



Banks Solutions

Royal Borough of Kensington &
Chelsea
Kensington & Chelsea Town Hall
Hornton Street
W8 7NX

Att: Mr Jonathan Wade

**The Royal Borough of Kensington &
Chelsea Basements, Conservation &
Design and Miscellaneous Matters
Examinations**

**Inspectors: David Vickery DipT&CP
MRTPI and William Fieldhouse BA
(Hons) MA MRTPI**

PROGRAMME OFFICER:

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Our Ref: BS-2135

Your Ref:

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Dear Mr Wade:

**The Royal Borough of Kensington & Chelsea Basements, Conservation & Design
and Miscellaneous Matters Examinations**

Late response – Basements Planning Policy Partial Review Examination

A number of responses were submitted after the close of the consultation period (in document BAS97 and on the Borough Council's web site - see below) and so they are not properly made representations which are legally compliant with Regulation 20 of the 2012 Local Planning Regulations.

<http://www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/consultation/basements/basementsubmissiondocuments/basementslateresponses.aspx>

Although the Inspectorate's *Examining Local Plans Procedural Practice* says that Inspectors will adopt a robust approach to late requests to attend hearings (paragraph 4.3), the handling of representations submitted after the close of the consultation period (i.e. 26 March 2014) is not mentioned:

http://www.planningportal.gov.uk/uploads/pins/dpd_procedure_guide.pdf

However, the majority of the representations were submitted on the day after the close of the consultation period, or very soon thereafter, and one of them merely added to an existing legally made representation (Ref: 334 Cranbrook Basements).

In these circumstances, I have decided to take them into account as part of my Examination of the Plan, although they will not be classified as legal representations

under Regulation 20. I have asked my Programme Officer to inform the parties of my decision and to keep them informed on the progress of the Examination.

Because none of the above late responses are a duly made representation under Regulation 20, none of the people except for Cranbrook Basements (who has a legally made representation) will have a legal right to be heard at the hearings in September if they asked for changes to be made to the Plan, although they may attend as observers.

Please would you ensure that a copy of this letter is placed on the Examination web page.

Yours sincerely,

David Vickery

Inspector