

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/08/2012
		N/A		Consultation Expiry Date:	19/07/2012
Officer			Application Number(s)		
Nicola Tulley			2012/2566/P		
Application Address			Drawing Numbers		
46 Belsize Avenue London NW3 4AE			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of condition 3 (development to be carried out in accordance with approved plans) of planning permission granted on 17/05/11 ((ref: 2011/1689/P) for the excavation of front garden to allow the creation of additional habitable floorspace at lower ground floor level covered by green roof and lightwell adjacent to the front elevation all in connection with existing dwellinghouse (Class C3), namely for removal of lightwell and installation of part glazed roof.					
Recommendation(s):		Grant variation of condition 3			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 21/06/2012 to 12/07/2012. A notice was placed in the Ham & High on 28/06/2012.</p> <p>No letters of comment or objection have been received to date.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Belsize CAAC raises <u>no objection</u> to the application. The CAAC has commented on the following:</p> <p>The full width and depth of the sub-structure are already complete.</p> <p>It is unclear whether this is a retrospective application and whether Camden has agreed to this change in permission.</p> <p>Belsize Residents Association has raised the following <u>objections</u> to the application:</p> <ul style="list-style-type: none"> The addition would visually obscure the separation of the front lightwell from the main building on this street facing façade and there would be a loss of harmony to the street where all other buildings are largely original. As Camden's guidance on basements is to contain basement development within the footprint of the original building, the development under the front garden which is already permitted would be in excess of this. <p>Officers response: Works of construction have commenced on site to implement the original planning permission therefore the application is not retrospective. However during the course of construction the applicant has applied to include a glazed roof over the front lightwell. Other comments are noted in the officer assessment below.</p>					

Site Description

The application site relates to three storey terraced building located on Belsize Avenue, in close proximity to the junction with Tudor Close. The surrounding area is predominately residential with similar designed properties in the terraced group.

The property is listed as a positive contributor in Belsize Conservation Area but the building is not a listed building.

Relevant History

Planning permission, reference 2011/1689/P, was granted for excavation of front garden to allow the creation of additional habitable floorspace at lower ground floor level covered by green roof and lightwell adjacent to the front elevation all in connection with existing dwellinghouse (Class C3).

Planning permission, reference 2003/3374/P, was granted for the change of use of 2 flats into a maisonette on the lower and upper ground floors, together with the replacement of the rear upper ground floor balcony with a larger one with glass balustrade and the replacement of the upper ground floor rear window with a door and access stair to rear garden level.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

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)

CPG 1 Design

CPG 4 Basements

CPG6 Amenity

Belsize Conservation Area Appraisal and Management Strategy 2002

Assessment

Planning permission was granted on 17th May 2011 under planning application reference 2011/1689/P for: Excavation of front garden to allow the creation of additional habitable floorspace at lower ground floor level covered by green roof and lightwell adjacent to the front elevation all in connection with existing dwelling-house (Class C3).

Works of construction commenced 3rd October 2011 and site inspection noted works of excavation were well under way.

The current application proposes the Variation of Condition 3 (development in accordance with approved plans) which seeks approval for the following minor material amendments from the approved scheme:

- Installation of glazed roof above front lightwell.

To clarify the application was originally described as a variation of condition 3 (development to be carried out in accordance with approved plans) of planning permission granted on 17/05/11 ((ref: 2011/1689/P) for the excavation of front garden to allow the creation of additional habitable floorspace at lower ground floor level covered by green roof and lightwell adjacent to the front elevation all in connection with existing dwellinghouse (Class C3), namely for enlargement of front lower ground floor level extension, removal of lightwell and installation of part glazed roof. However, the development does not involve further works of excavation.

Design & appearance

The excavation of the front garden to accommodate a study was approved under planning reference 2011/1689/P. The application site has an existing front lightwell which serves a lower ground bedroom and the study would be accommodated under the front garden, in front of the lightwell.

The applicant has proposed to enclose the front lightwell as indicated on approved plans as the void above the existing 'courtyard area' (drawing 1064/P/100/002) with a glazed roof. It would measure 1.8m (length) by 2.8m (width) and would be set back 3.2m from the front boundary wall of the property. The glazed roof would sit flush with the sedum growing mat of the green roof. During the site inspection it was noted that the glazed roof may be visible in some restricted views close to the footpath of the subject property. However the 1.4m high brick piers and 0.8m to 1.2m high brick boundary wall would mean that the glazed area would not be clearly visible in long views along the street and is therefore not considered detrimental to the character and appearance of the subject property or this part of the conservation area.

The amendment is therefore considered acceptable in relation to policies: CS14; DP24 & DP25 of Camden's LDF.

Amenity

The glazing would form a roof only to a corridor area rather than an area of additional space to the new study area. It would ensure that the occupier can reach the study room without getting wet and would maintain lighting levels within both rooms. The doors that enclose both the approved study room and existing bedroom remain. Therefore the glazed roof should not result in additional light spillage to neighbouring properties.

The proposed amendment is not considered to cause undue harm to neighbouring residential amenity and is therefore considered acceptable in relation to policy DP26 of Camden's LDF.

Conclusion

The proposed amendment to form a glazed roof to the front lightwell is considered acceptable in accordance with policies: CS14; DP24; DP25 & DP26 of Camden's LDF.

Recommendation

Approval.

Decision route to be decided by nominated members on Monday 6th August 2012. For further information please click [here](#).