

Development Control
Camden
London Borough of Camden
Town Hall
Argyll Street
London WC1 8ND

Dear Sir or Madam

Wednesday, 12 September 2007

RE: 2 Hillfield Road, London, NW6

I have enclosed an application to develop the house. I have already received planning permission to convert the house from two flats into two houses. This proposal is to extend the houses into the basement area which will enlarge the amenities for the family.

The following are relevant guidelines from the UDP and CPG developed by Camden to be used as guidelines.

UDP Section 3 – built environment 3.37 Townscape feature states the following “the creation of new basements, whether it is to create habitable rooms at lower ground level or to form a separate access for a commercial use in the basement, can harm the appearance of the building and the streetscape and may result in the loss of garden or other amenity space”. Our proposal will not contradict policy 3.37 as it will not be breaking the character of the street, since it is currently not unified nor harmoniously built. Many basement conversions have been created in Hillfield Road.

Regarding the character of the building, the basement shouldn't detract from it, and the council has approved similar basements in the area for similar buildings. For example 38(2007), 27,47(2002) on Hillfield Road. In these houses going to the basement is a clear winner since it doesn't increase the foot print of the house, doesn't have any effect on the amenities of the neighbours, doesn't affect the character of the house, and meets Camden's need to utilise the land.

UDP 3.38 – Boundary enclosure – “Such as railings and walls are characteristic features in large parts of Camden; however, in most cases this is not a matter that can be regulated by the Council” The design incorporates the garden wall, however railings will have to be added as additional security.

CPG 40.18,19 – The headroom of 2.3m will be met and we will strive to get as much light possible with balancing aesthetics to the opening with the front wall with railings which we must provide to blend with the character of the area.

An external tap will be incorporated into the design, to encourage the growth and maintenance of greenery to the flat as opposed to hard surfacing (currently).

I have tried to create a sympathetic design, enhancing the house and leaving the integrity of the building intact. If I can provide you with any additional information, please contact me.

Yours sincerely

Alexander Sebba