



The Heath & Hampstead Society

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2014/4658/P

Address: 27 Oakhill Avenue NW3

Description: Basement.

Case Officer: Alex McDougall

Date 27 August 2014

We object to this application , on these grounds:

1. Floor area of basement

This proposal is for a basement entirely under the rear garden of the property, extending to approximately 65% of the garden area, leaving only small vestigial areas for natural planting, trees etc. This is grossly excessive, and in clear contravention of the requirements of CPG4 (Basements and Lightwells), clause 2.55. This limits acceptable basements to the footprint area of the host house.

2. Depth of basement

The proposed depth of this proposal is 4.500. plus its structural floor depth. This exceeds the maximum depth set out in CPG4, which limits basement depths to 3.000.

3. Light Well

The light well positioned in the centre of the garden is incongruous, conspicuous, and also contravenes the letter and spirit of CPG4. The other light well located closer to the house is also obtrusive, cutting the garden area off from the rear of the house.

4. Relationship to adjoining houses.

The drawings do not show either the rear of No 27, or either of the adjoining houses, giving a misleading contextual impression of the proposal, contrary to your requirements for applications in Conservation Areas.

The application has an entirely obtrusive and negative effect on neighbouring properties, and we call for refusal.