

Development Control, Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

DAS

23rd April '07

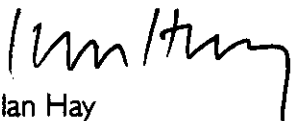
Dear Sir or Madam

**PROPOSED BASEMENT TO REAR EXTENSION
GROUND FLOOR FLAT, 45 LANCASTER GROVE, NW3
DESIGN AND ACCESS STATEMENT**

The enclosed application is for a new basement below a proposed rear extension at the above address. The rear extension has previously been approved (ref 2005/2029) and, apart from the 1.1m wide lightwells at the front and rear of the extension, the basement will have no effect on the outward appearance of the approved extension. In addition, the basement has been carefully positioned at a distance from the footings of the existing building, so there will be no adverse structural effect and underpinning will not be required. To maximise daylight into the basement, the approved ground floor glazed elevations will be repeated at basement level.

Access to the dwelling remains unaltered and the internal arrangement will be in accordance with current building regulations.

Yours faithfully,


Ian Hay

c. Jonathan Levy and Gabrielle Rifkind, Applicants