

Ms A Keen
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

26th March 2018

Dear Ms Keen

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
2017/5627/P – 61 NETHERHALL GARDENS

Further to our previous discussions and correspondence dated 29th January we hereby submit the following additional information in relation to the above application:

1. Updated Scheme Drawings, prepared by AR Architecture
2. Updated BIA Report and Appendices, prepared by Geo-Environmental Services Ltd and CTP Consulting Engineers
3. Building Damage Assessment, prepared by Geo-Environmental Services Ltd
4. Construction Method Statement, prepared by CTP Consulting Engineers
5. Indicative Works Programme, prepared by AR Architecture
6. Surface Water Management Strategy, prepared by CTP Consulting Engineers
7. Network Rail Correspondence
8. Utilities Searches Summary (plus folder of individual utilities), prepared by Landmark Information Group

The above documentation is submitted in response to various queries / comments received from officers (in relation to the overall scheme design and policy requirements) and from the Council's appointed surveyors, Campbell Reith (in relation to the technical aspects of the proposed basement development). A summary of the scheme changes and the additional information is provided overleaf.

Basement Policy Criteria

Officers have requested that further information be provided in relation to Local Plan policy A5, specifically criteria (h) – (m). A written response to each of these criteria is set out "in-line" below for ease of reference. These should be read in conjunction with additional drawing **200.107-S2-R2**, which provides all of the necessary areas and dimensions required to confirm the statements below and has been prepared to provide officers with a clear demonstration of compliance with the criteria.

(Basement development must)...

h. not exceed 50% of each garden within the property;

The existing rear garden (263sqm) is reduced by 30% (leaving 182sqm garden space), whilst the existing front garden (70sqm) is reduced by 31% (leaving 48sqm garden space). The proposal therefore complies with this criterion.

i. be less than 1.5 times the footprint of the host building in area;

The proposed basement footprint (250sqm) is approximately 1.1 times the footprint of the ground floor (232sqm). The proposal therefore complies with this criterion.

j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;

The basement extends 6.57 metres into the garden – 50% of the depth of the host building (13.16m). The proposal therefore complies with this criterion.

k. not extend into or underneath the garden further than 50% of the depth of the garden;

The basement extends 6.57 metres into the garden, which itself extends 16.41 metres – equating to 40%. The proposal therefore complies with this criterion.

l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and

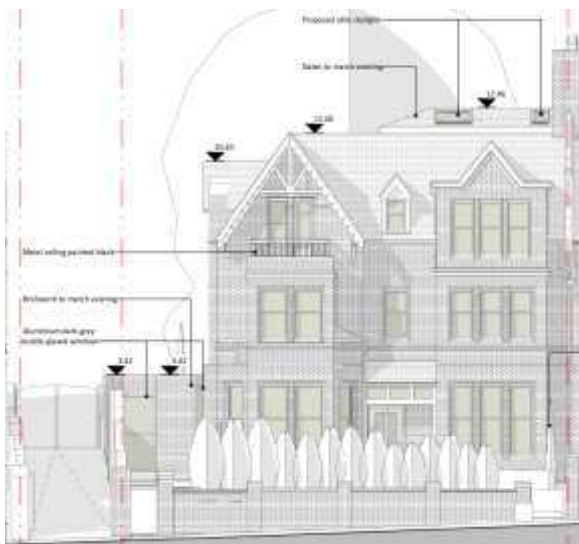
The rear lightwell has been adjusted and is now set in from the boundary with number 63 Netherhall Gardens. The proposal therefore complies with this criterion.

m. avoid the loss of garden space or trees of townscape or amenity value.

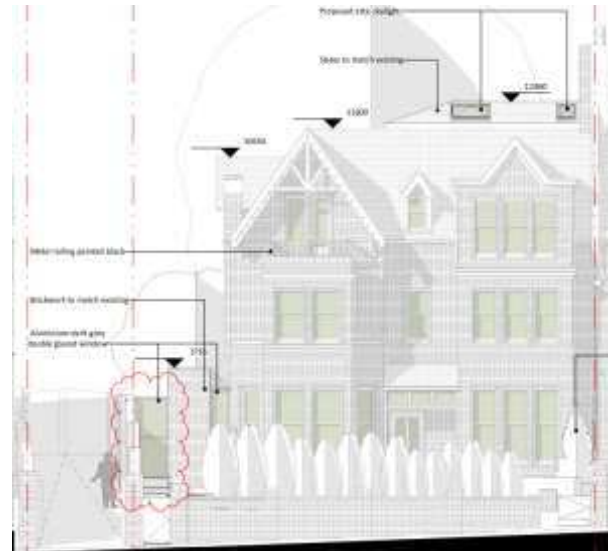
Drawing number **3.200.108-S2-R2** demonstrates that all trees of reasonable quality are retained and those removed are replanted in appropriate locations. The proposal therefore complies with this criterion.

Scheme Design

In direct response to comments made in relation to the overall level of development proposed, the shape and form of the proposed replacement side extension has been amended and the boundary wall lowered in order to keep its massing very close to the existing arrangement.

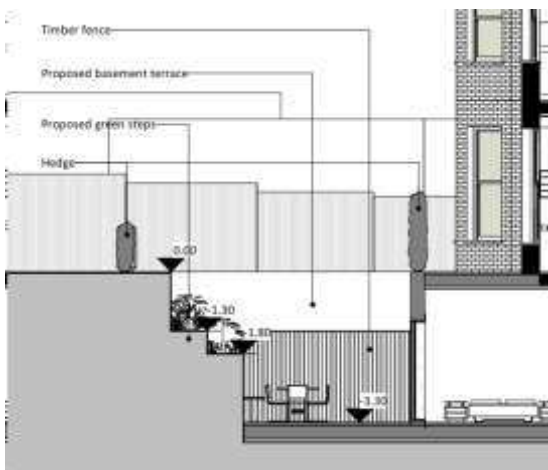


Side Extension - Original Scheme

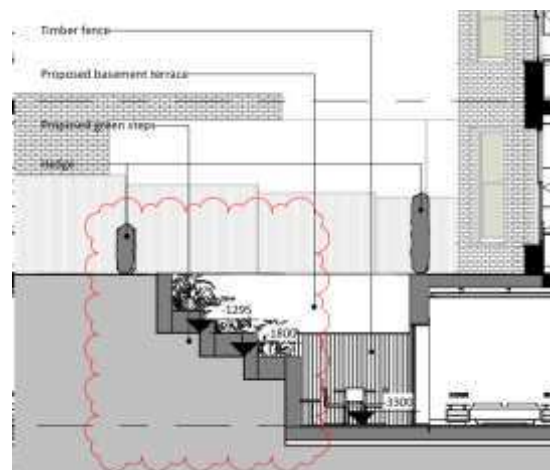


Side Extension - Revised Scheme

Furthermore, the proposed rear lightwell terrace has been reduced in depth, set in from the boundary and is now stepped to reduce its impact upon the garden area.



Lightwell - Original Scheme



Lightwell - Revised Scheme

The submitted amended drawings set identify the above areas of change annotated in red (similar to the images above) for ease of reference.

Amenity

Officers requested further plans and sections to demonstrate that the proposal does not result in any increased overlooking into the adjoining property and separate flats. In response to this the treatment of the upper terrace has been amended to incorporate a planted trellis, and additional drawings **3.210.304** and **3.210.305** have been prepared to demonstrate that no overlooking exists between units and neighbouring properties.

Officers also requested further clarification regarding the ceiling heights within the top flat – this has been provided on drawing **3.200.106**, which confirms that adequate clearance is provided.

Basement Impact Assessment

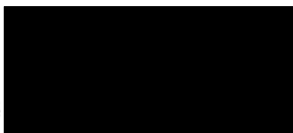
Further detailed work has been undertaken in relation to the Basement Impact Assessment, in response to the audit carried out by Campbell Reith. Attached to this letter is an edited version of the "**BIA Audit Tracker**" as provided within the Campbell Reith document, which lists the issues raised by the initial audit and sets out the responses to each, with reference to the relevant documentation within this submission for ease of reference.

Please can you arrange for this information to be passed to Campbell Reith as soon as possible in order that they are able to assess the additional information promptly. Please let us know if you need any copies to be sent directly to Campbell Reith and we will arrange transfer.

We trust that all the enclosed updated information is self-explanatory and address all of the points that have been raised in previous correspondence, and we look forward to hearing from you shortly. Should you wish to discuss any specific aspects in more detail please do not hesitate to contact us.

Kind regards

Yours sincerely



Matt Bailey
BSc (Hons) DipTP MRTPI
Director

Encl.

61 Netherhall Gardens, NW3 5RE
BIA Audit Submissions March 2018

Additional / Updated Documentation Submitted

No	Document/Title	Author
1	Updated Scheme Drawings	AR Architecture
2a	Updated BIA Report	Geo-Environmental Services Ltd and CTP Consulting
2b	BIA Appendices and Figures	Geo-Environmental Services Ltd and CTP Consulting
3	Building Damage Assessment	Geo-Environmental Services Ltd
4	Construction Method Statement	CTP Consulting Engineers
5	Indicative Works Programme	AR Architecture
6	Surface Water Management Strategy	CTP Consulting Engineers
7	Network Rail Correspondence	Various
8	Utilities Searches Summary	Landmark

Audit Tracker and Comments/Responses

No	Subject	Query	Response	Date Provided
1	BIA Format	Author qualifications required	Now provided - See Doc 2: Updated BIA report, Table 1.0 page 6	26/03/2018
2	BIA Format	BIA not undertaken in accordance with Arup GSD and CPG4 requirements	4.2 - Ground Investigation provided in Doc 2: Updated BIA Report, Section 5 4.4 - Non-technical summaries provided to each section in Doc 2: Updated BIA Report 4.11 - Impact Report Now expanded addressed in in Doc 2: Updated BIA Report and Doc 3: Building Damage Assessment 4.13 - Now provided in Doc 2: Updated BIA Report, Table 3.2 Page 15. 4.21 - Correspondence with Network Rail Now provided in Doc 7: Network Rail Correspondence 4.22 -Now provided in Doc 8: Utility Searches Summary, along with individual searches from Landmark Information Group	26/03/2018
3	BIA Format	Works programme not included	Now provided - See Doc 5: Indicative Works Programme Document	26/03/2018
4	BIA Format	Inconsistencies between BIA, arboricultural assessment and ground investigation report	Now corrected - See Doc 2: Updated BIA report	26/03/2018
5	BIA format/Stability	Retaining wall design parameters required	Now provided - See Doc 4: Construction Method Statement drawings A4824-SK01-P2 and A4824-SK02-P2	26/03/2018
6	Hydrology	Drainage strategy not provided	Now provided - See Doc 6: Surface Water Management Strategy	26/03/2018
7	Stability	Proposal not sufficiently detailed. No outline retaining wall calculations, construction methodology, construction sequence sketches or temporary works proposal	Now provided - See Doc 4: Construction Method Statement	26/03/2018
8	Stability	Ground movement assessment (GMA) not undertaken	Now provided - See Doc 3: Building Damage Assessment	26/03/2018
9	Stability	9 Stability Movement monitoring proposal not provided	Now provided - See doc 3: Building Damage Assessment - section 5.2	26/03/2018