

# CONSULTATION SUMMARY

## Case reference number(s)

2014/7606/P

## Case Officer:

Jennifer Chivers

## Application Address:

95 Hillway  
London  
N6 6AB

## Proposal

Construction of a part basement level, loft conversion including installation of dormer windows and conservation roof lights and erection of single storey side and rear extension.

## Representations

<b>Consultations:</b>	No. notified	3	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	<p>The chairman, Mr Peter Wesley, of Holly Lodge Estate Committee has objected to the application in relation to:</p> <ul style="list-style-type: none"> <li>- The provision of a Construction management plan;</li> <li>- Inaccuracies in the Basement Impact Assessment;</li> </ul> <p><b>Officer Response:</b></p> <p><i>The chairman has highlighted that roads and footpaths within Holly Lodge Estate are privately owned and maintained and are not controlled by Camden. Therefore, any construction works will require access from the Committee. It is considered that this is a civil matter between the two parties and not within the remit of the Council. However, it has been brought to the</i></p>					

*attention of the applicant.*

*In relation to the requirement for a construction management plan, it is not considered that the basement works are of a scale significant enough to require a CMP. The adjacent property at 93 Hillway has been granted permission for a rear extension and in ground swimming pool. These works will also require excavation and no CMP has been required. It is considered that given the size of the properties the majority of the works can be contained within the site. A BIA has been submitted and independently assessed to confirm that the extension complies with all relevant policies/guidance*

*In relation to the discrepancies with the BIA report and the possibility of creating a dam and diverting the ground water flow from the spring, the applicant has provided further updated information in response. The engineers have confirmed that the existing groundwater levels were recorded to be in excess of 1m below the proposed basement. In addition, ground conditions to the rear of the property, in the location of the proposed basement, comprised predominantly sands which are considered to be permeable (as demonstrated by soil infiltration testing within the unsaturated zone). Formation of the basement and foundations for 95 Hillway will therefore be located on predominantly sand deposits rather than clay, as suggested.*

**Recommendation:- Grant planning permission**