

## Supplementary Information for Planning Committee

8 July 2021

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Agenda Item: 7(5)  
Application Numbers: 2020/4667/P  
Address: 38 Frognal Lane, London NW3 6PP

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Additions are shown in **bold**, and deletions are shown ~~struck out~~.

The following amendments to the Land Use Details table are required. The proposed floorspace is reduced to take account of the reduction in size of the revised basement.

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA)
Existing	C3	<i>Dwellinghouse</i>	224.81m <sup>2</sup>
Proposed	C3	<i>Dwellinghouse</i>	<b>649m<sup>2</sup></b>
Net additional (GIA)	C3	<i>Dwellinghouse</i>	<b>424.19m<sup>2</sup></b>

As a result of the reduction in floorspace, amendments to the CIL calculation in paragraph 22.1 are required.

- 22.1. The proposal will be liable for both the Mayor of London's CIL and Camden's CIL as the development involves the creation of a new dwelling. The CIL would be calculated on the net increase in floorspace (**424.19sqm**). Based on the Mayor's CIL and Camden's CIL charging schedules and the information given on the plans the charge is likely to be **£33,935.20** (**424.19sqm** x £80) for the Mayoral CIL and **£273,178.36** (**424.19sqm** x £644) for Camden's CIL (Zone C Residential). Whilst there is a demolition credit, the agent would have to evidence in-use sqm GIA for 6 months before any approval to receive this. The CIL will be collected by Camden and an informative will be attached advising the applicant of the CIL requirement.

The following additions are required to paragraph 4.3 (the officer's comment on the basement issues raised by the Redington Frognal Neighbourhood Forum).

*While the BIA may not take full account of 4.28.1 (Screening and Information to Accompany Planning Applications), 4.28.2 (Basement Impact Assessment Guidance) and 4.28.3 (Basement Impact Assessments) of the Redington Frognal Neighbourhood Plan, these matters are described as 'helpful to demonstrate compliance with Policy UD 1' and are not requirements of policy UD1.*

***Campbell Reith have made an additional assessment of the BIA in the context of Policy UD1. The BIA identifies the two tributaries of the Westbourne and notes that no springs are recorded nearby. This is confirmed by reference to Red Frog Sub-surface Water Features Mapping published by Arup in 2016. The BIA contains a discussion of the impacts to groundwater flows which concludes that "Any upstream water rise is likely to be minimal". A drainage design to attenuate surface water flows is provided. Campbell Reith are therefore satisfied that the BIA had addressed the risk of groundwater flooding.***

***In relation to para 4.28.1 of the supporting text to Policy UD1, Campbell Reith note that while no geology map is provided in the BIA, the geology of the site and surrounding area is discussed in relation to stability and groundwater flows. Campbell Reith note para 4.28.3 of Policy UD1 advises that structural engineering information developed to RIBA Stage 3 should be provided. However this suggestion goes beyond what is required by Basement Impact Assessments: Defining the scope of Engineering input on the Council website which requires RIBA Stage 2 and therefore calculations to RIBA Stage 2 are considered acceptable.***

***Campbell Reith have confirmed that the BIA broadly meets the request for information outlined in Policy UD1 of the Redington Frognal Neighbourhood Plan.***

*The BIA has been independently assessed by Campbell Reith and Campbell Reith have confirmed that the BIA complies with Policy A5 and CPG Basements. The development would preserve the character and appearance of the Redington Frognal Conservation Area.*

**ENDS**