

Rafi Miah

From: Richard Milestone [REDACTED]
Sent: 23 March 2022 16:21
To: Planning Planning
Subject: Objection to planning application 2021/5814/P

Dear Sirs

I am writing to object to the proposed planning application and specifically the basement excavation/light well at ground level at the front of the property.

This proposal is contrary to para 6.144 of the Camden Local Plan (repeated at para 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.

The application refers to precedent at 31 Ulysses Road. 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 para 2.15 of Camden Planning Guidance for Basements (Jan 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.

Yours faithfully

Richard Milestone
44 Agamemnon Road