

CONSULTATION SUMMARY

Case reference number(s)

2021/4432/P

Case Officer:

Ewan Campbell

Application Address:

2 Wadham Gardens, London, NW3 3DP

Proposal(s)

Variation of Condition 5 (Approved Drawings) of planning permission ref: 2007/6360/P, dated 01/07/2008 (as amended by 2021/4433/P, dated 10/11/2021) for 'The excavation of the basement and erection of a glazed extension to the rear and new door to replace existing within the rear elevation.' namely to omit part of the basement under the driveway, addition of lightwells to the front, reduction of skylights to the rear, basement slab lowered, skylight reconfigured to reflect red line boundary and omission of internal skylight and internal glazed stairwell.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations (Officer response(s) in italics)

Elsworthy CAAC have raised no objection to the proposal

One objection has been received from a neighbour. They requested an opportunity to provide comments on Campbell Reith's BIA audit which was granted by the Council. Concerns mainly revolved around the BIA including:

- Structural drawing issues
- No structural sections or details have been provided
- Underpinning issues
- Settlement, ground water, waterproofing, flood risk and ground heave problems
- Lack of monitoring details

- Lack of clarity in relation to Boreholes, trial pits, SuDs
- Not considered Culverted Watercourses

Officer response:

As part of the Local Planning Authority carrying at a robust consultation process these concerns, and the neighbour's document was sent over to the independent basement auditor Campbell Reith to ensure that the concerns were adequately dealt with.

The report that PJCE reviewed was the first version of the BIA, rev 0, dated March 2022. Through the auditing process CGL made several updates to their report and the most recent version (rev 2, October 2022) addresses some of the other issues they raise such as groundwater and SUDS. The concerns around the drainage have been addressed through a SUDS design as well as the structural issues that may impact the new building including differential settlement between the underpinning and piles and the impact of ground heave. These are likely to form part of the detailed design but aren't likely to result in any impact to the neighbouring properties.

A lot of the structural matters raised will be dealt with by the applicant's team through the requirements of the Basement Construction Plan (BCP) - namely the temporary propping, monitoring, underpinning design and pile design. It has been identified that the underpinning is shown on a number of drawings to extend beyond the applicant's property, which will be a matter for the party wall award and would ultimately need to be changed if an agreement cannot be reached.

Overall there aren't any new issues raised that should have been considered through the BIA audit process and the additional detailed information that the applicant will be required to submit for the BCP will address these matters.

Recommendation:-

Grant planning permission