

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1489/P	Mr & Mrs S Levinson	32 Greville Road London NW6 5JA	04/05/2016 11:58:15	COMNOT	<p>We are the owners of the adjoining property, 32 Greville Road.</p> <p>With regret, as we like and respect our neighbours, we object to this application.</p> <p>The reasons are:</p> <p>1 As the description of the proposal makes clear the application is contrary to the Council's guidelines for basement development as it extends beneath the entire front garden of the property well beyond the footprint of the house. The guidance says such applications are "unlikely to be successful". This is the second application for a basement at this property and the first one succeeded in obtaining permission for a basement that occupied the entire footprint. Granting this application provides a precedent for basements that are disproportionate to the house/plot and also for "gradualism" undermining the guidelines that will harm Council policy.</p> <p>2 The guidance also states that light-wells to the side ...of a property should be set away from the boundary of a neighbouring property. This is one and the will be adjacent to our boundary as will the proposed entrance steps whereas the existing entrance is away from our boundary.</p> <p>3 The guidance also states that where basements and visible light-wells are not part of the prevailing character of a street, new light-wells should be discreet and not harm the architectural character of a building.</p> <p>4 We are only aware of two previous local consents for basements. At 5A Greville Place consent was granted to enlarge an existing ground floor into a front garden by approximately 2.8m to include a light-well but a shallow light-well already existed and was lowered and the extension into the front garden was very small and did not extend beyond the entrance steps. At 35 Greville Place a small basement extension into the front garden was granted but the house is set to the rear of a larger plot and there is little or no impact on neighbours. This application will have a much larger impact on its neighbouring property.</p> <p>4 There are now 2 applications before planners for large basements in front gardens, this one and one at 35 Greville Road where there is a new application to create a large basement under the front garden.</p> <p>5 No.7 Greville Place is adjacent to a busy junction of Greville Road with Greville Place. It is a cross-road on narrow streets made narrower by resident parking bays. This fact will add traffic congestion to the not inconsiderable disturbance and noise every such development creates during the course of the works.</p> <p>6 We will be subject to noise disturbance thereafter as all movements to and from the basement are likely to be by way of the steps and light-well alongside our boundary rather than the main front door of the house adjacent to the access driveway.</p> <p>7 We will be subject to light disturbance not only from the skylights in the front garden but also from</p>

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the access light-well/steps which will have to be illuminated.

8 We wish to be notified of the date on which the committee considers this application.
