

# BIA Addendum Note

## 69 Redington Road, NW3 7RP

**September 2014**

Planning permission was granted on 08/10/2013 for the excavation of a basement to accommodate a swimming pool and enlargement of the lower ground floor level including front lightwell, erection of glazed orangery extension to rear ground floor level, installation of 2 dormer windows on rear roofslope, 3 x rooflights and alterations to fenestration all in connection with existing single-family dwellinghouse (LPA ref: 2012/2548/P).

Notwithstanding the recent planning permission detailed above we have been instructed to submit an application for a reduced scope of development at the property.

Under the current application it is proposed to excavate under the footprint of the existing dwelling house to provide a gym and swimming pool for use by the occupiers of the property, providing an additional 238 sqm of usable floorspace. The excavated area will be entirely below ground level and there will be no external manifestation of the basement works.

It is relevant to note that the works benefit from permitted development rights under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) with the sole exception of Part A.1 (e) (ii) due to the depth of basement (4.5m) required to accommodate the proposed swimming pool. As a result a formal planning application is submitted for the proposed works.

As part of the previous planning application a detailed Basement Impact Assessment (BIA) was prepared to demonstrate the acceptability of the proposals. The BIA findings continue to be relevant and it is thus resubmitted in support of the current application.

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