

Gentet, Matthias

From: Craig, Tessa
Sent: 01 September 2017 11:08
To: Planning
Subject: FW: The Coach House, 50A Belsize Square - Objection against Planning Application ref. 2017/3348/P

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From: Rupert Litherland [mailto:Rupertl@rolfe-judd.co.uk]
Sent: 01 September 2017 11:06
To: Craig, Tessa <Tessa.Craig@camden.gov.uk>
Cc: Robert Levy <rlevy@cpholdingsltd.com>; mario.santangelo@libero.it
Subject: The Coach House, 50A Belsize Square - Objection against Planning Application ref. 2017/3348/P

Dear Tessa,

I hope you had a good break?

Having been online, I see that the Council's consultants (Campbell Reith) have now reviewed the applicants Basement Impact Assessment (BIA).

We are pleased that the consultant concurred with our client's belief that the initial BIA is incomplete and requires additional information / clarification of certain points before any recommendation can be made. Having reviewed the report, we understand that the applicant is required to provide the Council (and ourselves for review) the following information:

- Clarification on the extent of the basement extending into the rear garden – 5m is quoted, however the rear extension has now been removed and as such we see no reason for the proposed basement to extend across the existing lower ground floor window of Flat 1, 50 Belsize Square. The basement design should be amended to align with the amended rear elevation;
- Evidence of discussions / investigations with utilities companies and method of preserving 50 Belsize Square private sewer;
- Additional investigations into the presence of soft clay and likely construction consequences;
- Methodology for monitoring inflows of perched water during construction to ensure safety and structural stability;
- Details of flood mitigation measures to the lower ground floor residential accommodation in case of surface water flooding;
- Details of retaining wall design, construction method and structural calculations;
- Confirmation of final founding levels (eg. 3.5m or 4m) and to be clearly demonstrated on the proposed drawings;
- Provision of a draft construction programme for review to demonstrate the basement can be constructed safely on site without detrimental impact upon adjoining residents;
- Detailed information of the impact of works to garden and boundary / retaining walls;
- Confirmation of details / GMA calculations used in the assessment of foundation depths at 50 Belsize Park;
- Updated calculations for the GMA and damage assessment once final founding level is established;
- The provision of a structural monitoring strategy (including proposed trigger values and contingency plans);

- The provision of a 'conceptual model' to clearly indicate potential risks and impacts caused by proposed development on the surrounding premises;

Further to the above, please can you clarify whether the applicant is going to provide the following updated details as previously discussed:

- Cut back of basement to the amended rear elevation line – thereby avoiding the blocking of existing window at Flat 1, 50 Belsize Square – we see no justified need / reason for the basement to block this bedroom window;
- Reduction in window sizes to the rear elevation windows – the proposed windows will only increase the existing levels of overlooking and further exacerbate matters of privacy into the bedroom window of Flat 2, 50 Belsize Square (as seen on site during your visit);
- Reduction in the height of the proposed roofline;
- Provision of an existing flank / side elevation.

I trust the above is clear, however should you have any queries please do not hesitate to contact me to discuss further.

Kind regards

Rupert

Rupert Litherland
BA (Hons) TP DipTP MRTPI
Senior Planner
DD 020 7556 1541

Rolfe Judd

Architecture Planning Interiors
Rolfe Judd, Old Church Court, Claylands Road, London, SW8 1NZ
T +44 (0)20 7556 1500
www.rolfe-judd.co.uk www.rolfe-judd.pl

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