

DT360 Services  
27 Hibbert Rd  
Walthamstow  
London, E17 8HB  
t:07818008225  
e:[domtuck@gmail.com](mailto:domtuck@gmail.com)

Planning Enforcement  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
c/o Town Hall  
Judd Street  
London - WC1H 9JE

19<sup>th</sup> February 2016

**RE: The regularisation of the as-built basement condition of planning application ref: 2013/5428/P - 8 Antrim Grove , Belsize Park, London, NW3 4XR**

Dear Sir/Madame

I write on behalf of my client Mr, Mario Garcia, the owner of 8 Antrim Grove since August 2014. Please find enclosed (Planning Portal submission) the following documents relating to the regularisation of the as built basement at 8 Antrim Grove:

- 1509-P-00 – Site Location & Block Plan (1:500 & 2500 @ A3)
- 1509-P-01 RevB - As Built (w/ Approved Scheme Overlay) Basement Floor Plan (1:100 @A3)
- 1509-P-02 RevB- As Built (w/ As Approved Scheme Overlay) Ground Floor Plan (1:100 @A3)
- 1509-P-06 - As Built Front & Rear Elevations/Sections (1:100 @A3)
- 1509-P-07 RevA – As Built Long Elevation/Section (1:100 @A3)
- 1509-P-08 RevA – As Built Long Section (1:100 @A3)
- BIA Addendum - Knapp, Hicks Partners – 33665G.L.002.RJM (BIA Addendum) 16.2.2016
- The Original BIA & SI - Knapp,Hicks Partners BIA & SI Report (Ref:30452.R.001A.RJM, Feb 2012)
- Tanking System - Dampcoursing Ltd's Tanking Installation Letters 1 & 2

I understand that during January of 2015 it was brought to the attention of Camden Council that the as built basement condition at 8 Antrim Grove differed in floor area from that which was approved within application ref: 2013/5428/P.

The enclosed information supports a new planning submission that aims to justify the extra floor area, the as built basement structure and any geological impact the basement now has upon its surroundings.

The extra floor area amounting to 14m<sup>2</sup>, was uncovered after an internal partition had been removed as part of a refurbishment and repair contract instructed by Mr. Mario Garcia after he purchased the property from the previous owners, who had commissioned the original planning application and subsequent construction of the basement.

Since purchasing the property, Mr. Garcia has had to outlay for considerable repair works to the structure to maintain its water tightness after the original tanking installation failed. In conjunction with a full Interior Design fit out, which incorporated a new Newton 500 tanking system (by Dampcoursing Ltd ) to the entire basement, with service agreements to manage the operation of the existing sump drainage chambers that attenuate surface water run-off to the public sewers.

One of the concerns of the original scheme related to the tree protection area that governed the shape of the original basement design within the approved planning scheme. This created a trapezoid shape at the end wall to the new basement to avoid the root zone of the mature Sycamore tree situated in No 129 Haverstock Hills rear garden. An application Ref: 2015/1532/T has now been approved to fell the tree in question, due to the storm damage that occurred prior to the original construction works had started as part of 2013/5428/P. We hope this information will nullify the infringement that might have been caused if the basement had been constructed and the storm damage had not occurred.

To address the geological implications the extra basement construction area might have on the surrounding property and ground make-up, Mr. Garcia commissioned Knapp Hicks Partners to carry out a addendum to their original Basement Impact Assessment (32026A/R/001A/RJM - 2011) that formed part of the original application (2013/5428/P). You will find this enclosed (33665G.L.002.RJM (BIA Addendum) 16.2.2016). Knapp, Hicks Partners conclusion is that the extra basement area creates negligible impact on the neighbouring properties and the public storm water drains that service Antrim Grove. References to many of the planning documents that you may need to review are summarised on page 10 of the BIA addendum. **Note:** Page 10 of the report states a CD is to be enclosed, when in fact the three documents in question have been uploaded to the Planning Portal as part of the submission.

If there are any further points arising out of this application, I should appreciate a telephone call to resolve them as quickly as possible.

We submit this application for you to review and will await your initial conclusions as to the contents.

Yours sincerely



Dominic Tuck  
(Principle)