

CONSULTATION SUMMARY

Case reference number(s)

2014/6309/P

Case Officer:

Alex McDougall

Application Address:

57 Cotleigh Road
London
NW6 2NN

Proposal(s)

Excavation of single storey basement extension with rear lightwell and erection of single storey ground floor rear infill extension.

Representations

Consultations:	No. notified	33	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>The owner/occupier of No. 103A Kingsgate Road has objected to the application on the following grounds:</p> <p>Prior to me providing an ok on this, a full, independent structural report from a reputable firm needs to be witnessed.</p> <p><i>Officer response: The Basement Impact Assessment submitted with the application has been independently reviewed by a third party engineering firm who have found it to be acceptable.</i></p> <p>We need a confirmation from the surveyor that no damage whatsoever will be caused to neighbouring property/land.</p> <p><i>Officer response: Camden Planning Guidance does not require additional protection measures if the predicted Burland scale damage category of a proposed basement is 2 or below. The BIA states that the likelihood of damage to the directly attached property, No. 55 Cotleigh Road falls within Burland scale category 1 (very slight). The rear wall of No. 103A is 3m from the proposed excavation. As such it is likely to sustain negligible, if any, damage.</i></p> <p>A full insurance policy needs to be gained to protect in the event of any damage.</p> <p><i>Officer response: Insurance is the responsibility of the owner; not a planning matter.</i></p>					

Recommendation:- Grant planning permission