

Banks Solutions  
21 Glendale Close  
Horsham  
West Sussex RH12 4GR

For the attention of Mr. Chris Banks, Programme Officer

Your ref: BS-2135

1 October 2014

Dear Mr. Banks

**RE: RBKC Basements, Conservation & Design and Misc. Matters  
Examinations Consultation**

I reply to your letter dated 19 September asking for comments from the public on the Council's new policy.

I have looked at the documents to which you refer on the site

<http://www.rbkc.gov.uk/planningandcontrol/planningpolicy/developmentalplan/corestrategypartialreview/examination-partialreview.aspx>

My comment is that there appears no reference made to the disruption to the quality of life in the Borough due to the cumulative effect of various basement developments taking place in the same area, even if each basement development on its own meets the new standards.

There appear no plans to limit the number of basement developments in progress in the Borough at any one time. I note that there are controls in place over the effect that a development can have on the immediate neighbourhood – for example a Traffic Management Scheme, but in the last few years there has been an explosion in the number of projects proposed and accepted. In certain areas there maybe four or five projects in various stages ongoing at any one time within a couple of streets of each other ..... for example, around our home in Ladbroke Walk we have three major projects within literally a minute's walk in Ladbroke Road and Ladbroke Terrace. The impact on air quality in particular, noise, traffic congestion, danger to pedestrians has been distressing. Could the Council request that any new application is considered in conjunction with existing licenses and their timetable? Could the Council require a limit to the number of projects ongoing within a certain range?

Thank you for your attention to this matter,  
Yours sincerely

MARIANNE HARRIS  
Sent by email and two paper copies by post