

## Barnett, Jessica: PC-Plan

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**From:** Sylvia Andrews  
**Sent:** 26 March 2014 21:49  
**To:** Planning Policy  
**Cc:** Bach, Michael  
**Subject:** Basement developments in RBKC

Dear Sirs,

We are very concerned by the rapidly increasing number of basement developments in the borough and the inadequacy of the Council's current planning policies to deal with the extreme pressure to excavate basements.

In particular the ability to be able to dig below mews houses with little or no substructure; the excuse being that no permission is required because of being within the footprint.

The cumulative effect of successive schemes severely affect the right to quiet enjoyment of one's home let alone the dust,dirt and vibration of said excavations.

We strongly support the Council's proposals to change their policy toward basements in order to:

\*to reduce the scale of basements by limiting them to one storey and no more than 50% of the garden except for listed buildings where there is already a restriction about building under them.

\*to be more explicit about the need to:

- Ensure proper drainage through soak always,
- Retain trees
- Ensure better control over noise,vibration and dust
- Ensure structural stability

We consider this essential because of the impact on our quality of life that is caused by the scale and number of basement construction projects and the resulting inconvenience caused by traffic and construction activity.

Personally, we have had to remove our mother(in-law) because of the impossibility of living opposite the excavation of a mews house basement. Living in her house was an impossibility and totally untenable because of noise and dust.

We would like to have our support recorded in favour of the proposed changes.

Yours faithfully,Mr David and Mrs Sylvie Andrews

Sent from my iPad