

Appendix 9 – Examples of application of policy A5(1) in recent decision making by London Borough of Camden

Examples of planning decisions concerning proposed basements / lightwells (decisions made July – October 2017) applying Local Plan policy A5

The examples below demonstrate the flexibility with which Camden apply policy A5(1) in terms of basement development (which includes lightwells) beyond the footprint of the host building and the requirement to be set in from neighbouring boundaries.

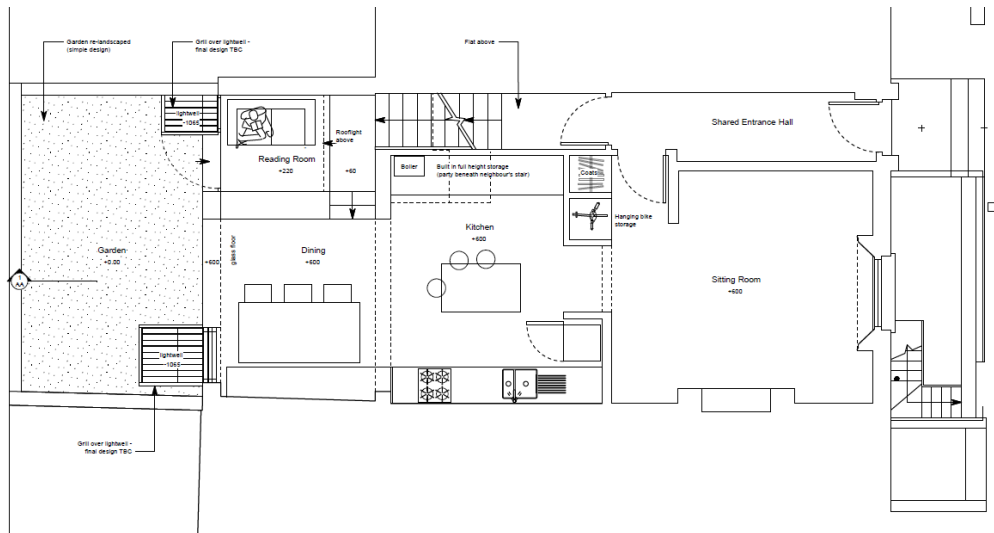
Example 1

2016/5846/P - Flat A 5 Mornington Terrace London NW1 7RR

Extension of existing basement to rear and erection of 2 storey upper ground and lower ground floor rear extension. Reconfiguration of external front staircase.

Granted 17/07/2017

The proposed lightwells are situated directly on each side boundary at the rear of the property as shown in the approved plan below.



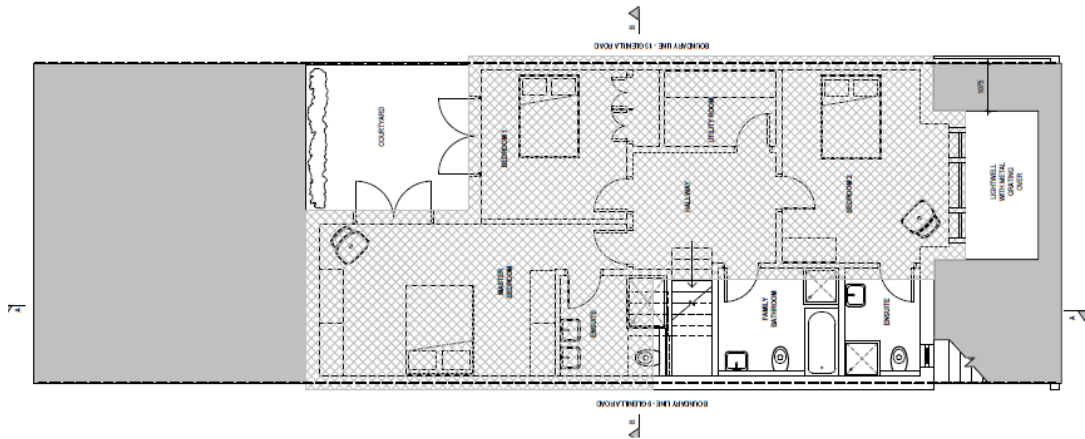
Example 2

2016/5528/P - Flat 1 , 11 Glenilla Road London NW3 4AJ

Excavation to enlarge existing basement including installation of front & rear lightwells and extension to existing part width ground floor rear projection with revised fenestration.

Granted 02/08/2017

Proposed lightwell is located directly adjacent to side rear boundary with neighbouring property as shown in the approved plan below.



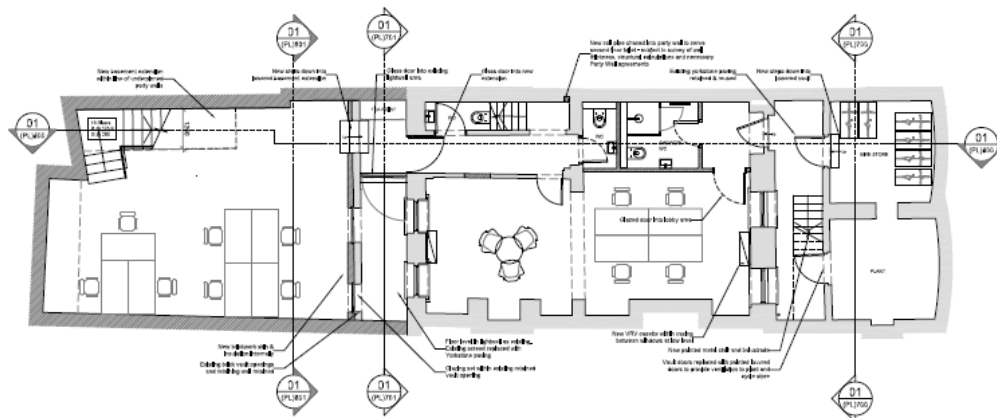
Example 3

2015/6537/P - 32 Percy Street London W1T 2DE

Granted 05/10/2017

Erection of 2 storey rear extension with copper roof and rooflights (including basement excavation) following demolition of existing extension, replacement front windows at 2nd floor level, replacement rear windows, alteration to rear dormer, insertion of rooflight, 4 condensers at roof level and 1 condenser to front vault, all to existing offices (Class B1).

Large rear basement extending beyond footprint of building to all rear boundaries.



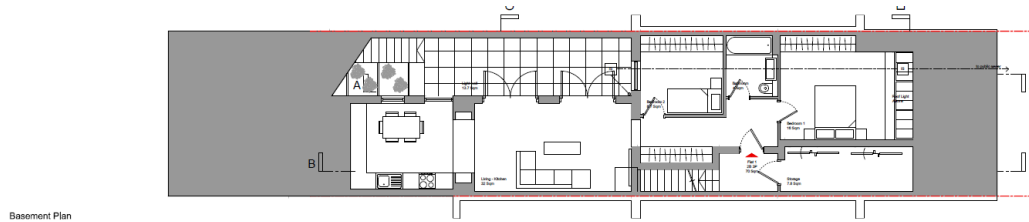
Example 4

2015/6064/P – 10 Agamemnon Road, London NW6 1DY

Change of use from 7 individual studio flats and 2 bedsits, to 4 x 2 bedroom flats, extension to existing basement, including new lightwells to the front and rear; extension of ground floor extensions, new front bin storage unit and boundary fence.

Granted 12/07/2017

Large linear lightwell along significant length of boundary to the rear as shown in approved plan below



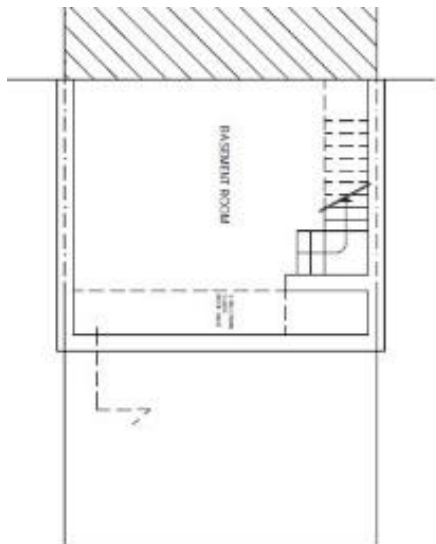
Example 5

2017/3270/P - 26, Lower Merton Rise London NW3 3SP

Granted 10/10/2017

Variation of condition 3 (approved drawings) of planning permission granted on 13/04/2015 (ref: 2013/7042/P) for the erection of a single storey rear extension and the excavation of a new basement floor under proposed extension; namely, the excavation of a lightwell to the rear measuring 0.8m x 5.7m.

Proposed lightwell goes to both side boundaries (lightwell shown by dashed line in plan below)



Example 6

2016/6323/P - The Gateway 16A Lyndhurst Gardens London NW3 5NR

Variation of condition 2 (approved plans) of planning permission reference 2013/5916/P dated 29/10/14 (for erection of single storey, plus two storey basement, dwelling following demolition of existing dwelling) to allow for relocation of store room, bin store and bike store, increase in size of sub-basement and addition of lightwell at sub-basement level, and associated internal alterations..

Granted 08/09/2017

Although an extant permission allowed lightwell, amendment increases lightwell depth and it is located on the boundary to the neighbouring property.

