

CONSULTATION SUMMARY

Case reference number(s)

2021/4580/P

Case Officer:

Adam Greenhalgh

Application Address:

9 Wadham Gardens
London
NW3 3DN

Proposal(s)

Creation of a new basement floor under the footprint of the existing property with new front lightwell, installation of an air source heat pump with acoustic enclosure in rear garden and associated modifications to the property.

Representations

	No. notified	0	No. of responses	2	No. of objections	2
Consultations:						
Summary of representations	<p>Site notice displayed 10/11/2021 to 04/12/2021</p> <p>Press advertisement publicised 11/11/2021 (Expiry 05/12/2021)</p> <p>Two letters of objection received (from occupiers of adjoining properties).</p> <p>Objections raised relate to the potential for damage to neighbouring properties as a result of the building works, particularly excavation and the change to the foundations to facilitate the deep basement.</p> <p><u>Officer response:</u></p> <p><i>The Basement Impact Assessment (BIA) which has been submitted and audited by the Council's BIA Assessors, includes ground modelling and damage assessments to demonstrate that ground movements and consequential damage to neighbouring properties will be within the LBC's policy requirements.</i></p> <p><i>The BIA Audit recommends a Basement Construction Plan is provided to include a detailed temporary works and monitoring scheme, including appropriate contingency actions. Planning permission is recommended to be granted subject to a legal agreement to secure a Basement Construction Plan.</i></p>					

--	--

Recommendation:-
Grant planning permission subject to a legal agreement