

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3580/P	Richard Simpson for Primrose Hill CAAC	28/09/2024 12:26:07	COMMNT	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT

18 September 2024

3 Fitzroy Road NW1 8TU 2024/3580/P

We note Camden's Local Plan policy which limits basements to 50% of each garden area associated with the building. It is not clear to us how this would apply given the substation which already exists. The proposed basement and the substation clearly fill more than 50% of the front garden area.

If the substation is not included in the calculation, and the proposed basement is considered acceptable, we would urge that conditions are imposed to ensure that the design of the basement structure (1) allows for a sustainable drainage system, to address the climate crisis, and (2) would protect the planting in the front garden, especially the planting adjacent to the front boundary wall which contributes to the green character of the conservation area and its ecological balance.

Richard Simpson FSA,
Chair PHCAAC.
