



## POLICY A5 STATEMENT

### PROPOSED BASEMENT STOREY

33½ MILL LANE  
LONDON  
NW6 1NZ

For:  
**Mr Moyo Osanyintuyi**

#### Introduction

Camden Council's Local Plan Policy A5 outlines a number of criteria that will need to be fulfilled in order to demonstrate that a proposal for a basement can be considered acceptable.

The proposals should not cause harm to:

		Comment
a	Neighbouring properties.	Refer to Croft Structural Engineers Basement Impact Assessment dated November 2021 in support of the proposals.
b	The structural, ground or water conditions of the area.	Refer to Croft Structural Engineers and Maund Geo Consultings Basement Impact Assessments dated November 2021 in support of the proposals.
c	The character and amenity of the area.	The proposals are below ground and located within the curtilage of the property. They will therefore not affect the character or amenity of the area.
d	The architectural character of the building	The proposals are located below ground and will not affect the architectural character of the building.
e	The significance of heritage assets	The existing property of modern construction and has no heritage value.

The proposals should:

		Comment
f	Not comprise more than one storey	The proposals comprise a single storey.
g	Not be built under an existing basement	There is no existing basement within the property.
h	Not exceed 50% of each garden	The proposals do not exceed 50% of the area of the front garden/driveway.
i	Be less than 1.5 times the footprint of the host building in area	The proposals are considerably less than the footprint of the host building.
j	Extend into the garden no further than 50% of the depth of the host building	The proposals do not extend more than 50% of the depth of the host building.
k	Not extend into or underneath the garden further than 50% of the depth of the garden	The proposals do not extend more than 50% into the depth of the garden.
L	Be set back from neighbouring boundaries where it extends beyond the footprint of the host building	The property is detached from its neighbours on both sides. The proposals are contained wholly within the curtilage of the property.
m	Avoid the loss of garden space or trees	There is no loss to any garden space nor to any trees.

Demonstrate that the proposals:

		Comment
n	Do not harm neighbouring properties	Refer to Croft Structural Engineers Basement Impact Assessment dated November 2021 in support of the proposals.
o	Avoid adversely affecting drainage and run off	Refer to Croft Structural Engineers and Maund Geo Consulting Basement Impact Assessments dated November 2021 in support of the proposals.
p	Avoid cumulative impacts	Refer to Croft Structural Engineers Basement Impact Assessment dated November 2021 in support of the proposals.
q	Do not harm the amenity of neighbours	The proposals are below ground and located within the curtilage of the property. They will therefore not affect the character or amenity of the area.
r	Provide satisfactory landscaping including soil depth	The front garden to the property is currently hard paved and designated as a driveway. There will be no change to this arrangement and there are no requirements to provide additional landscaping.
s	Do not harm the appearance or setting of the property or surrounding area	The proposals are below ground and located within the curtilage of the property. They will therefore not affect the character or amenity of the area. The proposals will not be visible from the neighbouring properties nor from the wider street scene.
t	Protect important archaeological remains	The existing property of modern construction and replaced former garaging on the site. There is no archaeological merit to the site.
u	Do not prejudice the ability of the garden to support trees where they are part of the character of the area.	The front garden to the property is currently hard paved and designated as a driveway. There will be no change to this arrangement and there are no requirements to provide additional landscaping. Notwithstanding, 50% of the driveway area has been retained should tree require to be planted.