

---

**From:** [REDACTED]  
**Sent:** 08 March 2019 15:45  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Planning application 2019/0194/P

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Comment on planning application 2019/0194/P**

**To:** Camden Planning

**From:** Bernard Jolles

**Date:** 8 March 2019

I am writing to comment on planning application 2019/0194/P for 106 and 108 Regent's Park Road ("Application"). My comments relate to the requirement for the Application to contain a Basement Impact Assessment ("BIA") and to my objection to certain of the proposed works.

Under Camden's Policy A5 Basements and Camden's Planning Guidance Basements, the Council will only permit basement development where it is demonstrated that the proposal would not cause harm to (a) neighbouring buildings, (b) the structural, ground, or water conditions of the area and (c) various other matters. The Council requires evidence of the impact of basement schemes in the form of a BIA to be submitted with the planning application.

The Application includes a substantial scheme of basement development but does not contain a BIA. I am therefore asking the Council to require the preparation of a BIA for the Application. A Basement Construction Plan could also be required.

**1. Background**

106 and 108 Regent's Park Road are mid-terrace houses directly opposite Primrose Hill. They are attached on one side to 104 Regent's Park Road and on the other side to 110 Regent's Park Road. My wife and I live at 110 Regent's Park Road.

The Application consolidates two previous applications approved in 2018. Those applications included extensions into the rear gardens of 106 and 108 Regent's Park Road at lower ground floor (ie basement) level and extensions to both houses at ground floor level. The Application also contains new proposals for works at basement level of the two houses. According to the Planning, Design and Access Statement ("Planning Statement") in the Application, the new proposals comprise:

- a) "Lowering of lower ground floor across the site by 500mm only" and
- b) "Partial infill of lower ground floor front area at 108/108a Regent's Park Road."

The Planning Statement stated that "the proposed 500mm excavation could not be considered complex", that "it would increase the amenity of the dwellings.....through exceedingly minor works" and that "a BIA is not necessary as it would be wholly disproportionate to the scale of the development".

The new proposals in the Application are in fact considerably more substantial than are readily identifiable from the Planning Statement and the drawings in the Application. These substantial developments are outlined below.

**2. Excavations**

It is understood that preliminary drawings for 106 and 108 Regent's Park Road have been prepared by structural engineers. These drawings apparently show that:

- a) In order to achieve the 500mm lowering of the basement floor level of the two houses, excavations to almost 1000mm below existing floor levels are proposed. These excavations would extend to below the level of the assumed footings of all three party walls (104/106, 106/108 and 108/110). The excavation of the basement floors of the two houses would involve an area of approximately 160 square metres.
- b) The three party walls and the front walls of the existing houses at 106 and 108 Regent's Park Road would be underpinned. This would involve excavation under these walls with underpinning which would extend to approximately 49m in length.
- c) Further excavations and underpinning are proposed for the 500mm lowering of the floor level for the basement developments at the front of 106 and 108 Regent's Park Road and the extensions at the rear of the houses. In addition, excavations to lower the level of the rear gardens are proposed together with underpinning of the rear garden walls.

### **3. Development in the front area of 106 Regent's Park Road**

The existing basement storage (comprising 3 vaults) is below the front garden and path of 106 Regent's Park Road. The Planning Statement mentions this storage but does not refer to the proposed development of habitable rooms as shown in the Application's drawings. This proposal, including the lowering of the floor area by 500mm with the attendant excavation to a greater depth, is a basement development in the terms of Camden's Policy A5 Basements. A BIA should be required for this development if it was undertaken alone.

### **4. Development at the front area of 108/108a Regent's Park Road**

This proposal involves the construction below ground level of a room occupying a large part of the front area of 108/108a Regent's Park Road. It would include lowering the floor area by 500mm with the attendant excavation to a greater depth. This is also a basement development and a BIA should be required for this development if it was undertaken alone.

### **5. Impact of the proposed developments at 106 and 108 Regent's Park Road**

The proposed substantial basement developments would create a risk of damage to the adjacent properties, namely 104 and 110 Regent's Park Road. Such damage could arise from:

- a) The potentially adverse effects on the stability of the adjacent properties and the bearing capacity of the land.
- b) Changes to groundwater movements and the impact on soil conditions. Primrose Hill is across the road from 104 to 110 Regent's Park Road and these houses are directly below one of the steepest slopes of the Hill. The ground at the bottom of the Hill opposite the houses becomes saturated after prolonged rain; groundwater may flow under the road towards the houses.
- c) The cumulative effect of the basement developments (i) at the fronts of each of 106 and 108 Regent's Park Road, (ii) within the existing houses and (iii) at the rear of the houses.
- d) The impact of the basement developments in conjunction with the extensive structural and other works planned for the ground floor and higher levels of 106 and 108 Regent's Park Road.

There is a large (about 10m high) magnolia grandiflora tree in the front garden of 106 Regent's Park Road. The tree is an important amenity for the area and should be protected from damage by the developments.

### **6. Objection to proposed lowering of the basement floor level of the two houses**

As indicated in 2(a) and (b) above, lowering the basement floor levels of the existing houses at 106 and 108 Regent's Park Road would involve substantial works including the removal of spoil and installation of new materials in large quantities. These works would cause additional disturbance to the neighbouring area and prolong the noise and other disruption caused by the various construction works.

According to the Planning Statement, the purpose of lowering the basement floor level is to increase the head height of the basement "to improve the quality and standard of living space at lower ground floor level to equal that of the levels above."

In my opinion, the resources consumed in these works, together with the risk of damage to the adjoining properties and additional disturbance to the neighbouring area, considerably outweigh the stated benefits of the works. The proposed floor lowering is a disproportionate effort to overcome the reality that the standard of basement accommodation is normally lower than that of accommodation at higher levels. Furthermore, the proposal would not create any additional accommodation. I therefore object to the proposed lowering of the basement floor levels in the houses.

Yours sincerely

Bernard Jolles

110 Regent's Park Road, London NW1 8UG