

| Application No: | Consultees Name: | Received: | Comment: | Response: |
|-----------------|-------------------|---------------------|----------|---|
| 2021/0698/P | Richard Milestone | 14/05/2021 11:06:04 | OBJ | <p>I am writing to object to the proposed basement excavation at 7A Agamemnon Road and specifically the lightwell excavation with metal grille at ground level at the front of the property.</p> <p>This proposal is contrary to paragraph 6.144 of the Camden Local Plan (repeated at paragraph 2.15 of Camden Planning Guidance for Basements (January 2021)). Specifically, in plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This is likely to be unacceptable in streets where lightwells are not part of the established character.</p> <p>This application refers to precedent at 31 Ulysses Road where there is a lightwell with a metal grille in the front garden. Similar reference was made to 31 Ulysses Road in planning application 2014/0760/P (for a basement development at 31 Achilles Road). However, the precedent was disregarded in the Officer Delegated Report because 31 Ulysses Road did not comply with what is now paragraph 2.15 of Camden Planning Guidance for Basements (January 2021) and would therefore also now not comply with the Camden Local Plan. Planning permission for a basement development at 31 Achilles Road was only granted once the lightwell was removed from the plans and the basement was not visible from the front of the property; the approved development was never built before the planning permission expired.</p> <p>For this reason, this planning application should be rejected as it does not comply with either the Camden Local Plan or the Camden Planning Guidance for Basements. Any planning permission should not be granted unless the basement development is not visible externally.</p> |
