



**National
Trust**

Director of Planning
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Name: rachel.botcherby@nationaltrust.org.uk
Direct line: 01932-339472

Date – 17 March 2015.

Your reference – 2015/0886/P

Dear Sir,

**PLANNING APPLICATION REF: 2015/0886/P
GROVE LODGE, ADMIRAL'S WALK, LONDON, NW3 6RS**

The National Trust owns land immediately to the southeast of this site, comprising the Grade I Listed Fenton House, Grade II Listed Garage, Garden Statues and a Cistern within the grounds of Fenton House, as well as the Grade II Listed Gates, Railings and Walls to Fenton House.

I am writing on behalf of the National Trust to raise the following comments in respect of the above application.

The proposed basement lies within approximately 10m of the boundary walls of Fenton House which, as stated above, are Grade II Listed and date from the late 17th / early 18th Century. In recent years the Trust has undertaken considerable work to repair and stabilise the boundary walls of Fenton House and, therefore, we have concern about the impact the proposed basement would have on the structural integrity of this heritage asset.

We note that the applicant has submitted a Structural Engineer's Report which clarifies that the proposed basements will be constructed using bored cfa piling, with a reinforced concrete box within the piled envelope. We trust that should planning permission be granted that the Council will condition the method of piling to ensure that vibration impact is minimised.

National Trust
London and South East
1-2 The Courtyard
Wisley
Surrey GU23 6QL
Tel: +44 (0)1932 339470
www.nationaltrust.org.uk

President: HRH The Prince of Wales
Chair of Regional Advisory Board for London and South East: David Coleman
Director for London and South East: Nicola Briggs

Registered office:
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA
Registered charity number 205846

The Structural Report also refers to monitoring of ground movement and, again, we would seek that the Council condition such monitoring to be undertaken.

Whilst not a planning matter we would also highlight to the applicant the potential need for a party wall agreement given the likely depths of the piling associated with the development and the potential impact upon the Fenton House boundary wall.

Of particular significance to the National Trust is the draft Construction Management Plan (CMP) which sets out a good neighbour protocol and clarifies that the project contractor will register and comply with the requirements of the Considerate Constructors Scheme for the duration of the project.

The CMP also states that heavy vehicle traffic will be limited to 10am-4pm Monday to Friday and deliveries will be managed on a 'just in time' basis. Whilst we note the working hours set out in Para 4.2.3, which will cease at 1pm on Saturday, with no works to be undertaken on a Sunday or Bank holiday, we would ask that delivery vehicular movements are not permitted at weekends or during public holidays and are also scheduled within 10-4pm.

We note under Section 4.3.2 'Noise and Vibration', that where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement. We would ask that an informative is put on any decision to encourage the applicant to notify the Trust of any such activities, as we have a programme of planned events, including some outdoors, which may be affected by such works.

We note that a temporary access road will be established off of Lower Terrace, which the Trust would encourage to avoid the need for construction traffic to use Admiral's Walk adjacent to the Fenton House historic boundary wall.

Should planning permission be granted for the proposed development we request that the Council impose appropriately worded conditions to ensure that the Construction Method Statement (including construction access, working hours, ground movement monitoring and environmental controls) and Piling method are adhered to.

I trust that the above representations will be given consideration as part of the application determination period. In the meantime, please would you acknowledge safe receipt of this letter, and advise the Trust of the outcome of the Application.

Yours faithfully



Rachel Botcherby BA (HONS) MA MRTPI AIEEMA

Planning Adviser

✉ The National Trust - London and South East