

the listed buildings in the vicinity. Overall, in accordance with paragraph 192 of the NPPF, the proposals are considered to “sustain and enhance the significance of heritage assets”.

Other Matters

Other comments made by some neighbours related to the proposed swimming pool and the construction methods and their associated impacts. Specifically, with respect to the swimming pool, concerns were raised about the excavation required and clarification was sought as to why Local Plan Policy CL7 was not applicable. For the construction related matters, the absence of a Construction Method Statement in the formal application submission was cited, and issues surrounding asbestos abatement were also questioned.

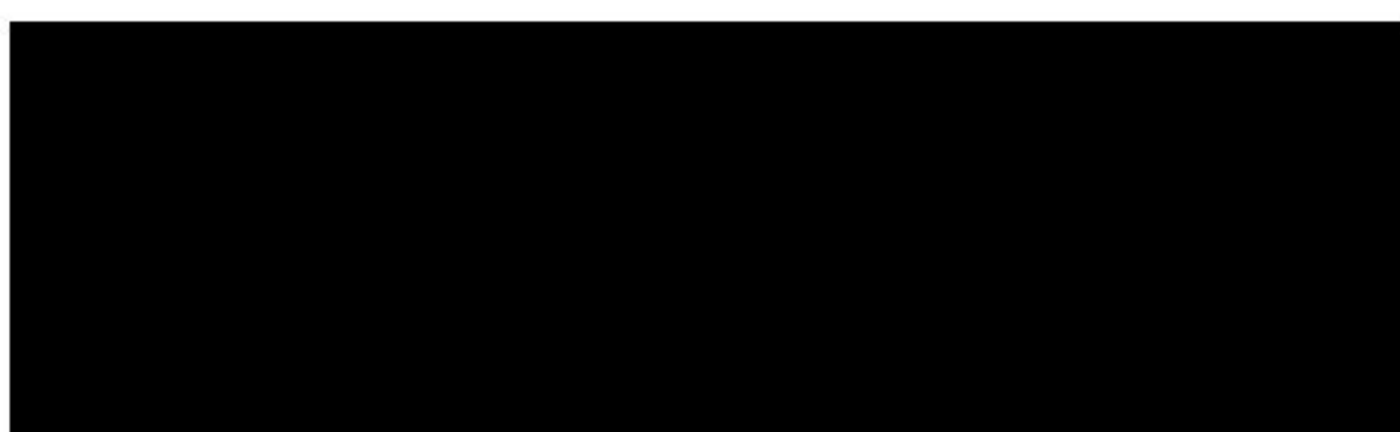
For the swimming pool excavation, given the minor extent of the excavation at basement level to install a 1200mm depth swimming pool, it was confirmed by RBKC at pre-application stage that this does not constitute a ‘basement’ and therefore the requirements of Local Plan Policy CL7 are not relevant. However, a Draft Construction Traffic Management Plan (‘CTMP’) has been submitted with the application which summarises the construction methods and details of the proposed development. A final version of the CTMP will be secured via condition.

In terms of asbestos abatement, the previous building occupier British Telecommunications (‘BT’) removed asbestos when they vacated the building in 2018 and then Sloane Stanley subsequently carried out an asbestos survey and removed any remaining asbestos that was found. The Phase II Geotechnical investigation report submitted with the application, outlines that there are no elevated levels of contaminants present across the site, including no asbestos containing materials or free fibres recorded.

We trust this letter has addressed the concerns raised and provides the necessary reassurance to neighbours.

Should you have any questions, please do not hesitate to contact Peter Edgar (PEdgar@geraldeve.com / 020 7333 6304) or Sam Aviss (SAviss@geraldeve.com / 020 3486 3524) of this office.

Yours faithfully,



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