

Liza Tait
31 Nightingale Lane London N8 7RA

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5th Floor Alexandra House
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London N22 7TR



19th April 2023

Ref: Planning Application HGY/2023/0674 33 Nightingale Lane N8 7RA

Dear Oskar,

I'm following up on a comment I made online regarding my neighbour's planning application. I'm objecting as I don't believe the flood risk report that they have included is reliable as it has omitted any reference to recent serious flooding in the street.

My objection provides written information about that and raises concerns accordingly. Unfortunately, it didn't seem possible to upload file or photos to support my written comments so I have provided them with this copy of my objection. For fairness and transparency, I'd like them to be available to the planning officers in the same way the applicant has had the opportunity to share files and images to support their application.

Thanks in advance for giving my concerns your consideration.

Kind regards,

Liza Tait
31 Nightingale Lane N8 7RA

Objection to planning reference HGY/2023/0674

I would like to make some comments on the planning application for a basement conversion at 33 Nightingale Lane, N8 7RA.

This is primarily because the basement impact assessment does not include up-to-date information about flood risks nor reference the extensive flooding which occurred in the area and to many properties in July 2021, including the applicant's property 33 Nightingale Lane and my property 31 Nightingale Lane.

I refer to section 7.0 of the basement impact assessment report: HYDROLOGICAL SETTING (SURFACE WATER FLOODING)

Item 7.1 The Environment Agency (EA) published a new map of 'Risk of Flooding from Surface Water' on their website in January 2014

- This is very old data based on modelling from 2014 that has been superseded by actual events.
- As previously stated, the area flooded in July 2021.

Point 7.3 in the report states

- "low risk from surface water or reservoirs and the related flood risks map is attached below:"
- "Flood zone 1 means that the land within flood zone 1 has a low probability of flooding from rivers and the sea. Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

However the GOV.UK website shows the area around the property as having a medium risk from surface water flooding: <https://check-long-term-flood-risk.service.gov.uk/risk>

Flood risk summary for the area around:

31, NIGHTINGALE LANE, LONDON, N8 7RA

Surface water

Medium risk

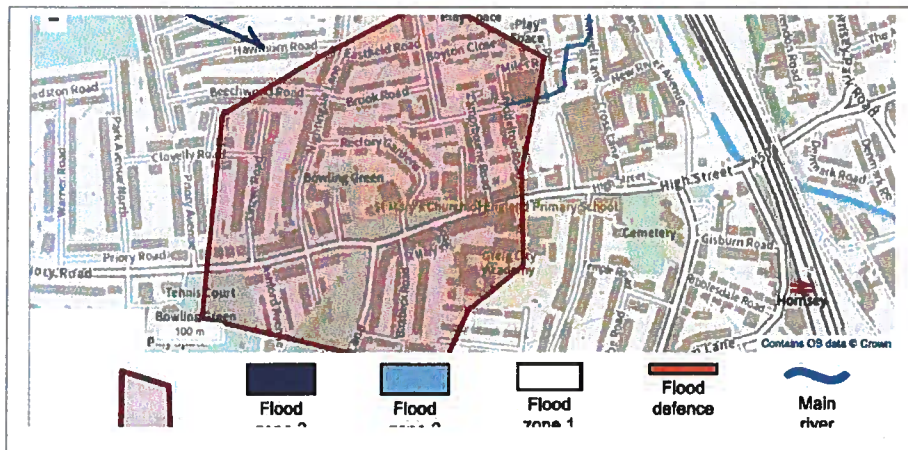
► [More information about your level of flood risk from surface water](#)

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location

Additionally, the two flood risk maps provided in the report appear contradictory.

The boundary line shown in the map provided to indicate the area at low risk from surface water flooding appears to include areas of medium and high risk of flooding when considered against the flood risk map provided. These maps from the impact assessment are copied below for ease.



To provide a complete picture, surely the basement impact assessment needs to take into consideration the flood that took place in July 2021?

There is evidence about this easily available online. For example, I am providing a copy of Figure 5-1 from Haringey Council's Section 19 Flood Investigation Report for Hornsey and Crouch End produced by McCloy Consulting in January 2022.

https://www.haringey.gov.uk/sites/haringeygovuk/files/section_19_investigation_report_hornsey_crouch_end.pdf

Figure 5.1 presents an overlay of flood reports from Haringey Council's Reported Flooding Impacts Mapping and highlights the areas of interest where an increased number of flood incidents were reported.

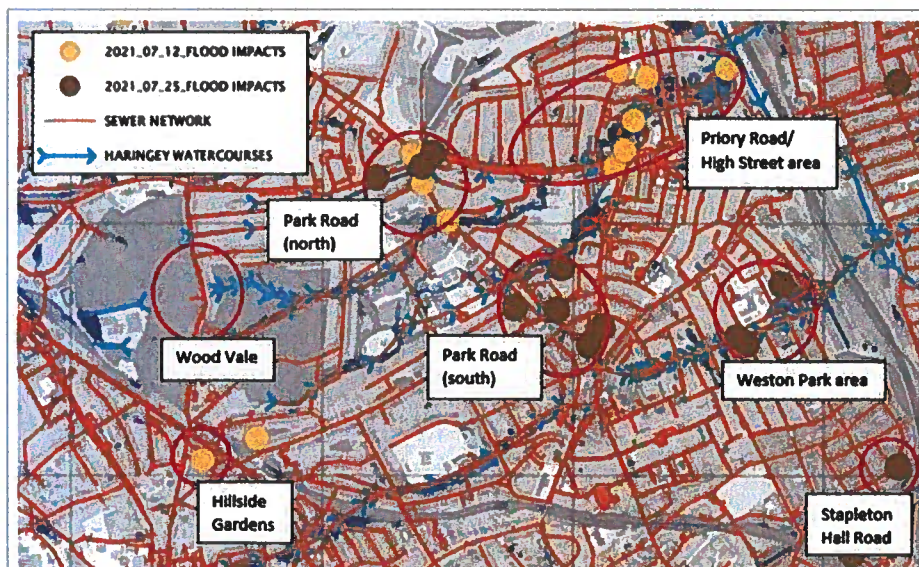


Figure 5-1 Recorded flood impacts and areas of interest in Hornsey and Crouch End

Page 16 of that report also provides a summary of impact which I've copied below:

"5.2.1 Summary of Impact 12th July 2021 LFB started to receive flood related emergency calls from 17:59pm. A total of 9 calls were received throughout the evening from properties between Park Avenue South and the High Street railway underpass, in addition to 4 received by Thames Water and 6 received by Haringey Council. Highways and properties were affected at Park Avenue South, Priory Road, Linzee Road, Nightingale Lane, Pembroke Road, Boyton Road, Rectory Gardens and Great Amwell Lane. An emergency call was received from St Mary's Primary School north of Rectory Gardens; no detail is given of the flooding but the school was forced to close. Residents at Colorado Apartments experienced backing up of their building drainage, causing flooding of their property; residents were moved to temporary accommodation due to the severity of the flooding within their homes. Residents of Rectory Gardens reported to Haringey Council how the carriageway was totally submerged and caused damage to parking vehicles. In some instances, the floodwaters had encroached into properties."

Page 18 of the report: "Residents raised concern to Haringey Council that localised flooding in Hornsey is becoming more frequent, with questions raised as to whether the underground flood storage tank in Priory Park is still operating effectively."

I have also provided photos to give a sense of the scale of the flooding in Nightingale Lane specifically, at the time of the flood. These photos were taken from the window and in the basement of the neighbouring property 31 Nightingale Lane.



During that flood, converted tanked basements were flooded. Basement toilets backed up into homes. Pumping systems similar to those described in the application failed. Tanked basements had to be pumped out by the fire brigade. The McCloy Consulting report also makes reference to these types of anecdotal reports.

In seeking advice about mitigating future risk to my own property, I sought the views of a flood consultant - Laurence Waterhouse. FRSA, MRICS. Warwick York Chartered Surveyors and Flood Consultants. He stated:

"Most urban drainage systems are designed to cope with storms with the intensity between one in 75 and one in 100. This means that they can cope with heavy rainfall. The problem is though that modern development in an area and the change of uses in properties such as converting single properties into multiple occupancy properties increases the load on the surface water drainage. Having said that most surface water drainage systems can cope under heavy rainfall but not when there is intensive flood events and excessive rainfall. What we are seeing now not just in your area but across the country is torrential rain over a relatively short period. Looking at the images and from other information I would estimate that the flooding that occurred in your location was in the region of one in

150 to 1 in 200 return period. Unfortunately without drastic and expensive rebuilding of the surface water drainage system these events will continue to occur".

Given the evidence presented above about the real risk of flooding in the area, I am concerned that as an immediate neighbour a tanked basement next door could increase risk of waterflow to my own property in the event of a flood similar to the one in July 2021. As the basement impact assessment has not taken that flood into consideration, I don't feel that its recommendation 20.1 can be relied on: "The development of the basements is unlikely to impact on groundwater, surface water or flooding, unlikely to impact on drainage or ground infiltration of rainwater."

My sense is that in considering the application for the basement conversion for habitable space, planning officers need to take into account a complete picture regarding the flood risk of the area. The reality of changing rainfall patterns has increased the risk to the street in recent years, as those present in July 2021 can attest to.

It feels that it would be remiss not to consider this as part of the application consultation process.

Liza Tait

31 Nightingale Lane, London N8 7RA