

Scenario Architecture Limited
10b Branch Place
London
N1 5PH

20 September 2023
MES/2309/SA003 rev02

Ref: 20 Crediton Hill, NW6 1HP – Proposed Basement

Dear Scenario Architecture

Further to our recent discussion, please find below our comments in regard to the proposed basement construction works at 20 Crediton Hill, London, NW6 1HP (the site).

We have reviewed the architectural drawings (September 2023) and compared these with the previous proposals:

- Planning Reference 2018/1012/P. Planning was granted by the London Borough of Camden (LBC) on 2 October 2018 for a basement at the site. A BIA was submitted (Ref MES/1611/PMA002, Rev 04, February 2018) and accepted as compliant with the relevant policies (CPG Basements; Local Plan Policy A5) by LBC's BIA Auditor, CampbellReith (Ref 12727-81, Rev F1, August 2018).
- Planning Reference 2023/2258/P. Whilst planning was not granted by LBC, a BIA was submitted (Ref MES/2305/SA001, Rev 01, May 2023) and accepted as compliant with the relevant policies (CPG Basements; Local Plan Policy A5) by LBC's BIA Auditor, CampbellReith (Ref 14006-21, Rev F1, August 2023).

The current basement proposals are considerably reduced in terms of size (area) compared to the previous proposed schemes and will be at the same depth as the 2018 approved scheme. It is understood that the construction method will remain the same as previously proposed and as assessed in the BIA submitted in June 2023. We therefore consider that the proposed basement will cause no greater impacts than those already assessed by the previous BIAs and will be compliant with LBC's relevant planning policies for basements.



If you have further queries, please do not hesitate to contact the undersigned.

Yours faithfully,



Corrado Candian

Chartered Geotechnical Engineer CEng MICE

