

Delegated Report		Analysis sheet		Expiry Date:		25/06/2013	
		N/A		Consultation Expiry Date:		12/06/2013	
Officer				Application Number(s)			
Gideon Whittingham				2013/2070/P			
Application Address				Drawing Numbers			
10 Belmont Street London NW1 8HH				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation to create new basement floor level beneath footprint of existing dwellinghouse (C3) with associated front lightwell and installation of railings at ground floor level.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 10/05/2013. An objection was received from the occupier of 19 Ferdinand Street regarding: <ul style="list-style-type: none"> Noise, disturbance during construction works Structural stability of adjacent building 					
CAAC/Local groups comments:		N/A					

Site Description

The application site is a three storey terrace property located on the east side of Belmont Street. The property is in use as a single family dwelling-house (Class C3).

The property is not listed, nor is it located within a conservation area.

The surrounding neighbourhood comprises a mixture of building heights and uses. It is broadly residential in nature to the north, west and east, including some family-sized housing and several blocks of local authority flats.

Relevant History

12 Belmont Street:

2013/2105/P - Excavation of basement level to create new basement floor with associated lightwell and installation of railing at ground floor level to front elevation to residential house (Class C3). This application is yet to be determined.

10a Belmont Street:

2013/1999/P - Excavation to create basement level and front and rear lightwells, repositioning of lift overrun to roof, installation of railings and cycle mounts at ground floor level and alterations to fenestration of office building (Class B1). This application is yet to be determined.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)
London Plan (2011)

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS4 (Areas of more limited change)
CS5 (Managing the impact of growth and development)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
CS19 (Delivering and monitoring the Core Strategy)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's Heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)
DP28 (Noise and vibration)

Camden Planning Guidance 2011

CPG 1- Design
CPG 4- Basements and lightwells
CPG 6- Amenity: Chapters
CPG 8- Planning obligations

Assessment

1. Proposal:

1.1 The applications propose:

- The construction of a basement (Dimensions: 3.6m (at its deepest) 5.8m wide and 9.5m long (at its furthest points)) beneath the footprint of the main dwelling and with a newly created lightwell within the front garden. The proposed basement would provide approximately 40sqm of additional residential accommodation comprising a playroom, w/c and stairwell. The new basement would be accessed internally from the ground floor level of the main house. Internally the head height of the proposed basement would be 2.7.
- The construction of an associated lightwell (Dimensions: 3.6m (at its deepest) 4.3m wide and 1.6 long (at its furthest points)) would replace the front garden totalling 5sqm. An area of 2.4sqm would be in-filled by a flat roof and rooflight for internal accommodation. The perimeter of the lightwell would be bounded with black metal railings for a new boundary to the garden.

1.2 The application has, since its initial submission, been revised including:

- Clarity and detail of submitted drawings

1.3 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Excavation
- Adjacent residential amenity
- Transport
- Trees

2. Design:

2.1 The application site forms approximately 81sqm, of which 6sqm to the rear and 5sqm to the front is hard landscaping (patio/paved area). The remaining area is covered by the main building and single storey extension to the rear.

2.2 The proposal would provide a basement of approximately 40sqm, beneath the footprint of the original main house and front garden, excluding the later rear extension and rear garden.

2.3 In term of external manifestations, the proposal would require the construction of a lightwell within the front garden. This area, approximately 5qm, is currently paved and bounded by fencing. Whilst this particular development has not been established at Nos.12 and 14, it is considered the depth of the lightwell would not be readily visible from the public highway, particularly given its position behind surrounding boundary treatment. The associated rooflight (flush with the ground floor level) and railings are also considered appropriate in terms of their materials, size and position.

2.4 Within this context, the proposed basement floor level and associated lightwell, by virtue of its location, size and extent of external manifestations is considered moderate, subordinate and ancillary of the main building and site as a whole.

3. Excavation

3.1 The proposal would introduce a basement floor level, beneath the ground floor level of the main dwelling at a depth of 3.6m. In addition, excavation would also take place within the front garden to provide a partial lightwell to a depth of 3.6m.

3.2 The applicants have submitted a Basement Impact Assessment by Pinguer James Consulsting Engineers, owing the proposals seeking to excavation works beneath the main building and the front lightwell. A full BIA (stages 1-4) has been carried out by suitably qualified professionals. Such a level of investigation is considered appropriate given the nature of the proposals.

3.3 It has been concluded within the report submitted that in terms of groundwater, there is unlikely to

be any significant impact on local hydrogeology, given the excavation will not extend beneath the water table. In respect of land stability matters it is concluded that the ground movements to nearby buildings as a result of the proposed works will be limited and would not present significant risk to any adjacent structures. Turning to surface flow and flooding, given its location beneath the footprint of the main dwelling and limited area of hardstanding to the front garden (5qm), the proposal is unlikely to have any detrimental impact on the hydrogeology of the site. Whilst no on-site investigations took place in the form of borehole testing, it is considered that the level and nature of the information submitted is sufficient in terms to demonstrate that the proposals comply with policy DP27 (and others such as DP23) and would not cause significant harm to the built and natural environment and local amenity or result in flooding or ground instability.

4. Amenity

4.1 Given the scope and nature of the development at basement floor level, the proposal would not exert a materially harmful impact on the amenities of adjoining occupiers, in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

5. Transport

5.1 The proposed excavation, by virtue of its size and scale, is unlikely to generate significant levels of construction traffic. Although basement excavation works are typically a slow process, it is anticipated the proposal would generate low level traffic movements per week. The factors relating to this application, particularly the low level of traffic generation means that a Construction Management Plan (CMP) would not be necessary in this instance.

6. Trees

6.1 There are no significant trees on site or in adjacent properties and the proposal will not result in any significant loss of soft landscaping.

7. Other Material Considerations

7.1 An informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

7.2 To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the adjacent site, a condition shall be attached to any consent requiring a written Preliminary Risk Assessment (PRA) and scheme of investigation to be submitted and approved by the local planning authority.

7.3 To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site, a condition shall be attached requiring an appropriate written Preliminary Risk Assessment (PRA) and scheme of investigation.

8. Community Infrastructure Levy (CIL)

8.1 The proposal would not be liable for the Mayor of London's CIL as the proposal would result in a development of less than 100sqm.

Recommendation: Grant Planning Permission subject to conditions