

## Barnett, Jessica: PC-Plan

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**From:** Sheila Pattle  
**Sent:** 26 March 2014 12:06  
**To:** Planning Policy  
**Subject:** Basement and Conservation and Design policy changes: CL7

Dear Sirs,

As a concerned resident of Holland Park, I am writing to you from a research visit to Moscow, indeed so concerned that I am taking the trouble to write from the main reading room of the Lenin Library.

I support the following aspects of the policy:

No excavation under listed buildings  
Limit of one storey under gardens  
Limit to 50% of the garden  
Protection of trees  
Requirement for sustainable drainage schemes  
Need for controls over noise, vibration and dust to keep them to acceptable levels.

However, I remain concerned about certain areas, which need clarification or improvement, as follows:

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- > - clearer definition of what constitutes a basement (34.3.46)
- > - clarification of likely impact on "nearby" buildings (34.3.50)
- > - greater clarity about the appropriate floor to ceiling height, including structural depth of a basement.
- > - no basements under gardens of listed buildings - with no exceptions to large sites.
- > - much greater clarity about the proximity of garden basements close to listed buildings (e.g. Holland Park Mews, where garden basements may seriously endanger the structural stability of these houses.)
- > - a requirement that construction traffic management plans be an integral part of the application, prior to a decision.
- > - drainage schemes should also require rainwater run off to be contained within the site, not just to attenuate run-off into the sewer system
- > - traffic management plans should minimise the scale and duration of parking suspensions and skips.

I look forward to a robust new planning policy.

Yours faithfully,  
Sheila Pattle