

31 Elsworthy Road, London NW3 3BT

Compliance with Policy A5 Basements

f.	not comprise of more than one storey; proposed pool excavation permitted if it does not harm the neighbouring properties or the structural, ground, or water conditions of the area ; complies.
g.	not be built under an existing basement; complies
h.	not exceed 50% of each garden within the property; complies 22% of front garden , 22% of rear garden
i.	be less than 1.5 times the footprint of the host building in area; complies building footprint = 283sqm; basement = 424sqm 1.5 x Building footprint = 424.5sqm
j.	extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; complies main depth of the host building 17.5m (50% of it = 8.75m) proposed basement depth beyond the main rear elevation of the property 8.6m
k.	not extend into or underneath the garden further than 50% of the depth of the garden; complies garden depth 30.6m (50% of it = 15.2m); proposed basement depth into the rear garden 8.6m
i.	be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; complies basement set in from boundaries by 1.0m