

Delegated Report		Analysis sheet		Expiry Date:		15/01/2013	
		N/A / attached		Consultation Expiry Date:		21/12/2012	
Officer				Application Number(s)			
Sam Fowler				2012/6179/P			
Application Address				Drawing Numbers			
181 Adelaide Road London NW3 3NN				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation of two front light wells, installation of two windows at lower ground floor level, and installation of associated frameless glass balustrades at ground floor level following removal of brick wall and metal railings all on the elevation fronting Adelaide Road, replacement of existing timber stairs with timber stairs including glass balustrade from ground to lower ground floor on the side elevation and installation of door opening in side elevation of existing water tank on the roof of the single family dwelling house (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	02	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Site notice: 30/11/2012, expired: 21/12/2012 No responses were received.					
CAAC/Local groups comments:		No responses were received.					

Site Description

The site is located on the southern side of Adelaide Road. The property is an end terrace dwelling, and three storeys in height. There is a basement level, which contains an integral garage. Pedestrian access is gained from Adelaide Road, and vehicular access is gained from a driveway that services a series of properties to the immediate west of the building. There is a shed to the immediate northwest of the dwelling, and overtop of this shed is a decking area that acts as an amenity space for the dwelling. The site is not located within a conservation area.

Relevant History

8804531: The erection of a three storey side extension to single dwelling house at ground first and second floor levels, as shown on drawing nos. 88/10/01 02.

Granted, 9th February 1989

28926: The construction of a three storey extension on the western side of the house.

Granted, 25th October 1979

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)

DP27 (Basements and Lightwells)

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

The London Plan 2011

National Planning Policy Framework 2012

Assessment

Proposal

The applicant is seeking planning permission to undertake the following development:

- Two lightwells to the front of the dwelling, with glass balustrades
- New timber staircase to provide access to terrace area overtop of a shed
- Extension of decking from the terrace area across the brick patio at the front of the dwelling
- New wooden storage areas/seating to the roof of the terrace overtop of the shed
- Removal of water tank on roofline
- New door opening to roofline

The main issues for concern are design, residential amenity, and the basement excavation.

Design

Development plan policy DP24 (Securing high quality design) of the Council's LDF require all developments to be of a high standard design and take into consideration the character, setting, context, form and scale of the host building and surrounding properties.

Furthermore, under 6.25 of CPG1 (Design) it states that:

"6.25 The design of front gardens and forecourt parking areas make a large impact on the character and attractiveness of an area and in particular the streetscene. The design of front gardens and

other similar forecourt spaces should:

- *Consider a balance between hard and soft landscaping. Where changes take place no more than 50% of the frontage area should become hard landscape. Where parking areas form part of the forecourt enough of the front boundary enclosure should be retained to retain the spatial definition of the forecourt to the street and provide screening;*
- *Retain trees and vegetation which contribute to the character of the site and surrounding area;*
- *Retain or re-introduce original surface materials and boundary features, especially in Conservation Areas such as walls, railings and hedges where they have been removed. If new materials are to be introduced they should be complementary to the setting; and*
- *Prevent the excavation of lightwells as a means of providing access to basements where this does not form part of the historical means of access to these areas."*

It is firstly noted that the entirety of the front garden has already become hard landscaping. Overtop of the shed to the immediate northwest of the dwelling is raised decking, where as the remainder of the front landscaping is either a brick patio, or concrete steps leading up to the front door of the dwelling. The introduction of raised decking overtop of the patio would not be considered to appear out of keeping with the existing dwelling, nor the surrounding area. Therefore the introduction of a raised decking area overtop of the brick patio area is considered to be generally acceptable, and not contrary to the above guidance. The proposed staircase, which is required in order to replace the timber decking that would cover the front of the property, would generally be acceptable. It is located in the same position as an existing staircase, but has been enlarged, and designed to join on to the terrace above the shed.

The same is applicable with the formation of two new front lightwells. Both lightwells are only going to act to provide natural light to the basement level, and not secondary access. From a design perspective, the glass balustrades that would surround the lightwells could not be viewed from either a public position or from neighbouring properties, and are generally considered to be acceptable. Therefore the proposal complies with the above guidance as well.

With regards to the new door within the roofline of the dwelling, it is noted that this is to provide access to existing solar panels. The door would be relatively modest, and due to the height of the dwelling would not be viewable from a public perspective. Therefore this element of the proposal is also not considered to be detrimental to the character and appearance of the dwelling, or the surrounding area.

Residential Amenity

In regards to residential amenity, it is noted that no.181 is an end terrace dwelling that is located ahead of the neighbouring dwellings, and all development is within the front garden dwelling. It is therefore considered that the lightwells, and the rear decking, would not cause any undue impacts to the residential amenities of any of the neighbouring properties. In regards to the new door within the roofline, it is also considered that this is of a modest size, and would not cause any impact to the neighbouring properties either.

Basement excavation

As the development would consist of a rear lightwell that involves subterranean works, it is considered that a full Basement Impact Assessment was required in accordance with policy DP27 of the LDF. The applicant has provided a Basement Impact Assessment as part of the proposal. Given the relatively minor nature of the lightwells, and the measures proposed to ensure that the development will be constructed safely, proposal is also considered to be in accordance with DP27 of the LDF.

Recommendation: Grant planning permission

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