

Appendix 1- Reference to previous planning application ref 2011/4646P

A full planning application for self- contained 2 studios at basement level was sought in September 2011 ref 2011/4646P. Please refer to Officer's delegated report file no. 2926314 as well as reasons for refusal report. The reasons for refusal were summarized as being:

1. *"...absent of a legal agreement to secure the new units as car free housing.."*
2. *"...inadequate size, low levels of natural light and poor outlook would result in sub- standard accommodation..."*
3. *"...failure to demonstrate, by way of a Basement Impact Assessment prepared by suitably qualified professionals that the excavation of the basement accommodation would maintain the structural stability of the host and neighbouring buildings and would avoid adversely affecting drainage or causing other damage to the water environment in the surrounding area..."*

1. Car Free Development

As mentioned in the Design & Access Statement, the current 10 units in the building are being let as car free accommodation by having no eligibility for residents parking permits.

The applicant would be willing to provide the necessary legal documentation, if necessary and as requested by the council, to ensure that any residents of the proposed unit would also have no eligibility for residents parking permits. The applicant is aware that this may also be included as a condition for approval.

2. Standard of Accommodation

The standard of the design as previously submitted in terms of size, outlook and provision of light was admittedly poor. This fresh application aims to shed a different light with a revised proposal, in an effort to create two new dwellings of appropriate standards which suits the context and location of the property.

This application was submitted with various diagrams to illustrate the amount of light each room in the basement will achieve, by means of clear glazing surface areas. See attached drawings. All proposed rooms therefore achieve the Camden Planning Guidelines and comply with policy SD6.

3. Basement impact Assessment

There seems to be a discrepancy between the council's documents. The council's reasons for refusal by reason of failure to demonstrate that the excavation would maintain structural stability and would not cause damage to the water environment. However the officer's report clearly mentions that:

*"...The application is accompanied by a statement from a Chartered Structural Engineer and a Hydrology Report. These documents confirms that the ground condition to be topsoil and made ground over London Clay. The statement also states that the basement would be formed using an underpinning method constructed in sections which would reduce the amount of potential ground movement and minimise the effect of settlement if the adjacent structures. **The report confirms that the proposed basement would not affect the structural integrity of the host property or the adjoining properties. This is considered acceptable.**"*

Should further documentation/ analysis will be required, the applicant would be willing to provide it during the processing period of this application.