

43 GLEBE PLACE, CHELSEA, SW3 5JE
PLANNING SUPPORTING STATEMENT
GLEBE NOMINEES LTD
AUGUST 2016



TERENCE
ROURKE

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Terence O'Rourke Ltd and is submitted in support of a planning application made on behalf of Glebe Nominees Ltd (the applicant) for the proposed alterations and subterranean extension at 43 Glebe Place, Chelsea.
- 1.2 Prior to submitting, two stages of pre application advice have been undertaken to ensure the proposals were developed with input from the Local Planning Authority. As part of this process, neighbours have also been informed of the proposals through consultation of the draft Construction Traffic Management Plan. The pre-application discussions shaped the form of development proposed. Full details are in Section 2.0 of this statement and the responses are appended.
- 1.3 Full planning permission is sought for the following development:
- 'Proposed lowering, alteration and extension of existing basement to create a subterranean development below the footprint of the existing building; provision of a lightwell within the existing internal courtyard, associated landscaping work, and internal and external alterations'*
- 1.4 This statement demonstrates the planning case in support of the proposal in the context of relevant national, regional and local planning policy and supplementary guidance.

Overview of Development

- 1.5 The existing property is in poor condition and currently uninhabitable. Appendix 1 evidences the current state, noting the remedial works required. The aim of the proposal is a restoration project, seeking to repair and refurbish, rather than demolish and redevelop. This will ensure the premises are improved to a standard suitable for modern living but retaining its character, form and function. As the property is of a limited size, the proposals include the provision of an enlarged basement below the footprint of existing buildings (in accordance with policy) such that the scale and arrangement of above ground development is largely retained.
- 1.6 In addition to the necessary structural repairs, the application proposes a series of changes to improve the layout and living spaces of the existing building. Several of the rooms are of awkward size and poorly lit, with the existing basement inaccessible for meaningful use. The application seeks to lower and extend the basement to create a level of accommodation underneath the existing building footprint, only protruding marginally into the garden area to provide natural light source through use of a lightwell and pavement lights.
- 1.7 The proposed works will enlarge the building creating improved living space for the occupiers of the property, whilst retaining the existing general built form at

ground and first floor level ensuring the effect on the character of the area and impact towards adjoining occupiers is minimal. The studio element will remain as existing in form, function and access.

Supporting Information

1.8 This statement sets out the application proposal in further detail, in the context of relevant national and local policy guidance and other material considerations. It should be read in conjunction with the accompanying plans and drawings submitted as part of the application.

1.9 In addition to this Planning Supporting Statement, the application submission comprises the following documents and plans set out in Table 1:

Document / plans	Prepared by
Location plan	ABA (International) Ltd
Floor Plans of existing and proposed building	ABA (International) Ltd
Elevations of existing and proposed building	ABA (International) Ltd
Sections of existing and proposed building	ABA (International) Ltd
Extent of demolition drawings	ABA (International) Ltd
Design & Access Statement including: <ul style="list-style-type: none"> Heritage statement 	ABA (International) Ltd
Arboricultural Impact Assessment	Innovation Group - Environmental Services
Draft Construction Traffic Management Plan	Knightbuild
Construction Method Statement including: <ul style="list-style-type: none"> Flood risk assessment Ground movement analysis Noise, dust and vibration Structural drawings 	Parmabrook
Sustainable Urban Drainage System details	Carnell Warren Associates Ltd
Pumped device specifications	Carnell Warren Associates Ltd
Service plans: <ul style="list-style-type: none"> Cooling Foul, surface water, ground water 	Carnell Warren Associates Ltd
Drainage Statement	Carnell Warren Associates Ltd
Environmental Noise Survey and Plant Noise Assessment	Hann Tucker
Proposed development CGIs	ABA (International) Ltd

Table 1: Application submission documents.

2.0 Context of the Proposal

Site Location

- 2.1 The application site measures 253m² and is located within the Royal Borough of Kensington and Chelsea (RBKC) and in the ward of Chelsea Riverside.
- 2.2 The site is an approximate rectangular shaped plot located on the southern side of Glebe Place, opposite the junction of Bramerton Street. A site location plan is provided and extract shown below (Figure 1).
- 2.3 43 Glebe Place is a two storey terraced residential property. It is similar in design to the adjacent property to the east 44 Glebe Place. 42a and 42 Glebe Place to the west are of similar scale but of varying design features, as is the case in the wider setting of Glebe Place. To the southern elevation the building forms the boundary between 24 and 28 Upper Cheyne Row.
- 2.4 The site contains an empty, neglected property within one of the most sought after and prestigious areas of London. The site brings a unique opportunity to restore, refurbish and extend the property.



Figure 1: Site location plan

Designations

- 2.5 The property is not subject to listed building status, although it is within the Cheyne Conservation Area. There are a small number of trees on site, predominately located at the front of the property, with a Tree Preservation Order (TPO) attached.
- 2.6 The site slopes very slightly to the south and is located within Flood Zone 1. It is considered to be at low risk of flooding.

Relevant Planning History

2.7 The following table illustrates the recent planning history of the site.

RBKC reference	Application Description	Decision
PP/15/04803	Rear second floor extension and creation of basement below studio, lowering of existing basement	Withdrawn 21 st August 2015
PP/14/00128	Creation of 2 storey extension to rear replacing single storey flat roof extension and first floor balcony, alterations to single storey sections and proposed basement	Withdrawn 5 th March 2014
CL/12/02776	Certificate of lawful development for proposed construction of new basement.	Permission not required 22 nd October 2012 Not implemented
CL/12/01720	Creation of a basement under part of the existing building and related external garden works.	Withdrawn 18 th July 2012
ARB/16/02905	2 x Plane (prune) and Yew (remove)	Granted 6 th June 2016

Table 2: Planning history

2.8 The applicant purchased the property in 2015 and was not involved in the previous applications. In order to prepare this submission, pre-application discussions were undertaken to ensure compliance with the RBKC policies given the specific requirements for basement development in the area.

Studios

2.9 The site lies in an area, which during the late nineteenth and early twentieth century contained many small artists' studios to the rear of dwellings. Some of the studios were physically linked to the main property whereas others were designed or used independently.

2.10 The application site comprises a two bedroom residential dwelling and two attached studio spaces. The southeastern studio is internally connected to the main house accessed through the ground floor living space. The southwestern is accessed through the private courtyard garden area either through the carport entrance, or via the dwelling and garden. The entire application site is in single

ownership and no separate rights of way exist. The studio spaces cannot be accessed independently.

- 2.11 The Council pre-application response dated 10 June 2016 highlights the former use of the premises by Glaswegian architect, Charles Rennie Mackintosh approximately a century ago (1915-1923), and refers to a blue plaque erected at the site in 2009 to mark the centenary of the Glasgow School of Art and commemorate this association with London. The plaque is no longer present on site, having been removed at some point between 2009 and 2015, prior to the purchase of the property by the applicant. However, the refurbishment project includes the erection of a replacement plaque, as the applicant is keen to maintain the historical link and has commissioned a sign-making specialist to produce a cast iron replacement.
- 2.12 The aim of the proposed development is to repair, restore and refurbish the existing building. The majority of original features, and those of particular architectural merit will be restored ensuring the character of the premises is enhanced. The studio spaces will be retained as existing. The internal connection to the southeastern studio will be widened as part of the improvements to the layout. The southwestern studio will be refurbished and restored. The access will remain as existing with its entrance door fronting the courtyard garden space. It will be used for the production and storage of artwork.

3.0 The Proposed Development

- 3.1 The proposed development comprises the lowering of and extension to the existing basement creating a useable subterranean area below the footprint of the existing building; provision of a lightwell within the internal garden / courtyard, associated landscaping, and internal and external alterations.
- 3.2 A single storey basement will be constructed, modifying and extending the existing subterranean space, predominantly contained within the footprint of the existing building. A lightwell will be provided in the internal courtyard providing a natural light source to the basement. The landscaping scheme includes a series of pavement lights and planting features.
- 3.3 The existing building will be refurbished completely including some internal alterations, a part-replacement roof and replacement and/or refurbishment of all windows and doors. No extensions to the building are proposed to the ground floor, first floor or at roof level. The existing roof terrace will be marginally extended. Overall there is no change proposed to the building footprint at ground floor. The general character and arrangement of the building will be retained, whilst making considerable improvements from the current poor condition.

4.0 Planning Policy Consideration

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that determination must be made in accordance with the development plan unless material considerations indicate otherwise and that there is a presumption in favour of sustainable development. The development plan in this case comprises the London Plan (consolidated with alterations since 2011), RBKC Consolidated Local Plan (CLP) 2015 and Unitary Development Plan (UDP) 2002 Extant Policies. Of particular note is CLP 2015 Policy CL7 (Basements).
- 4.2 In addition, the National Planning Policy Framework (NPPF), as well as supplementary planning documents and other matters are all relevant material considerations.
- 4.3 RBKC supplementary planning documents and guidance applicable to this proposal are:
- Basement development SPD (April 2016)
 - Trees and Development SPD (April 2010)
 - Noise SPD (May 2009)
 - Transport and Streets (April 2016)
 - Artists' Studios SPG (May 2002)
 - Conservation Area Proposals Statement Cheyne Conservation Area

Principle of development

- 4.4 The principle of subterranean development in this location is acceptable. It is not located in an area at risk of flooding. Full compliance with RBKC basement policy is discussed in detail below.
- 4.5 The proposal seeks to restore, refurbish and extend the existing building on site. It will not result in any change to the form and function. The studio space access will remain as existing with the southeastern studio internal connection being widened to improve the layout of the house, and the southwestern studio will continue to be accessed via the courtyard garden, used for art production, display and storage.

Design and appearance

- 4.6 London Plan Policy 7.6 (architecture) states that development proposals should make a positive contribution to a coherent public realm, streetscape and wider cityscape. Buildings should be of the highest architectural quality, and use

materials which complement, not necessarily replicate local architectural character.

- 4.7 RBKC Core Strategy Policy CL2 relates to extensions and modifications to existing buildings. It states that RBKC will require the highest architectural and urban design quality, taking opportunities to improve the quality and character of buildings and their area. Architectural design should be functional; robust; attractive; locally distinctive; sustainable; inclusive and secure, whilst responding to the site's context and a uniform or varied townscape character.
- 4.8 The proposed development will have minimal impact on the external appearance of the property when viewed from Glebe Place, with the majority of the proposed works to be carried out internally and below ground. The proposed lightwell will not be visible from the public street or wide vantage points. It will be visible only from within the rear private garden courtyard. The proposed alterations to the elevations facing into the courtyard will improve the current appearance of the building, without affecting the overall character. This includes the refurbishment and retention of the fenestration and entrances to the studio spaces, which will ensure the studio elevations are restored to their original appearance, when viewed from the courtyard. The development will include associated landscaping which will complement the overall restoration of the site. The proposed works are of a high quality design and the proposed lightwell and pavement lights will create an influx of light to the proposed basement. A significant proportion of the garden will remain (over 50%). The use of pavement lights for sections of the basement will assist in limiting the visual impact of the subterranean development.
- 4.9 Under the clear guidance of the NPPF, local planning authorities should not impose architectural styles or particular tastes, and should be open to innovation and originality. The proposal will provide a positive balance between restoring a property in poor condition with internal innovation, respecting and enhancing the character of the existing building while improving its external appearance with minor alterations. The basement development will have minimal impact with the use of pavement lights and landscaping features, and the courtyard setting will be enhanced.
- 4.10 The follow-up pre application response highlights an objection to the design and size of opening of the first floor rear French doors. These have been revised to be a single door in keeping with the existing width opening. Furthermore, the pre-application response suggests a reduction in evidence of basement development. Consequently, the extent of lightwell has been significantly reduced and walkway removed. Discreet pavement lights and a ventilation grille have been incorporated as replacements. The grille is required for technical reasons to allow airflow through the basement. It will be painted black, cast-iron, fitted flush to the paving level linking with the railings to the retained lightwell. The opening up of this section of the courtyard will reduce the evidence of basement development below.

Character of the Area

- 4.11 London Plan policies state that where development affects heritage assets and their settings, buildings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail (policy 7.8). Although the building is not listed, it is within the Cheyne Conservation Area and therefore design consideration has been taken to ensure that the proposed works will not harm the character of the conservation area. Core Strategy Policy CL3 is in relation to heritage assets. It requires that development will preserve and take opportunities to enhance the character or appearance of conservation areas, townscapes and their settings.
- 4.12 The Conservation Area character is predominantly residential and the proposals consider the Conservation Area Proposals Statement of Cheyne Conservation Area. The front elevation will be retained largely as existing; replacement windows will be installed but will match the appearance of the existing. The garage door will be retained and refurbished. The setting of the Conservation Area will be enhanced.
- 4.13 At present the property is in a neglected state and vacant. The changes at the front of the property are limited to replacement windows and roof tiles to match the existing and the retention and refurbishment doors and brickwork. Bringing the house back into use will result in associated activity ensuring the premises are tidied up and maintained, having a positive impact on the Conservation Area. Overall, the proposed works seek to improve and enhance 43 Glebe Place and intend on restoring the character of the property.
- 4.14 The proposed basement extension beneath the footprint of the studios will increase the living space of the property without having a detrimental visual impact on the neighbouring properties or the conservation area. This will bring the property up to a modern living standard, fit for purpose.
- 4.15 RBKC CLP Policy CL1 resists the demolition and inappropriate alterations and extensions to artists' studios. The development will retain and restore the existing studio space, maintaining the general character of the external appearance. The pavement lights will be discreet additions adjacent to the studio garden courtyard entrance.

Subterranean development

- 4.16 RBKC CLP Policy CL7 (Basements) lists criteria for subterranean development. The proposed scheme will be fully compliant with the policy requirements. It will:
- Not exceed 50% of the garden area.
 - It will be single storey.
 - It will not affect trees of amenity value.

- It will not harm any heritage asset or involve works to a listed building.
- Lightwells will be to the rear and sensitively designed.
- The development will incorporate a sustainable urban drainage system.
- It will include a minimum of 1 metre soil above the basement.
- A draft CTMP proposes appropriate management measures to ensure traffic and construction activity will be minimised.
- Noise, vibration and dust will be managed to ensure impacts during construction will be acceptable.
- The structural stability of the existing and surrounding buildings will be safeguarded.
- Details of a suitable pumped device to protect from sewer flooding are provided.

4.17 RBKC Basements SPD 2016 provides additional detailed guidance with regard to the key planning considerations for subterranean basement proposals. This includes guidance on the design, construction method statements, managing construction impacts, trees, flooding and Sustainable Urban Drainage Systems (SuDS).

4.18 The SPD requires that construction method statements produced by qualified engineers support basement applications. A Structural Design Assessment including a Construction Method Statement (CMS) has been prepared to demonstrate that the site is capable of supporting the loads and construction techniques required, and that the basement construction will have no adverse impact on the structural integrity of existing neighbouring structures.

4.19 The SPD includes a checklist to ensure compliance; Basements Supplementary Planning Document – Consolidated Applicant Checklist. Please see overleaf to demonstrate full compliance with the checklist.

Pre-application Consultation

- *Engage with neighbours before submitting the planning application and where this has been undertaken provide evidence with the planning application.*

Neighbours have been consulted during the preparation of the draft Construction Traffic Management Plan.

Please refer to the CTMP for full details.

Design Guidance

- *Include not just the garden but any existing open areas such as existing lightwells when calculating the 50% maximum extent.*
- *Design the basement (adjoining the building) so that the unaffected garden remains in a single area including where the basement is proposed underneath a detached or semi-detached house.*
- *Study the site and context carefully to establish the suitability of external elements especially to the front and side.*
- *Design any external elements so that they are discreetly sited, preferably close to the existing building.*
- *In relation to listed buildings consider locating the link to the proposed basement (situated in the garden) from an above ground extension (if there is one that is suitable).*

The proposed development ensures that over 50% of the open areas are maintained. The unaffected garden remains in a single area. There are no changes proposed to the front or side of the house. The external elements are in the rear courtyard and have been minimised to ensure the basement is discreet through use of pavement lights, limited use of lightwell and landscape screening. The site does not include any listed buildings.

Construction Method Statement

- *Submit a Construction Method Statement (CMS) with the planning application which follows the sequential process described in figure 4.*
- *The CMS must be signed by a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct). E)*
- *The CMS should include a non-technical executive summary setting out clearly the key elements of the report and a clear statement concluding compliance with Policy CL7 (m).*
- *For listed buildings, in addition to all the guidance that normally applies, further guidance in paragraphs 5.15 to 5.23 should also be followed and demonstrated in the CMS.*

The Construction Method Statement has followed the sequential process of the RBKC's Basement Supplementary Planning Document. It has been prepared by a Chartered Structural Engineer (Ben Paterson, Parmabrook). The document includes a non-technical executive summary and states compliance with RBKC Planning Policy CL7.

Managing Construction Impacts

- *When constructing a basement engage a contractor who is a member of the Considerate Constructors Scheme.*
- *Submit an acceptable draft CTMP with the planning application using the template provided in Appendix 4.*
- *Submit a Final CTMP using the same template provided in Appendix 4 to discharge the planning condition. This should update the draft CTMP with any necessary changes such as taking account of other on-going schemes close to the start of construction and include the contractors name and details.*
- *At the planning application stage, provide details of noise, vibration and dust mitigation measures using the guidance provided in Section 6 and the checklist in Appendix 5.*
- *Submit a S61 'Prior Consent' notice for construction works to Environmental Health before starting construction.*

The contractor will be a member of the Considerate Constructors Scheme. A draft CTMP has been submitted which is prepared in accordance with the RBKC template. Noise, vibration and dust mitigation measures are included. A S61 notice will be submitted prior to construction.

Trees

- *Carefully consider existing trees on the site, in adjoining properties and on the street when designing a basement.*
- *Where basement development is likely to affect any tree, applicants should submit an Arboricultural Impact Assessment (AIA) in accordance with BS 5837 2012 with the planning application.*

An AIA has been submitted with the application which shows the impact towards the trees on site and in neighbouring gardens. The pruning works have been approved under LPA ref: ARB/16/2095 and carried out on site.

Flooding

- *Establish if the site is likely to be affected by any source of flooding as set out in section 8*
- *Submit a flood risk assessment if required (see Table 1).*
- *Where required, prepare the flood risk assessment using the checklist provided in the National Planning Practice Guidance (NPPG).*

The site is located within a Flood Zone 1. The CMS provides a Flood Risk Assessment. The site is at very low risk of flooding and is not in a critical drainage area.

Sustainable Drainage Systems (SuDS)

- *Include provision of Sustainable Drainage Systems (SuDS) as part of the basement proposal.*
- *SuDS can be provided by means of 1m of permeable soil over the basement and connecting them to the unaffected part of the garden to ensure drainage.*
- *If the applicants choose to provide SuDS in other ways they should show its location and dimensions on drawings and submit a report on SuDS.*

The proposed development includes SuDs through the reconfiguration of the permeable area and includes 1m of permeable soil above the basement.

Residential standards and amenity

- 4.20 Through the retention and refurbishment of existing windows, the incorporation of lightwells and pavement lights through the development, the dwelling will benefit from good daylight and sunlight. The internal alterations will improve the layout of the house.
- 4.21 There will be no significant impact towards adjoining occupiers as a result of the proposed development. The roof terrace extension will not give rise to an increased ability to overlook any adjoining property. Screening would be sufficient to ensure privacy is protected. Furthermore, given the existing circumstance of the private garden, existing windows and roof terrace, and proposed roof terrace extension it is our view that privacy of a studio user would not be compromised by the proposals, regardless of independent or ancillary use.
- 4.22 There will be no extensions to the building at ground, first floor or roof level. The details within the CTMP and supporting noise, vibration and dust mitigation measures will ensure that pollution effects will be minimised during construction. The Environmental Noise Survey and Plant Noise Assessment concludes that the mitigation measures of attenuators and acoustic louvre will be sufficient to limit any noise effects from the plant towards neighbouring properties.

Trees and landscaping

- 4.23 Trees and landscape are covered in Core Strategy Policy CR6, which requires existing trees to be protected appropriately. Loss of trees will be resisted unless; the tree is dead, dying or dangerous; is causing significant damage to adjacent structures; has little or no amenity value; or the felling is for reasons of good arboricultural practice. Existing trees should be adequately protected throughout the course of development. Suitable new replacement trees and landscape will be required where practicable.
- 4.24 The Basements SPD includes guidance on tree removal and basement development. In accordance with the requirements of the Trees and Development SPD, an Arboricultural Impact Assessment has been carried out and it supports the application. It should be noted that the works identified to the trees at the front of the property have commenced following consent granted by RBKC in June 2016 (LPA ref: ARB/16/2095).
- 4.25 The works include the removal of 4 immature, self-seeded trees from within the site. Three of these trees are assessed as being of poor quality and little amenity value. It is proposed to provide a replacement to mitigate the loss of the 'B' category tree, (which due to its position and potential for further growth poses a direct threat to the safety of the property in the longer term and adversely affects the amenities of residents due to the screening effect on the only window to a habitable room). The Arboricultural Impact Assessment proposes pruning and protection methods for the retained trees.

- 4.26 Basement SPD Paragraph 9.2 requires that where basements are proposed beneath gardens, a 1 metre depth of topsoil is maintained on top of the basement, and the basement occupies no more than 50% of the garden. These requirements are also incorporated within RBKC's Trees and Development SPD. The development will comply with this requirement.
- 4.27 A landscaping scheme has been prepared and submitted with the application. The proposal would introduce additional planted features to the predominantly hardsurfaced garden courtyard area and include planters to screen the lightwell. The hardsurfacing would be replaced with a permeable paving to provide SuDs.

Draft Construction Traffic Management Plan

- 4.28 The draft Construction Traffic Management Plan has been prepared in accordance with RBKC policies and SPDs. Neighbour consultation has been undertaken and other development sites in close proximity have been considered. The CTMP proposes several measures to ensure impacts of construction are limited and will result in minimal disturbance to the neighbouring occupiers and surrounding highway network. Traffic Marshals will be on site to assist the implementation. Site working hours will be Monday to Friday 0800-1800hrs, with deliveries between 0930-1630hrs. The programme for construction works will be 67 weeks, with a further 30 weeks for fit out. The construction methods will accord with RBKC Code of Construction Practice.

Community Infrastructure Levy (CIL)

- 4.29 The development would result in an increase of 148m² of new residential floorspace and therefore is liable to RBKC CIL, Zone B, as well as Mayoral CIL. At £590 per m² the overall RBKC CIL will be £87,320 with the addition of Mayoral CIL at £7,400. However, as a residential extension the proposed works at the property fall under the self build category and exemption is available for anyone who builds or commissions their own home for their occupation. The relevant forms are submitted with the application.
- 4.30 For exemption to apply, the property must remain the principal residence of the self-builder for a minimum of three years. It is confirmed that the applicant is in ownership of the property and the proposal is for the personal enjoyment and amenity of the applicant who intends to live in the property for the foreseeable future.

5.0 Conclusion

- 5.1 The development will result in a significant improvement at the site through the restoration and refurbishment of the majority of existing features. The basement addition and internal alterations will enhance the property, enabling the premises to be habitable after a period of neglect.
- 5.2 The proposed development has been prepared in accordance with RBKC specific basement policy and Supplementary Planning Documents. The proposal has taken account of the advice received during pre-application discussions. The development will be constructed with due consideration for neighbours.
- 5.3 The proposal is fully compliant with planning policy and should be approved without delay.

Annex 1 – Relevant planning policies

NPPF – National Planning Policy Framework

The following sections of the NPPF are considered relevant to this proposal:

7	Requiring good design
10	Meeting the challenge of climate change, flooding and coastal change
12	Conserving and enhancing the historic environment

NPPG – National Planning Practice Guidance

The London Plan 2011 (Consolidated with Further Alterations March 2015)

The following policies in the London Plan are particularly relevant to this application:

London's people

Policy 5.3	Sustainable design and construction
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 5.18	Construction, excavation and demolition waste

London's living places and spaces

Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.21	Trees and woodlands

RBKC Consolidated Local Plan 2015

Policy CL1	Context and character
Policy CL2	Design quality
Policy CL3	Heritage assets - conservation areas
Policy CL5	Living conditions
Policy CL6	Small-scale alterations and additions
Policy CL7	Basements
Policy CE2	Flooding
Policy CE6	Noise and vibration
Policy CE7	Contaminated land
Policy CR6	Trees and landscape