

Agenda Item 05

Supplementary Information Planning Committee on 10 April, 2019

Case No.

18/3603

Location	124 Purves Road, London, NW10 5TB
Description	Proposed two-storey, two bedroom dwellinghouse with a lower ground floor at the rear of 124 Purves Road with associated amenity space, allocation of private amenity space for existing flats of 124 Purves Road with raised ground level and provision of refuse & recycling storage

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Response to members query regarding Basement SPD

The application includes a basement extension which accommodates the two bedrooms. Brent's Basement SPD states that basements should be no wider than the original house, extend further than 3m from the rear of the property and should not involve the excavation of more than 1 storey. Furthermore, in relation to lightwells it states that these should project no more than 800mm or half the length of the front garden.

The basement is the width of the proposed house, and primarily one-storey deep (albeit with a slightly lowered ground floor level). The proposed basement does project to the front of the property and thus would not fully comply with the Basement SPG. Nevertheless, the dwelling is contemporary in its approach, with the basement forming part of its design rather than being a later addition. Furthermore, the dwelling is in a more isolated location, and as such would not be read in the context of the more consistent character of Purves Road. It should also be noted that as the lightwell would be set behind the newly proposed boundary treatment, reducing its visibility from street level. The basement is therefore considered acceptable in this instance.

Recommendation: Remains approval subject to conditions

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