

Gulati Tyagi, Preeti: PC-Plan

From: Preeti.GulatiTyagi
Sent: 24 June 2014 11:38
To:
Cc: Planning Policy;
Subject: RE: Comments on RBKC Basements submission planning policy

Dear Mr Morris,

Thank you for your letter attached to the email sent by Mr Powell on 17th of June 2014.

The basement policy does make an exception as set out in para 34.3.57 *“On larger sites, basements of more than one storey and greater than half the garden or open part of the site may be permitted in certain circumstances. These will generally be new developments located in a commercial setting or of the size of an entire or substantial part of an urban block¹¹ and be large enough to accommodate all the plant, equipment and vehicles associated with the development within the site. Larger sites can offer more opportunity to mitigate construction impacts and carbon emissions on site.” (11 - Urban blocks are generally bound by roads on all sides and can contain a mix of uses.)*

The policy is written to address the issues that arise in most basement developments in this Borough rather than the exceptions. The Borough has very few (if any) undeveloped sites. Whilst the policy is the starting point each case is determined on its own merit. The process for weighing up the planning merits of a scheme has been enshrined in the planning regulations for many years. S38 (6) of the Planning and Compulsory Purchase Act 2004 states that determination must be in accordance with the plan unless material considerations indicate otherwise.

I am not sure about the sites that you are interested in but it may be possible that the exception stated in para 34.3.57 may apply. Alternatively if the sites that you have in mind as set out in your letter do have special circumstances where other material considerations should apply, this would be assessed at the planning application stage.

I hope this helps.

Kind regards,

Preeti

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