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| 2022/0780/P | 32 Langbourne Avenue N6 6PX | Erection of single storey side and rear extension with rear terrace, single storey lower ground floor extension and excavation to full footprint of the building, construction of side and rear dormer windows and associated works | Jaspreet Chana |
| <p>Objection,</p> <p>Comments</p> <p><u>Lower Ground Floor</u></p> <p>The drawings show a significant increase in the size of the existing lower-ground floor / basement, however no Basement Impact Assessment is included as is required in Policy A5 of the Camden Local Plan 2017. With the property being semi-detached, on a steep slope and the expansion of the basement level to cover the full footprint dwelling & with an extension east to the plot boundary such an assessment is essential and should have been included in the documents issued for comments. It would be advisable to issue the BIA for comment prior to determining this application.</p> <p>The Lower Ground Floor drawings indicate a step in the plot boundary to the west at the rear wall of the house. This would be unusual and should be checked.</p> <p><u>Ground Floor</u></p> <p>The potential to overlook the rear gardens of the neighbouring properties from the enlarged ground floor roof terrace should be assessed and if required screens demanded.</p> <p><u>Rear Dormer</u></p> <p>The proposed rear dormer is shown as a zinc clad rectangular box inserted into the rear slope of the roof. This feature does not respect the arts & craft nature of the estate and would be improved if the vertical sides were tiled.</p> <p><u>Side dormer</u></p> <p>This appears to mimic the side dormer of the other semi detached property thus helping to maintain the symmetry of building, however it is not known what are the rooms behind the windows in the neighbouring block of flats and whether the windows in the dormer need to be frosted.</p> <p>If planning permission is granted the hours of permitted work should match those in the HLE Builders' Code (available from the HLE Manager / HLE website);</p> <p style="text-align: center;"><i>08.00 to 18.00 Monday to Friday</i> <i>09.00 to 13.00 on Saturday</i> <i>No working is permitted on Sundays and Bank holidays</i></p> <p>M Narraway HLE CAAC</p> | | | |