

6036 AJB  
9 March 2015

Jonathan McClue  
Regeneration and Planning  
London Borough of Camden  
2nd Floor  
5 Pancras Square  
London N1C 4AG

Dear Mr McClue

**Capo di Monte, Hampstead, London Planning Ref 2014/7133/L**

We have received a report prepared by LBH Wembley following their Independent Report of our Basement Impact Assessment (BIA) on your behalf.

We have digested the findings of the independent review and note that it concludes that the "present submission does not demonstrate sufficient detail and certainty to ensure accordance with DP27 in respect of maintaining the structural stability of the building and any adjoining properties." However, the report also concludes by helpfully suggesting that the "concerns about the submission that have been raised can be addressed by the applicant by way of a further submission."

Accordingly the independent review report identifies the following information as being required by way of a further submission:

1. Additional ground investigation to confirm the ground and groundwater conditions around the property.
2. Additional information on the structural configuration of the foundations to both the host building and those of the adjacent buildings

Cont...

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3. A more detailed assessment of ground movements and additional structural assessment to assess the sensitivity of the host buildings and neighbouring buildings to accommodate the predicted ground movements

4. A more detailed construction sequence and methodology indicating in detail how the host building and neighbouring buildings are to be protected in the temporary and permanent situations

5. A detailed monitoring and contingency plan which is sufficiently robust to enable mitigation to be effectively implemented in the event of agreed trigger values for vertical and horizontal movements being exceeded at agreed monitoring positions.

The report also notes that it will be "essential for both the existing and any additional assessments to be clearly signed off by persons holding the correct qualifications."

In response to the Independent Review the design team have reviewed all documents that were prepared prior to planning submission and have prepared a supplementary report that is enclosed with this letter. We have not found it necessary to update the previously submitted BIA or any of the previously submitted documents

The review and preparation of additional information has been undertaken by Mike Briggs CEng MICE of HR Wallingford, Julian Birch CEng MStructE of Michael Barclay Partnership LLP and Steve Fleming CGeol of Ground Engineering. The information has also been reviewed by Keith Jeremiah FICE FGS of Michael Barclay Partnership.

I trust that you will find the enclosed document comprehensive and that LBH Wembley can now concluded their review.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A. Julian Birch', with a stylized flourish at the end.

Julian Birch  
For Michael Barclay Partnership LLP

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