

Response Form

Partial Review of the Core Strategy for the Royal Borough of Kensington and Chelsea with a focus on North Kensington

Development Plan Document policies

All representations **must** express a view regarding the soundness or legal compliance of a planning policy. If the representation does not comment on soundness or legal compliance, or deal with how a policy can be altered to make it sound the representation will **not** be valid.

Name: Jacqueline Pruskin

Company/Organisation: Private RBKC Resident

Please complete the form and email it or send it to:

The Executive Director of Planning and Borough Development
f.a.o The Policy Team
The Royal Borough of Kensington and Chelsea
The Town Hall,
Hornton Street,
London W8 7NX

Email address: planningpolicy@rbkc.gov.uk

Publication Stage Representation Form

To be **“sound”** the contents of a local plan should be POSITIVELY PREPARED, JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

“Positively prepared” means that the planning policy needs to:

- be prepared based on a strategy which seeks to objectively assess development and infrastructure requirements, including those of neighbouring authorities where it is reasonable to do so.
- It must also be consistent with achieving sustainable development.

“Justified” means that the planning policy must be:

- founded on a proportional evidence base
- the most appropriate strategy has been selected when considered against the reasonable alternatives.

“Effective” means that the planning policy must be:

- deliverable over its period
- based on effective joint working on cross – boundary strategic priorities.

“Consistent with National Policy” means that the planning policy should enable the delivery of sustainable development in accordance with the guidance contained within the National Planning Policy Framework (NPPF).

It must also be **legally compliant** which means that the planning policies have been prepared in accordance with legal and procedural requirements.

State planning policy or paragraph number to which you are referring

BASEMENTS

Yes

No

Do you consider the planning policy to be sound?

YES

Please tick box as appropriate

If you have selected YES and you wish to support the soundness of the planning policy, please give your reasons below. Please be as precise as possible. Please make it clear which paragraph number or Policy box number you are commenting on.

In commenting on the whole policy, I welcome all of the proposals contained within the Basements Publication Planning Policy dated July 2013.

I welcome the sensible, well-considered view being put forward by the Council. Too many basement developments adversely impact the quality of life of all those who live and work around them, and many of the causes of these impacts could be prevented or better contained if dealt with at the Planning stage.

I write as an owner/resident who has lived through two close, large, year long+ basement developments that shook my property (a shop and basement, plus above a maisonette on three floors which is my home), and caused minor fine cracking to appear in the paintwork of walls and cornices on all floors. I was not the neighbour directly affected for party wall award – rather my property was one property over. The vibrations caused by the piling and drilling work that went on for several months made it a nightmarish existence, and at times, impossible to work. The dust thrown up into the air by the excavations was palpable. I had headaches, couldn't sleep, and, trying to relax through yoga I'd lie on the yoga mat on my top floor and feel drumming vibrations that coursed through my body – relaxing was not possible.

Furthermore as a neighbour I had objected to the proposed basement works on one of the sites only because of the proposed loss of a mature and graceful tree that had straddled the border between the property and the public sidewalk. The tree in its height and girth had visually obscured and softened the visual impact of the back of the corner property. A small tree was to be planted on the roof of the new ground floor that was built over the new basement to replace the mature tree. It was planted in a pot and it died within two years. The street scene lost yet another tree to a basement development.

I believe that this proposal in all its parts is sound and sensible; and it will go some good way to prevent and contain the increasing number of basement development excesses and abuses that have been challenging residents in the Royal Borough these past some years.

please attach additional pages as required

If you have selected NO to the planning policy being sound do you consider the planning policy to be unsound because it is not:

Positively prepared

Justified

Effective

Consistent with national policy

Please give details of why you consider the planning policy to be unsound and / or suggest changes as to how it could be made sound. Please make it clear which paragraph number or Policy box number you are commenting on.

Please attach additional pages as required

Yes

No

Do you consider the Planning Policy Document to be legally compliant?

yes

Please give the reasons for your choice below and be as precise as possible. Please make it clear which paragraph number or Policy box number you are commenting on.

please attach additional pages as required

Do you wish to appear at the Examination on any of these matters?

Yes

No

no

Please specify on what matter