

Hi Bas,

Thanks for your email.

Yes, sorry, I was meant to do that but did not get the chance.

As we discussed and in line with the pre-application advice:

- A structure that sits quietly behind the boundary wall, not projecting above, with a green roof to reflect the surrounding garden character, would be looked upon more positively than initial proposals.
- Ensure the design includes the height needed for the green roof.
- You need to ensure that the quality of accommodation would be appropriate and in line (ideally above) the national minimum standards.
- In principle, we would not accept living (habitable) spaces such as living rooms, kitchens, bedrooms with no natural light. To achieve this you would need to swap the rooms around, and have the office in the basement to allow the living room to get maximum amount of light.
- Detail what the office entails
- The submission should include an ADF test for the habitable rooms proposed.
- You need to ensure that the proposal would not harm the existing trees and vegetation with amenity value within the neighbouring gardens – to support this you need an Arboricultural assessment. – see CPG Trees
- You need undertake a Basement Impact Assessment – see CPG Basements and lightwells
- The submission should include elevations from all sides of the plot, and front and rear elevations should also include neighbouring buildings. Sections and plans are mandatory - All the other information included in the pre-app at para 7.1 should be provided.

Hope this helps.

Best Regards,
Nora

Email exchanges between planner & architect (Nora & Bas) on 23 January 2019

2. In item 5.11 you note that there would be a possibility for a smaller above ground building "that would project no higher than the existing boundary wall".

The existing boundary walls are ca. 1.6m high to the adjacent gardens and parking lot, and 1.8m high towards Lidlington Place. Creating an above ground building with the character of an "outhouse" seems impossible with a limitation of this kind, given the fact that a person is on average 1.8m tall, and that Building Code requires a minimum clear height of 2m above the pitch of a stair.

See advice above – given the subordinate scale of the building, the way the revised scheme projects (0.5m) above the wall would be acceptable to us. (Nora)