six story development in a quiet residential street - three above ground and three below ground - is in area far greater than any existing house in Redington Road. I would argue that this is gross over-building and if approved would set a dangerous precedent in the conservation area that is already under threat from over-development.

----- Original Message -----

From: rl@lehmanncommunications.com

To: [REDACTED]

Cc: [REDACTED]

Sent: Thursday, September 29, 2011 11:00 PM

Subject: Planning

[REDACTED]

We received the latest planning notice for number 18 Redington Road opposite.

I seem to recall that he has been refused once before.

Apparently you are concerned by an under ground river which might burst its banks in the demolition and construction opposite - please can you elucidate further?

Regards

[REDACTED]

+++++

[REDACTED]

20

From: [REDACTED]
Sent: 05 October 2011 17:03 [k]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Water boreholes

[REDACTED],

The bore holes in the back garden were sunk to insert piles to support the wall between numbers 37 and 35 that has considerable subsidence damage due to the Leylandii trees. This was not a survey as such, and so the information on ground water discovered was a side issue - but one that is now important because of the proposed development at number 18.

There is one reference to the bore holes in a memo of April 2006 from the contractor (Falcon Construction) to the insurer's surveyors (Cunningham Lindsey) -

"...We mobilized the piling rig and attempted to construct the piles specified, however ground water was encountered at a depth of approximately 4 meters, and even though we continued augering to a depth of 8 meters, we found that there was limited spoil recovery, and the pile bore collapsed to a depth of about 5 meters when the augers were withdrawn. The water then stood at a level of 3.8 meters and the decision was made to withdraw the piling rig."

I have requested copies of the full piling logs if they are still on file.

The piling was abandoned because of the water encountered at 3.8 meters and so the

07/10/2011 12:03

garden wall remains in a damaged state.

The excavation at number 18 is shown on their plans to be of a depth of 6 meters (see attached documents lodged with Camden), but also lower by an unspecified depth for a swimming pool (I have requested details of the actual planned depth from Camden). The depth for basements as recommended in Camden's own documents is 3 meters - this is clearly more than double that.

Hope that this helps.

[Redacted]

----- Original Message -----

From: [Redacted]
To: [Redacted]
Sent: Wednesday, October 05, 2011 2:00 PM
Subject: Water boreholes

[Redacted]

Please do e-mail me a pdf of the 2006 report when you get a moment.

Best wishes

[Redacted]

+++++

[Redacted]

Strategic alliance partners in
United States, Europe, South Africa and South East Asia

[Redacted] m
Registered in England No [Redacted]

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From: Andrew Holmes [mailto: [REDACTED]]
Sent: 11 October 2011 16:43

To: [REDACTED]

Cc: [REDACTED]

Subject: Our building insurer's view on the building plan

Dear [REDACTED] h,

You will see from the attached email exchange with Willis and our building Insurers that we are advised to put Camden Council on notice in respect of any damage to our house.

The same should apply to all houses likely to be effected, including number 35.

Best wishes,

[REDACTED]
Andrew

[REDACTED] S
[REDACTED]
London NW3 7QY
Tel: [REDACTED]
Mob: [REDACTED]

Subject: CDL 5003191 - [REDACTED] 37 Redington Rd

From: " [REDACTED] " < [REDACTED] >

Date: Tue, 11 Oct 2011 16:14:54 +0100

To: "Andrew Holmes" < [REDACTED] >

Dear [REDACTED]

I confirm I have informed your insurers, J R Clare, of the proposed development and they have noted the position. Please see their response below.

Kind regards

[REDACTED]
Account Manager

Tel: 01473 223717

Fax: 01473 223191

Email: [REDACTED]@m

14/10/2011 00:00

insurers consider themselves to have been put on notice re this proposed development.
Not much more we can do unless something happens.

Insured may want to put the local authority on notice that in the event of damage to his property, directly or indirectly, as a result of these works, the Insurers of the clients property would be approaching the local authority with a view to recovering any costs which they incur.

Regards

[REDACTED] t
Personal lines Underwriter
J.R. Clare Underwriting Agencies Ltd

[REDACTED] uk]
Sent: 11 October 2011 13:39
To: [REDACTED]
Cc: [REDACTED]
Subject: 37 Redington Rd Ref: 1/5003191/

Dear [REDACTED],

As I mentioned to you on the telephone this morning we are concerned that proposed substantial underground building work at a site opposite us could well cause damage to the watercourse beneath our house.

If you recall in 2005/6 we had some subsidence of a rear garden wall and brick-build shed. The contractor appointed on behalf of insurers recommended piling to support the footings, and that proceeded.

However, at the depth of 3.8 meters the bore struck an underground stream and another solution had to be implemented.

Now a planning application has be lodged with Camden Council for a very large new house (900m2) to replace a smaller one (400m2) and this has three storeys of underground building right on the likely course of the stream - see Camden Planning website for the application details:

<http://planningonline.camden.gov.uk/MULTIWAM/showCaseFile.do?appType=Planning&appNumber=2011%2F4665%2FP>

We feel that insurers should be made aware of this potential threat as the results could be subsidence or heave of the London Clay if the watercourse is disturbed by such building.

I have much more information if you or insurers want it.

I shall look forward to hearing back from you.

Best regards,

[REDACTED]

[REDACTED]
37 Redington Road
London NW3 7QY
Tel: [REDACTED]
Mob: [REDACTED]

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CDL 5003191 - Mr [REDACTED] - 37 Redington Rd.eml

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