

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1037/P	Gillian Budd	59 Lancaster Grove London NW3 4HD	03/04/2015 17:43:03	INT	The proposed basement is far too big extending beyond the house itself and under the garden. This creates subsidence and drainage risks for neighbours' properties; and potential damage to tree roots. It is also over one extra storey deep as it includes storage even under the additional proposed basement. The extent of this is not sensitive to the Victorian house design as it is excessive.
2015/1037/P	Tim Crowe Jane Butler	57 Lancaster Grove NW3 4HD NW3 4HD	06/04/2015 09:42:02	OBJ	<p>We concur with the views stated in the objections document submitted by the BCAAC (02 April).</p> <p>We comment, in addition, that proposed alterations to 'door and windows at ground floor level on the side elevation' of No.55 far from being "of a minor nature" include a 1.8m square window panel end section to the flank wall which is a wholly new invention. This would directly overlook our garden and side access at ground level and intrude upon our privacy.</p> <p>Furthermore, from the information available in the detailed sections of this planning data we gain no assurance that the proposed rear extension construction will complement the historic fabric, the character of adjacent properties or the conservation area and that by virtue of its proposed height all such details will be clearly visible from the street.</p> <p>Concerning the proposals to enlarge the existing 16sq.m basement.</p> <p>From data submitted in the planning documents which variously specify single and two-storey basement excavations of about 4m. deep, this is a proposal for a huge excavation in a domestic setting. We firmly endorse the content in the BCAAC document objecting to the extension of the basement floor beyond the footprint of the house.</p> <p>We note that a two-storey excavation within the footprint of the house would still produce additional internal living spaces of 140sq.m plus a further 140sq.m of storage.</p> <p>Importantly, by remaining within the footprint it would also create an enduring and significant eco/environmental and visual advantage by obviating the need for external rooflights and their built-in hazards of 'life of the building' light pollution.</p>