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COVER LETTER

Creation of additional space at the lower ground floor level
and a front lightwell

47 Platts Lane London NW3 7NL



Camden Town Hall Extension

Argyle Street

London

WC1H 8EQ

**Cover Letter - Creation of additional space at the lower ground floor level and a front
lightwell**
Site Address: 47 Platts Lane London NW3 7NL

I am writing to the London Borough of Camden in relation to a householder planning application to create an additional space at lower ground floor level and a front lightwell to the existing property known as No.47 Platts Lane London NW3 7NL.

The Site and Surroundings

The application site is a three storey semi-detached dwelling, located on Platts Lane in Camden. The property comprises three self-contained residential units.

The property is attached to No. 45 Platts Lane (southern boundary), and adjacent to No.49 Platts lane to the northern boundary. The eastern boundary fronts Platts Lane, and the rear comprises a residential garden which meets the rear garden of No.5 Briardale Gardens.

The surrounding area is characterised by residential use, which are predominantly in the form of semi-detached single family properties. There are, however, several examples of flatted development in the vicinity of the site.

The Proposal

The proposed development seeks householder planning permission to create additional living space in the lower ground area of the existing property. This additional space will increase the internal amenity for the ground floor property by 144 sqm.

The additional space in the lower ground floor will be provided with a lightwell in order to create a high-quality basement area which receives natural daylight and sunlight.



The lightwell also adds an attractive feature to the existing property which is recognised as an established feature of the surrounding area. Lightwells are exemplified at No.61, No.63 and No.39 Platts Lane.

Conclusion

This proposal seeks to create a lower ground floor to the existing property at No. 47 Platts Lane, London, NW3 7NL to increase the living space and provide a front lightwell.

The application will be accompanied by a Basement Impact Assessment and Ground Movement Assessment in line with policy requirements.