

Supplementary Information

Planning Committee on 24 September, 2015

Agenda Item 06

Case No. 15/2362

Location 37A Streatley Road, London, NW6 7LT
 Description Basement extension with front and rear lightwells to ground floor flat

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Following the Members site visit a number of concerns were raised. The concerns and responses are set out below:

CONSTRUCTION METHOD & NOISE

- *Method:* The submission has included a construction method statement (CMS) and plans showing the under pinning sequence of the property. This is set out in paragraph 3.2.1 of the main report. The CMS addresses the geology & hydrology of the site and presents structural engineering drawings which illustrate support for the building including the front bay.
- *Noise & hours of work:* It is unfortunate but building developments do create noise, dust and in certain cases can be a general nuisance to neighbouring occupiers. The role of the council is to minimise, as far as possible, these disruptions. There are specific times at which building works can take place which is set under *s60 of the Control of Pollution Act 1974 and the British Standard Codes of practice 5228:1997 Parts 1 to 4*. The Planning Decision Notice will set these times out for the applicant to abide with. Additionally, the applicant will need to join the Considerate Contractors Scheme to ensure neighbouring amenity is protected as far as possible from building works. See para 3.2.1.
- *Future damage:* This issue is commonly raised with basement applications. There have been a number of basement applications within the borough and in other London boroughs; but as of yet there is no research which states that basement developments cause problems in the future e.g. to the water table, trees and soil.

GROUND FLOOR FLAT

The fact that the application site is a ground floor flat is cited in the description of the proposal; although it is true that the majority of basement proposals relate to single houses. The property being a flat does not mean it is not permitted to have a basement construction proposal. Paragraph 1.3 refers to the council's basement policy guidance which is the appropriate context to consider regardless of the type of building.

LOSS OF OUTDOOR AMENITY SPACE & FORECOURT USE

Land within 6m of the public highway is not generally considered amenity space in accordance with SPG17. As such, changes to the layout of the forecourt are not necessarily considered to create a loss of amenity space for occupiers of the upstairs flat. A condition has been set to provide further details of planting to the forecourt as an improvement to the existing situation which will help soften the presence of the proposed front lightwell. In terms of shared use of the forecourt and implementing the permission, the applicant will need to seek consent of the joint freeholder. For the avoidance of doubt correct ownership certificates were submitted with the current proposal.

UTILITIES

Excavation of the basement will need to take into account water and electricity supplies. This is a matter for the applicant and agent to deal with in discussion with all other interested parties. As indicated on site, it might be a more complex process to resolve the issues but this does not itself mean that planning permission be refused. Generally, work would not be possible without agreement of all parties.

Recommendation: Remains approval