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River Park House
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04th February 2015
H306_2.02_HP

Dear Sir/Madam

Re: 8 Grange Road, London N6 4AP
Extension and Alteration Planning Application

We are pleased to enclose on behalf of our client, a planning application at the above address. The scheme has been designed following a careful assessment of the site surrounding area and the client's brief.

- All aspects of the application conform with the National Planning Policy Framework, the London Plan, Haringey planning policy and guidance (see section 4 of the design, access and heritage statement), the draft Highgate Neighbourhood Plan and Camden Planning Guidance CPG4 (Basements and Lightwells).

- The structural and civil engineering and the Basement Impact Assessment have been provided by Alan Baxter & Associates LLP who are highly experienced in basement impacts and are advisors to RBKC in the development of the RBKC revised basement policy adopted 21 January 2015.

- The basement impact assessment has been based on 12 months of groundwater measurements, including the very wet period at the beginning of 2014.

- The extent of the basement excavation at the front and rear of the property has been designed to be in keeping with the property and informed by the permission recently granted at the neighbouring property, 6a Grange Road (see appendix A of the design, access and heritage statement and the proposed basement drawing).

- Front lightwells are proposed which will be largely obscured from public views by the setting of the building, and the proposed planters and delicate balustrades, and will not harm or change the architectural character of the existing building. Planters and a small bed currently exist in front of the house. Views of the lightwells from either side of the property will be obscured by the new front extension at No. 10 and the high boundary wall with No. 6a.

- As well as at both neighbouring properties, front lightwells have also recently been permitted at 24 Grange Road and other local properties. See figs 7.1 to 7.4 of the design, access and heritage statement for examples.

- The basement does not contain any bedroom accommodation.

- There is no loss of permeable space at the front of the building and only a negligible amount (from squaring off the existing curved patio) at the rear. This is entirely insignificant in the size of the rear garden.

- These proposals have been designed carefully so they do not affect the amenity of any neighbouring property in any way.

Application Documents

As part of this application, which is submitted via planning portal, we enclose the following:

- Completed Planning Application Forms and Certificates;
- CIL Exemption Form
- Full Scheme Drawings – HUT Architecture;
- Design and Access and Heritage Statement – HUT Architecture;
- Basement Impact Assessment – Alan Baxter & Associates;
- Aboricultural Report – Sylvan Arb

Payment has been paid using the secure online payment method through the planning portal. Please could you provide us with a formal receipt of this payment.

We trust that the information submitted is sufficient for the determination of the application and we look forward to receiving confirmation that the application has been validated in due course.

If, in the meantime, you require any further information, please do not hesitate to contact me on the above telephone number.

Yours sincerely,



Rachael Davidson
BA (Hons) Dip Arch RIBA ARB