



# Cranbrook

## Basement Design & Construction

Our Ref: DK/PS/2362/01

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25<sup>th</sup> November 2024

F.A.O Duty Planning Officer  
Planning Development Department  
London Borough of Camden  
London  
WC1H 9JE

Dear Sir or Madam,

**Re: Proposed Basement – 31 Willoughby Road, London, NW3 1RT**

It is our pleasure to submit an application for planning consent with the respect to the above mentioned development. This planning application incorporates a revised basement scheme, much reduced in extent in comparison with the basement planning application previously submitted for the site (2020/0927/P).

To summarise, the proposed development is the excavation of a single storey basement beneath part of the existing ground floor level, incorporating the existing partial cellar. Unlike the previous scheme, the basement does not extend under the front or rear external areas of the property – with the exception of the front entrance steps.

A new 'Basement Impact Assessment' (BIA) is being submitted with this application and includes a detailed assessment of the reduced basement scheme in the context of its potential impact up existing groundwater flows and the stability of the adjoining and nearby properties – and where necessary elaborates upon the analysis produced by previous consultants tasked with assessing the site's suitability for basement development.

We trust that you have all of the information required to consider our application, but please do not hesitate to contact us, if you have any queries.

Yours faithfully,

David Kavanagh  
**Senior Architectural Designer**

