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Elaine Quigley
London Borough of Camden

Your ref 2015/2534/P

BY EMAIL

Direct line 0207 852 4138

Email Caroline.Harper@eu.jll.com

20 December 2016

Dear Ms Quigley,

LPA REF: 2015/2534/P Excavation of basement extension to the rear (retrospective) and erection of ground floor rear extension above all in connection with existing flat at 45a Lancaster Grove, London

We write on behalf of our client, Brahm Property Group, who own 47 Lancaster Grove, the property which sits immediately to the east of the application site.

We wrote previously objecting in some detail to the planning application, and do not intend to repeat the same points here. We respectfully refer you back to this previous letter, which remains relevant. We remain of the opinion that the current planning application should be dismissed and the Enforcement Notice adhered to, under section 70(c) of the 1990 Town & Country Planning Act.

Responding specifically to the additional information that the applicant submitted on 7 December 2016, we wish to highlight the following:

- While the proposed extension has reduced in length, the height and width remains the same. The extension remains substantial, overly dominant and is out of proportion with the original property, conflicting with CPG 1 (Design) and Policies CS14, DP24 and DP25. As such it is considered to have a detrimental impact on both the existing site and also the character and appearance of the Belsize Conservation Area.
- The relocation of the skylight and the increased surface area of window WG05 (from 5 sq m to 6 sq m) will further exacerbate overlooking and privacy. This is contrary to Policies CS5, DP26 and CPG6 (Amenity).
- The applicant has still failed to submit a daylight/sunlight assessment, meaning that the impact of the proposed extension on neighbouring properties has not been properly assessed.



- While the additional information has been submitted for the Basement Impact Assessment (BIA), this offers little comfort as to whether the basement (which is already constructed) has been built in an acceptably sound structure. No mention or assessment is made of the mitigation measures / recommendations that would typically be recommended prior to construction, and therefore whether these have been appropriately incorporated into the basement's construction.

- The following errors should be noted for the revised plans:
 - Absence of scale bar;
 - Drawing ref: LG-A-PP-EL003-B incorrectly titles the drawing 'Existing east elevation'; and
 - The amended proposed west elevation (ref: LG-A-PP-EL002-A) indicates that window WG05 measures approximately 3m x 2m, however the proposed west elevation (LG-A-PP-EL002-A) indicates that this window still remains at 2m x 2.5m.

It is thus difficult to fully assess the proposals in the absence of clear, accurate plans.

- An amended Design and Access Statement, as well as a revised basement plans need to be submitted to reflect the revised ground floor extension.

I look forward to receiving your acknowledgement that these comments have been received and are being taken into consideration. In the meantime, if you have any further questions please do not hesitate to contact Caroline Harper or Sana Lakhany of these offices on 0207 852 4138 or 0207 087 5220 respectively.

Yours sincerely,

[signed electronically]

Caroline Harper
Associate Director – Planning, Development and Heritage
For JLL on behalf of the Brahm Property Group