

Planning Department
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13 December 2024

FAO Josh Lawlor

Dear Mr Lawlor

12 PARK VILLAGE WEST - APP REF 2024/2384/P & 2024/2399/L

We are writing on behalf of our clients, Mr and Mrs Harris,
12 Park Village West. Whilst they are not objecting to the current applications, they wish to be kept informed about the proposals and ensure that the impact of the construction works on their home and amenity is controlled through the planning process.

The current applications are for the *'Excavation of a basement beneath the coach house, front courtyard and gym; demolition of existing conservatory and construction of a new conservatory in the north terrace, internal and external alterations'*.

Having reviewed the proposals and supporting reports they would like to raise the following points:

- Whilst it is confirmed that the BIA complies with the requirements of CPG: Basements and the Principles for Audit as set out in the Basement Impact Assessment (BIA) Audit Service Terms of Reference & Audit Process, they are interested to understand further details regarding the proposed construction methods and monitoring of movement. At this stage there is no detail on the construction programme for the works at No 12, parking bay closures and any potential road closures needed to facilitate works to the basement.
- There will be a significant increase in traffic because of the construction work. Whilst this would be temporary this would have an adverse impact in terms of noise, air quality and road safety. A detailed Construction Management Plan should be submitted prior to determination.

In order to ensure that the associated development impacts are managed effectively, as detailed in Policy A1 'Managing the impact of development', they would like to ensure that adequate measures are in place to do so.

Given the constraints of the site, the location within The Regent's Park Conservation Area and its listed status it is understood that the Council will generally require a Basement Construction Management Plan for such proposals.

The Structural Engineers Supporting Report does confirm that *'the Contractor shall undertake the works in such a way as to minimise noise, dust and vibration when working close to adjacent buildings to protect the amenities of the nearby occupiers. The Contractor will be expected to carry out the work in accordance with their Method Statements and Local Authority requirements'*

Given this information, it is expected that a Construction Management Plan (CMP) will be made available online prior to determination.

A CMP must take into account the other developments taking place in the local area to minimise the potential combined effects of construction works. These include:

- Planning permission was granted at 10. Park Village West in September 2024 (Ref. 2024/2101/P & 2024/2204/L) for *'Various works to facilitate refurbishment of house including: internal alterations throughout building including removal of modern fittings, alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden.'*
- In addition, a further application at No. 10 is pending a decision for the *'Erection of detached plant room and adjoining pergola to front of property and installation of air source heat pumps. Replacement of garden fence and drive surfacing. Installation of solar panels to valley roof of main house.'*
- Permission has also been granted in July 2024 at 11 Park Village West (Ref. 2024/2016/P & 2023/2001/L) for the *'Enlargement of existing lower ground floor level underneath garage and internal and external alterations in association with conversion of garage into habitable accommodation. Installation of 5 new rooflights to flat roof of garage.'*

If these developments all come forward at the same time there will be a significant impact from construction movements.

We would also expect that the following matters will be covered in the CMP:

- Provisions to ensure stability of buildings and land
- Provisions for monitoring movement during excavation works
- Working hours (noisy construction and Saturday working) – the site is not located in a neighbourhood plan area therefore the developers should consult with the neighbours affected by basement development
- Provisions for site management, safety, and supervision
- Management of construction traffic and parking
- Management of noise, vibration, dust, and waste.

With regards to the hours of work, these should reflect those set out within the CPG. It is important that when noisy works relating to the excavation and construction of the basement are taking place there are gaps within programme to give the neighbours relief from the associated impacts.

It is also noted that the CPG states that developers should consult with neighbours affected by the basement works. Although not immediately adjacent to No 12, our clients live directly opposite this property and will be significantly affected by the works from noise and associated vehicle movements. To date our clients have had no communication from the applicant or their representatives and would welcome discussions with them to ensure that the CMP is robust.

Summary

It is important to our clients to understand the potential impacts of the proposals on their home during the construction period, the length of time during which we will need to endure road closures, significant vehicle movements and noisy works.

They also need to be sure that the developer will be required to comply with the technical reports submitted in respect of the basement construction and that there is no impact to their home from movement or ground water issues.

We trust that the above is clear, but please do contact me on the details at the top of this letter if you would like to discuss further.

Yours sincerely

Caroline McIntyre MRTPI