

Delegated Report		Analysis sheet N/A / attached		Expiry Date: 26/03/2013			
				Consultation Expiry Date: 07/03/2013			
Officer Elaine Quigley			Application Number(s) 2013/0526/P				
Application Address 10 Antrim Grove London NW3 4XR			Drawing Numbers See draft decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation to condition 9 (development built in accordance with approved plans) of planning permission granted 02/11/10 (ref: 2010/4405/P) for the excavation of new basement level and associated landscaping works including side and rear lightwells, erection of additional side dormer and enlargement of existing rear dormer to dwelling house, namely re-positioning of the swimming pool within the basement.							
Recommendation(s):		Grant conditional permission					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A process notice was published on 14/02/2013 that expired on 07/03/2013 and a site notice was displayed on 06/02/2013 that expired on 27/02/2013. No third party responses have been received as a result of the statutory consultation process.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC – comment The CAAC has commented that the application is incomplete as the proposed additional side dormer and the enlargement of the existing rear dormer have not been shown on the drawings. It must be clarified that the proposal seeks to vary the original planning permission namely to re-position the swimming pool within the basement that has been approved. The works mentioned by the CAAC have already received planning permission under planning ref 2010/4405/P that this applications seeks to vary. The proposal does not include an additional side dormer or enlargement of the existing rear dormer therefore it is not necessary to require further drawings in relation to these already approved elements of the original planning application.					

Site Description

The application site lies to the north west of Antrim Grove in close proximity to the junction with Haverstock Hill that lies to the north. The site comprises a 2-storey plus roof level semi-detached dwelling house that forms part of the pair with adjoining no. 8 Antrim Grove. The site is within the Belsize Park Conservation Area and is covered by an Article 4 Direction.

Relevant History

Planning permission was **granted** (ref 2010/4405/P) on 02/11/2010 for excavation of new basement level and associated landscaping works including side and rear lightwells, erection of additional side dormer and enlargement of existing rear dormer to dwelling house.

Planning permission was **granted** (ref 2008/5794/P) on 23/03/2009 for new front boundary wall and gates.

Planning permission was **granted** (ref 2007/3344/P) on 21/09/2007 for change of use of two self-contained flats to a single dwellinghouse, including erection of single storey rear extension with balustrade and screen to facilitate use of the flat roof as a terrace, plus installation of 5 roof lights to side roof and alterations to windows on the side elevation.

Neighbouring properties with similarly approved basement development

8 Antrim Grove

Planning permission was **granted** (ref 2012/0994/P) on 11/04/2012 for excavation of basement with side and rear lightwells, erection of rear ground floor level extension with rooflight (following demolition of existing), erection of dormer windows in side roofslope and enlargement of existing dormer windows in side and rear roof slopes, installation of 6 rooflights, alterations to fenestration on side elevation, new front boundary wall and timber enclosure in front garden to provide bike and refuse storage all in connection with existing single-family dwellinghouse (Class C3).

15 Antrim Grove

Planning permission was **granted** (ref 2010/4152/P) on 10/05/2011 for excavation of a new basement within the rear garden of the dwelling house and creation of garden access stairs and light wells.

Relevant policies

National Planning policy Framework (NPPF) (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance (2011)

CPG1 (Design)

CPG4 (Basements and lightwells)

CPG6 (Amenity)

Belsize Conservation Area Statement (2002)

Assessment

Proposal

Planning permission is sought to vary condition 9 (development built in accordance with the approved plans) of planning permission granted 02/11/2010 (ref 2010/4405/P) for the excavation of new basement level and associated landscaping works including side and rear lightwells, erection of additional side dormer and enlargement of existing rear dormer to dwelling house, namely re-positioning of the swimming pool within the basement.

The scheme comprises re-positioning the swimming pool that is enclosed within the footprint of the approved basement. It will be re-positioned from the northeast side of the basement adjacent to the boundary with no. 8 to the southwest side of the basement that is adjacent to the boundary with no. 12. There would be no external alterations to the approved basement structure. The area under the swimming pool required deeper excavation than the remainder of the basement floor by 1.1m. This would mean that further excavation would be undertaken under the area of the re-positioned swimming pool along the southwest side of the basement rather than the under the northeast side of the basement as approved by the original permission. However the overall size and depth of the basement extension including its volume would remain unaltered.

Assessment

The main considerations as part of the proposal are:

- Design
- Amenity
- Basement impact

Design

The re-positioning of the swimming pool area within the basement would have no impact on the appearance of the house or character of the conservation area and would therefore be considered acceptable.

Amenity

The total basement location of the swimming pool would ensure that there would be no overlooking or loss of privacy to the neighbouring properties. Its new position within the basement would be set away at a distance of 1.6m from the boundary with the neighbouring property at no. 12 which is the same distance that the swimming pool was set away from the adjoining property at no. 8 in the approved scheme. Its relationship with neighbouring properties would remain unaltered in terms of amenity.

Basement impact

The previously approved documentation associated with the basement construction demonstrated that the works would not be harmful to the built and natural environment or local amenity subject to a condition that a suitably qualified engineer would be employed to oversee the temporary and permanent construction works. Given that the overall size, depth and volume of the basement would remain unaltered from the previously approved scheme it was not considered necessary to request a further Basement Impact Assessment to be submitted in relation to this amendment. No new material planning issues would be raised in relation to the basement works that have not already been assessed as part of the previously approved scheme and would therefore be considered acceptable. It would still be considered necessary to require a suitably qualified engineer to oversee the construction works therefore this condition would still be considered valid and reasonable to attach to any permission.

Recommendation

Grant conditional permission.