FAO Emily Whittredge

Case and Planning officer

Camden Council

We are writing from 13C Burghley Road in connection to planning application 2017/0670/P

While we have no objection to the right of people to improve their properties, after studying the submitted proposals we have a few questions for clarification, and requests for further information.

As we understand it, these works would combine 2 properties into a single residential unit, the currently separate basement apartment of 11A Burghley Rd and the main house at 11 Burghley Rd. This new residence would then have its basement extended into the garden area.

It’s difficult to see from the drawings submitted the context of the works in relationship to the neighbouring properties, (ie, they do not show levels and survey information and they don’t show number 13 and number 9, the adjoining properties.)  It would be easier to understand whether there is a problem (or how to minimise the impact on the shared amenities) if we could see detailed drawings that show the context.  We would request that more drawings are added, or the current ones expanded to show the design in context and augmented with 3D views.

The design and access statement says: “The proposed alterations will have a minimal impact on the daylight and sunlight to 13 Burghley Road. ” Due to the orientation of the property, the afternoon sun hits the back of 9-13 Burghley Rd. So the kitchen extension looks as it will block afternoon sunlight and the sunset from reaching the windows of 13a and 13b. These properties are small and these are their only windows facing the back. So a daylight and sunlight impact does seem likely. Can it be quantified with a BRE Sunlight and Daylight study to see if the extension complies with planning law?

The drawings submitted indicate significant excavation of the basement, yet we note that a basement impact assessment does not form part of the submission. Would it be possible to get a Basement Impact Assessmentto make sure that the works are designed to minimise the harm to the neighbouring properties and are in accordance with Camden Planning guidance?

There are a lot of neighbours sharing the amenity of the rear spaces of these properties – many of the properties in the immediate area are tenanted, and two of the three flats at number 13 are currently going through sales. We can see from the online planning file that one of our neighbours only just found out about the planning application. Given the number of neighbours and the current circumstance of sales going through and tenancies being renewed, can you assure us that all the affected neighbours have been notified and given a chance to respond?

With the number of questions arising – could the deadline for responses be extended beyond 16th May.