



# *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: 2016/6483/P

Address: 31 Briardale Gardens NW3

Description: Basement and extension

Case Officer: Charlotte Meynell

Date: 10 December 2016

This is described as a basement excavation; the extent of this is unclear from the drawings. If excavation is proposed, then a Basement Impact Assessment is required; none is provided.

The application is also deficient, in that no Design/Access Statement is presented; one is referred to in the information index, but none is accessible on your website.

We also object to these features indicated in the documents:

- a. A very large rooflight on the street side elevation, seemingly over the staircase. This is only shown in elevation; no reference to it on plan or section. This is disproportionate and out-of-scale with the roof design.
- b. The glazing to the ground floor rear extension is designed with horizontal proportions, in conflict with those of the house; this is poor design, and incompatible with the house's status as Locally Listed.

Please refuse.