



Dear Ms Phillips,

**RE: Application 2015/5847/P - 66 Fitzjohns Avenue**

Further to our brief telephone conversation a couple days ago regarding the above referenced site, I wanted to follow up with two points. I hope this is ok.

**Discussion points:**

- 1) Size of proposed basement @ almost 80% of garden (if you do not include parking bays as garden then it is over 100% of the garden) (See Camden Guidance CPG4)
- 2) The raising of the overall roof height.

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1) Firstly we are deeply concerned about the effect the proposed development will have on the lower ground flat and patio at 64 Fitzjohns Avenue which is immediately in front of the proposed house at 66 Fitzjohns Avenue. The rear patio of #64 abuts the site and would be adjacent (the party structure) to the current proposed basement construction.

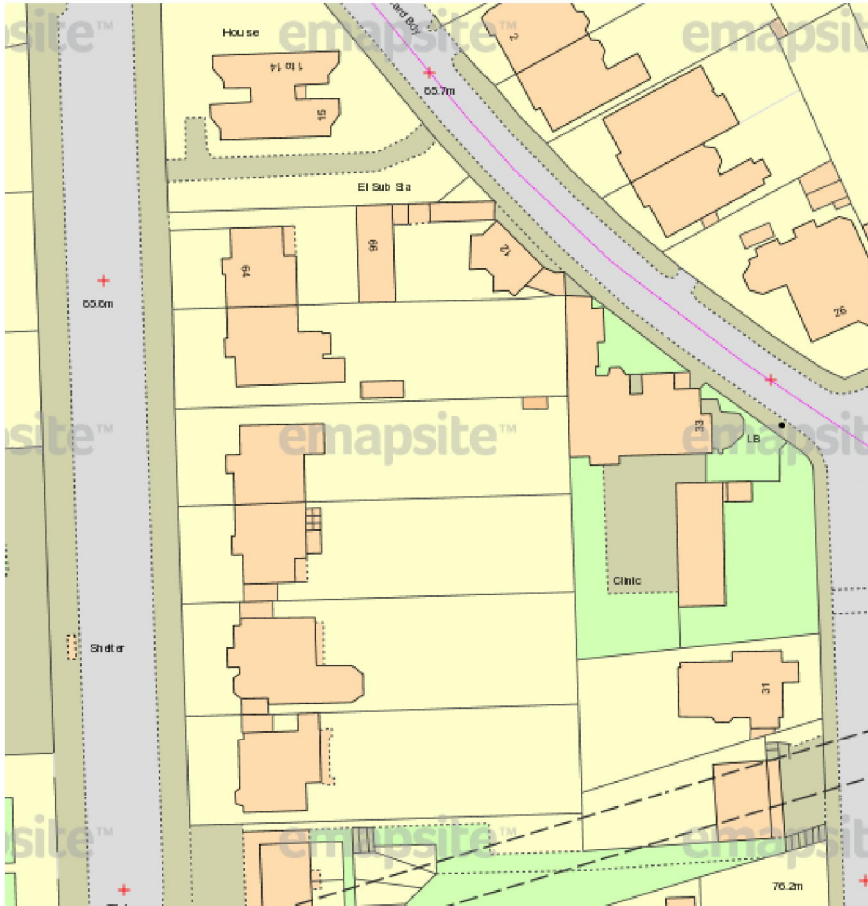
My main comment is regarding the scale of the proposed basement and I think you are right in stating that a site inspection is necessary to really appreciate the back land nature of this site and I sincerely hope you are able to visit. The current proposed basement literally will be under the whole site area, touching all neighbouring boundaries to the North, East, West and South. As I stated we are developers and routinely work within Camden and I am somewhat surprised that this revised scheme is being considered for approval. The proposed basement plan incorrectly states that "the basement takes up 39% of the total garden area **up to the pavement**". Please see the attached marked up drawing showing the area of the drive up to the pavement the architect is claiming is garden. To us this is ridiculous. In fact the proposal will take up almost 80% of the garden. Notwithstanding the fact that part of the area they are claiming is garden is actually the parking area for two cars. Over and above this, there is no way the current proposal would comply with any of the CPG4 policy guidance as copied below including item 2.27 and the current proposed skylights in the front garden.

**Guidance - Basements & Lightwells CPG4 states:** (nb. part clauses copied below)

- 2.4 Often with basement development, the only visual features are lightwells and skylights, with the bulk of the development concealed wholly underground, away from public view. However, just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale. There may be more flexibility with the scale of a

- 2.6 The Council's preferred approach is therefore for basement development to not extend beyond the footprint of the original building and be no deeper than one full storey below ground level (approximately 3 metres in depth). The internal environment should be fit for the intended purpose, and there should be no impact on any trees on or adjoining the site, or to the water environment or land stability. Larger
- 2.15 Proposals for basement development that take up the whole front and / or rear garden of a property are very unlikely to be acceptable. Sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area. The Council will seek to ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved or enhanced.
- 2.27 Where a basement extension under part of the front or rear garden is considered acceptable, the inclusion of skylights designed within the landscaping of a garden will not usually be acceptable, as illumination and light spill from a skylight can harm the appearance of a garden setting and cause light pollution.

2) I would also point out that the overall height of the roof is being increased and I cannot understand why a daylight and sunlight report is not available for inspection (see attached roof height drawing). Surely the close proximity to the rear of #64 would necessitate a review of this? Any increase in the effective height of the roof of the proposed building will have a potential negative effect on the daylight and sunlight to the lower floors of #64. You can also see from the o/s map below that the usual rhythm of the properties along Fitzjohns Ave is large gardens and 64 is the only one that has had a building built in the rear garden. To allow an increase in the height and massing on such a small site is in our view wholly unacceptable.



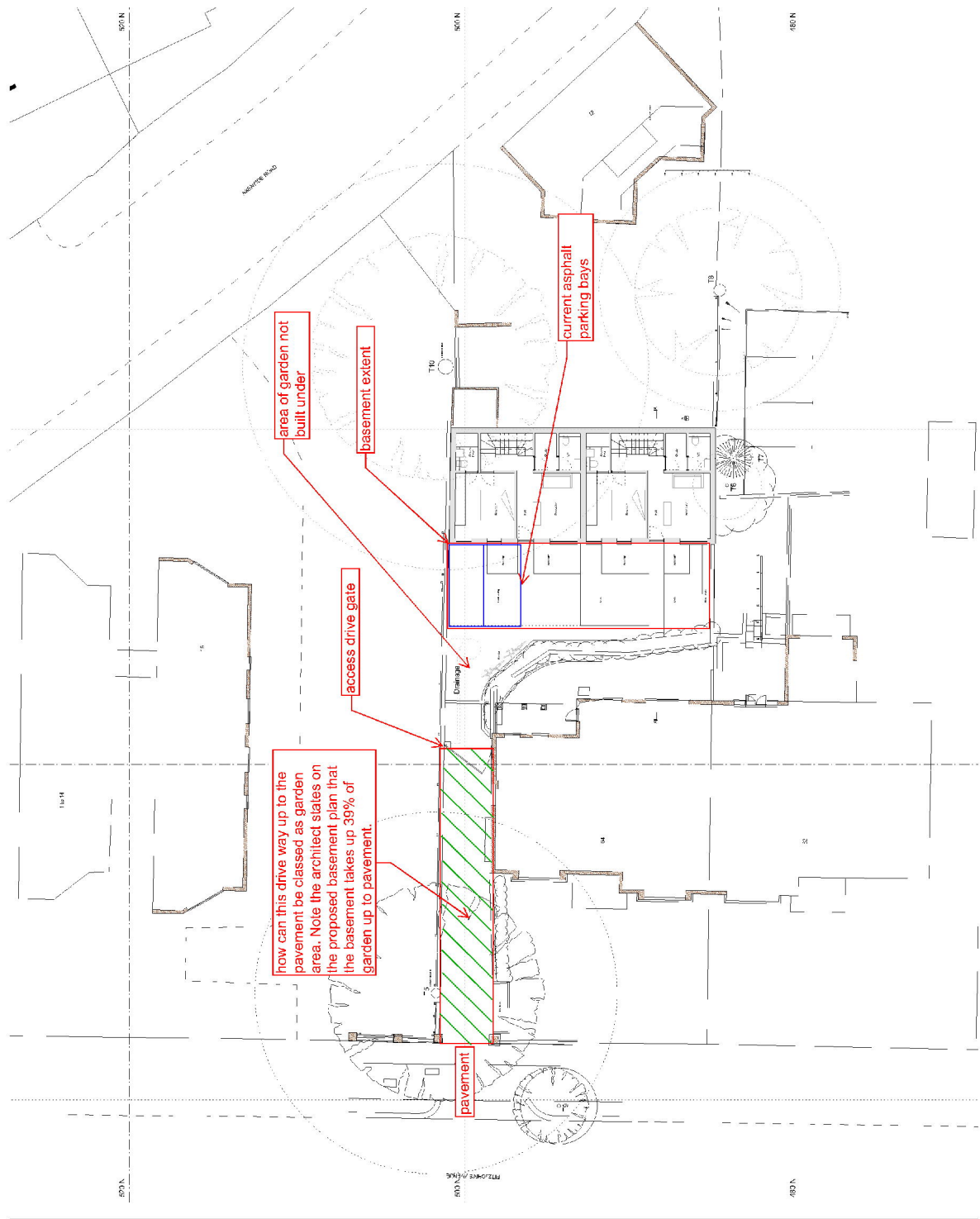
There are many other concerns but these are adequately dealt with in the previous objection letters sent to Camden and on the file and I would urge you to read them if you have not already done so.

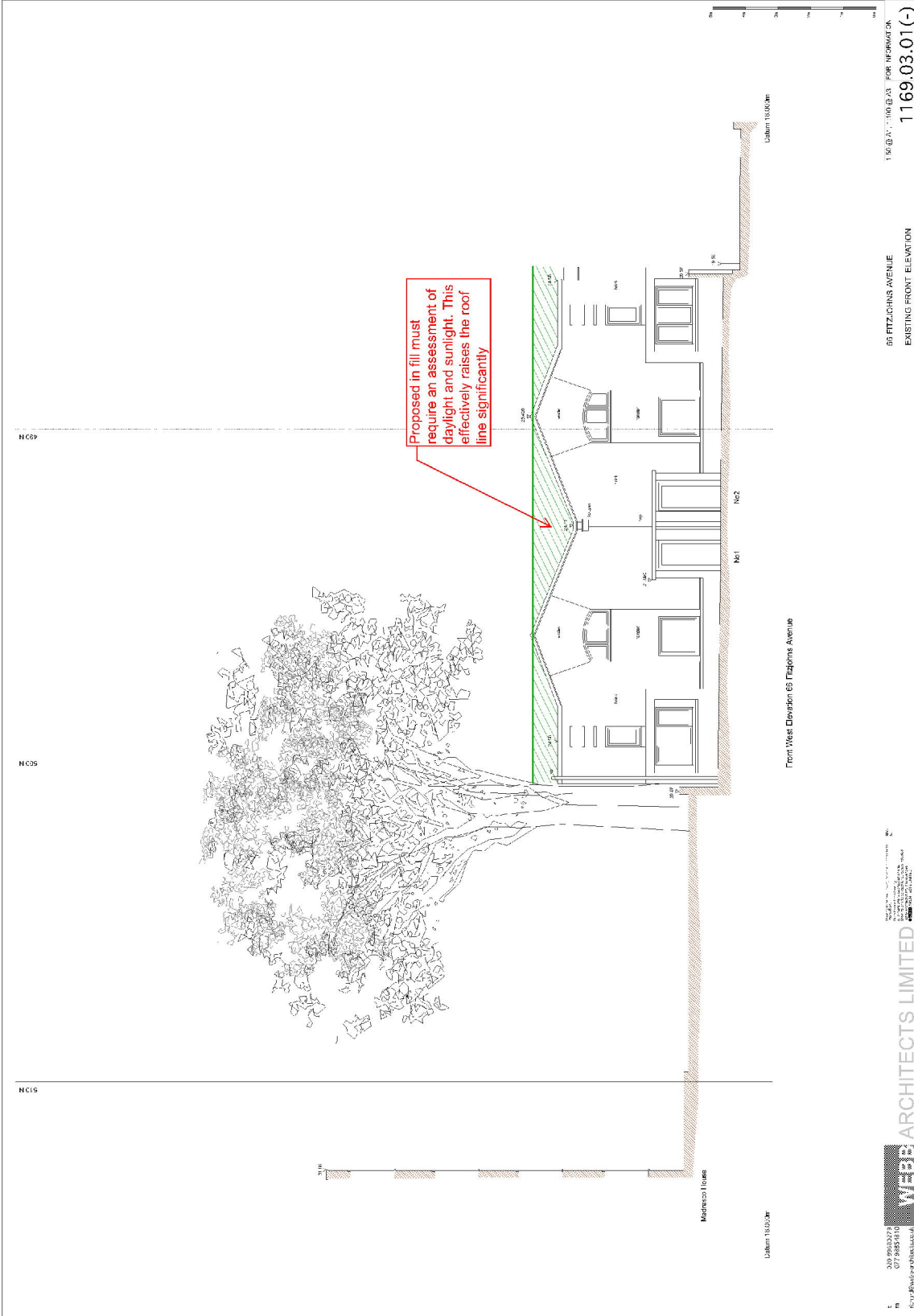
My apologies again for the direct email but I felt strongly enough that I had to send this.

Yours Faithfully

Rob McGregor

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65 FITZJOHNS AVENUE  
 EXISTING FRONT ELEVATION

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