

# CONSULTATION SUMMARY

## Case reference number(s)

2023/2179/P

## Case Officer:

Alex Kresovic

## Application Address:

29 Inglewood Road  
London  
NW6 1QT

## Proposal(s)

Proposed basement and full width ground floor level extension and floor plan redesign.

## Representations

<b>Consultations:</b>	No. of responses	2	No. of objections	2
			No of comments	0
			No of support	0

<b>Summary of representations</b>  <b>(Officer response(s) in italics)</b>	<p>Press advert and site notice 20/07/2023 to 20/08/2023</p> <p><u>Two (2) neighbouring properties object to the following issues:</u></p> <ol style="list-style-type: none"><li>1. Without the necessary existing foundations, I'm not sure how the cellar can be extended without causing subsidence issues for 31 (which is end of terrace so has no adjoining house for support), especially around the two main shared chimneys which would be excavated under.</li><li>2. Given the living room to the rear of 31a has enjoyed light for over 120 years (the bay being the only windows to that room), a right to light has clearly been acquired under the Prescription Act (England and Wales) 1832 and would need to be preserved or an agreement reached.</li><li>3. The boundary to the rear between 29 and 31 should be a straight line as shown on official Land Registry documents.</li><li>4. The proposal harms the character of the Conservation Area.</li></ol>
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Officer response

1. *A Basement Impact Assessment (BIA) was submitted to Council in support of the application, which was assessed by an independent auditor who found the basement development to comply with all necessary requirements.*
2. *The right to light concern is not a planning consideration, and more so a legal dispute between the affected.*
3. *The boundary comment is also a dispute between the affected, however the works are proposed within the redline boundary of the application site.*
4. *The basement and works to the rear, would not be readily visible from the streetscape, therefore, contributing to the fact there would be no harm to the conservation area.*

**Recommendation: Grant planning permission**