

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

Dear Sir or Madam

Monday, 20 August 2007

**RE: 84 Maygrove Road, London, NW6 2ED**

I enclose an application to extend the house into the basement to increase the amenity to the family using the home. The supporting letter is to provide further information in support of the application.

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

UDP Section 3.37 under *Built Environment Townscape Feature* states:

“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 UDP policy 3.37 as it will not be breaking the character of the street. The street is currently not unified or harmoniously built, and this application is only to alter the rear garden. The garden to the rear is very large relatively to the area. The loss of garden is c5% only.

Regarding the character of the building, it should not detract from it, and the council has approved similar basements in the area for similar buildings; see for example 74 Loveridge Road and recently in Maygrove Road at a corner position (with Ariel Road). In these houses excavating a basement has no negative impact as it does not increase the foot print of the house nor does it have any adverse effect on the amenities of the neighbours. The basement also does not affect the character of the house and meets Camden's need to utilise the land.

Yours Sincerely

Alexander Sebba