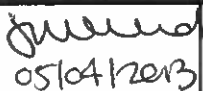


Delegated Report		Analysis sheet		Expiry Date:		07/03/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Miheer Mehta				2013/0160/P			
Application Address				Drawing Numbers			
58A King Henrys Road London NW3 3RP				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
 05/04/2013							
Proposal(s)							
Variation of condition 2 (build in accordance with approved plans) of planning permission dated 19/05/10 (Ref: 2010/1438/P) for excavation of basement and erection of a two storey rear extension at basement and ground floor level to dwellinghouse (Class C3), namely to extend the size of the basement in front of the property and install a rooflight at ground level.							
Recommendation(s):		Grant Variation of Condition					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		N/A.					
CAAC/Local groups* comments: *Please Specify		N/A.					

Site Description

The site forms part of a terrace of 11 three storey houses on the north side of King Henry's Road which back on to London Overground and Network Rail railway lines. The terrace was built in the late 1960's in a modern style as part of the Chalcot Estate development. It is constructed in London stock brick with white timber cladding, first floor balconies, aluminium framed windows and integral garages. The site does not lie within a conservation area.

Relevant History

58 King Henry's Road (2010/1438/P) - Granted 18/05/2010 - Excavation of basement and erection of a two storey rear extension at basement and ground floor level to dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing High Quality Design

DP26 Managing the impact of development on occupiers and neighbours

CPG 4 Basements

Assessment

The Proposal

The application has been submitted for variation of condition 2 (build in accordance with approved plans) to planning permission dated 18/05/2012 (2010/1438/P) for the excavation of basement and erection of a two storey rear extension at basement and ground floor level to dwelling house (Class C3), namely to extend the size of the basement in front of the property and install a rooflight at ground level.

Assessment

The main issues raised by the application relates to the installation of a rooflight to the front of the building at ground level and the extension of the footprint of the basement below ground level, under the application property, extending this forward of the main front building line by 2m. The works have been completed prior to the submission of this application.

Basement Impact Assessment

The Basement Impact Report provided with this application provides details to meet CPG 4. However, one of the principle requirements is that the report is assessed by a Chartered Engineer (CEng). The report suggests that the assessor, a Mr Christopher Grey is a Chartered Engineer, however having spoken to the Engineering Council, it appears that no membership exists for this person.

The assessor has memberships with MiStrucE and MIEI and has provided the relevant membership numbers. It is considered, having consulted with the Head of Building Control, that the MiStrucE qualification and membership is considered to be comparable to CEng. Therefore this would satisfy the Council's position.

This Basement Impact Report is an improvement when compared to the Basement Impact Report submitted within a previous application for this proposal. Due to the minor size and nature of the basement and that it has been built, the works have been completed and are within the spirit of CPG 4, it is considered, in this instance that the BIA provided is considered acceptable.

Design

The application proposes to install a rooflight to the front forecourt, which would be set within the ground adjacent to the front building line of the property. It is considered that the rooflight would not project higher than ground level and the rooflight would not be visible. Additionally, the increase to the

size of the basement would be inconspicuous. Therefore, the proposed changes would not represent an incongruous addition to the property.

The proposed minor alterations to the previously approved scheme would not harm the appearance of the host building or the street scene and are therefore in accordance with Policies DP24 and DP25 of the LDF.

Amenity

Policy DP26 the LDF and the guidance in CPG6 (Amenity) seek to ensure that the amenity of occupiers of neighbouring properties is protected in terms of loss of daylight/sunlight, outlook, and privacy or increase sense of enclosure.

There are no windows or openings on the flank elevation of the adjoining property which faces onto the application site that could be adversely affected by the proposal, nor is it likely to have an adverse impact on the residential amenity.

Recommendation

Grant variation of condition 2.

