

[HGY/2023/2834](#) 12 Cromwell Avenue London N6 5HL 29/12/2023

Demolition of the existing rear extension, the construction of new rear extension, the lowering of existing basement and a new front light well

With apologies for failing to meet the 29/12/2023 deadline set for comments on [HGY/2023/2834](#), Highgate CAAC would like to object to this application because we do not believe enough detail has been provided about the flood risk associated with lowering the basement level in this location.

The Government's long term flood risk website clearly shows a High Risk of surface water flooding at this location, due to the the Cholmeley Brook and its tributaries:

<https://check-long-term-flood-risk.service.gov.uk/risk#>



The proximity of the application site to this high risk area is clearly identified in the Basement Impact Assessment. The BIA provided with the application states:

*"Potential impact: Local restriction of groundwater flows (perched groundwater or below groundwater table). Action: Ground investigation required, the review."*

The proposed extension is right by the flood area of the Cholmeley Brook tributaries. The applicants also ticked "yes" for the aquifer question on the application form.

The above quote from the BIA is not good enough. Ideally, the investigation should be conducted now and a report submitted as part of this application, or at the very least should be required by condition before building works commences.