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26th March 2018

Planning Statement

in respect of

Regularisation for Basement Plan Footprint

at:

62 Frognal London NW3

Relating to:

Planning Consent Reference 2006/0918/P - 16th May 2006

Summary

Within the last couple of weeks, the applicant has noticed that a small section of the formed and completed basement footprint is not as per the consented design under the above mentioned planning consent.

This application is to seek regularisation of the difference between the constructed and the consented design at the basement floor plan.

The area of difference is the rear left hand corner which is situated directly beneath the existing ground floor kitchen area. Consent had been granted to extend an existing basement and the engineering of relating the ground and basement plans in this area became problematic in terms of providing and maintaining adequate support beneath the kitchen.

Appended to this application is a letter dated 11th May 2007 highlighting the need to alter the underpin in this area to provide direct support to the kitchen above.

The additional area of basement formed by doing this was not and has not been occupied in a habitable and residential way. It has been simply occupied by domestic heating and filtration plant for an internal plunge / spa pool.

The area in question is not visible from the external areas and it does not hinder or harm the outer environment or the neighbouring condition.

The basement extension was formed to occupy and provide basement level garage parking. There is a single bay and lift fitted to the driveway and it was to lead on to a turntable which then provided a further two spaces internally.

During construction the company providing the necessary bespoke equipment failed in their obligations by going into liquidation and the equipment was never delivered for installation.

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The area was however completed in terms of 'shell and core' and the area was subsequently occupied for the use of private residential leisure in the form of a surface fitted spa pool and associated internal facilities related to the permitted sauna area.

This application provides both the consented, and the constructed floor plans for direct reference.

We confirm that the shallow spa pool has been fitted and built up from the consented basement datum and it has not been the subject of further excavations. Detail sections of the pool are also appended.

We confirm that the works commenced construction in February 2008 and we have provided a copy of the first interim account document to the specialist construction team who formed the basement shell.

The applicant wishes for the constructed plan, with the domestic facilities that it includes to be confirmed as consented by regularisation under this application, in reference to the former consent.

Appended Documents & Drawings:

- OS Location Plan
- Planning Consent 2006/0918/P
- Letter to Force Foundations 11th May 2007
- Force Contracting Invoice FC2538 14th February 2008
- 150 110A – Consented Basement Plan
- 150 As Built Plan - Basement
- 150 P04 Spa Pool Sections
- As Built Photographs

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