
From: Diver, John
Sent: 04 April 2018 12:21
To: [REDACTED]
Subject: 31 Willoughby Road - Application status and determination - 2016/7146/P

Dear Emma,

Following our conversation last week and in light of the final audit report issued by our third party basement engineers, I have been further reviewing your submitted documents with colleagues and would like to give you the following summary:

The information submitted in support of your application is not considered to have demonstrated to the Council's satisfaction that the proposed basement would not result in harm to the ground / water conditions of the area or neighbouring properties in line with the requirements of the Council's adopted policies and guidance. The resubmitted Basement Impact Assessment is not considered to have fully addressed the outstanding issues which had initially been raised back in March 2017 and then again in December 2017. It is noted that your client's basement engineers have come to a differing opinion and conclude that the latest BIA report should be sufficient for requirements, however, this position is not shared by the Council. As the Council has a duty to issue a decision in a reasonable timeframe and it appears that we have reached a point of impasse with regard to the above after over 12 months of attempted negotiations, I will now be seeking to determine your submitted application based upon the information provided. We would therefore not be inviting further submission or arranging further meetings prior to the determination of this application.

Considering the above, I am mindful to refuse the application unless you would prefer to withdraw. If your client would prefer to withdraw the application, please confirm by replying to this email by no later than the 11th of April 2018. I will be otherwise planning to submit my recommendations to refuse the application by the middle of next week, with a decision likely to be issued by the 13th.

N.B. Please note that this email constitutes the views of an officer and may not represent the formal position of the Council.

Regards,

John Diver
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