

Barnett, Jessica: PC-Plan

From: john nolan
Sent: 26 March 2014 19:24
To: Planning Policy
Subject: RBKC Consultation on Basements

Dear Sirs,

I am concerned by the rapidly increasing number of basement developments and the inadequacy of the Council's current planning policies to deal with the pressure from developers to excavate basements. These developments, due to their scale, duration and impacts on our neighbourhood during construction, and the cumulative effect of successive schemes, have severely affected residents' quality of life through noise, vibration, and dust, and through the impact of construction traffic and long-term parking suspensions.

I wish to express my strong support for the Council's proposals to change their policy toward basements, in the following ways specifically:

- 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 soakaways,
 - retain trees,
 - ensure that buildings are adapted to a higher level of performance in respect to energy, waste and water consumption,
 - ensure better control of the traffic and parking problems due to the demolition, excavation and construction process,
 - ensure better control over noise, vibration and dust,
 - ensure structural stability.

I consider this to be essential because of the harmful impact on residents' 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.

I would like to have my support recorded in favour of the proposed changes.

Yours faithfully,

Dr John Nolan