

Delegated Report		Analysis sheet		Expiry Date:		27/07/2012	
		N/A / attached		Consultation Expiry Date:		19/07/2012	
Officer				Application Number(s)			
Elaine Quigley				2012/2911/P			
Application Address				Drawing Numbers			
253 Goldhurst Terrace London NW6 3EP				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Excavation at basement level for the provision of an enlarged extension between basement and ground floor level throughout the footprint of existing building, installation of new balustrade and door to create raised roof terrace to the rear ground floor elevation and new obscured window to the side elevation in connection with the use as residential flats (Class C3).							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 21/06/2012 (expired 12/07/2012) and a press notice was published on 28/06/2012 (expired 19/07/2012). No letters of representation were received as a result of this consultation process.					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The application site comprises a three storey semi-detached Victorian property, located on the south side of Goldhurst Terrace. The property is sub-divided into 3 self-contained flats and has a large rear garden.

The building is not listed but located within the South Hampstead Conservation Area and identified as making a positive contribution to the area. It should also be noted that the area is subject to an Article 4 Direction.

Relevant History

Planning permission was **granted** on 04/10/2007 for excavation of a basement level of accommodation beneath existing conservatory, alterations to existing conservatory with the replacement of windows and doors, plus reconfiguration of access from ground floor and basement to the rear garden of the existing flat (2007/2339/P). This permission has been implemented.

255 Goldhurst Terrace

Planning permission was **granted** on 22/12/2011 for excavation of basement and rear lightwell with balcony over at rear ground floor level and steps to garden, erection of extension at rear ground floor following removal of conservatory including raising of boundary wall and alterations to doors/windows at rear ground level all in connection with existing flat (Class C3) (2011/5554/P).

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)

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)

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 4 (Basements and lightwells)

CPG 6 (Amenity)

South Hampstead Conservation Area Appraisal

Assessment

Proposal

Planning permission is sought for the extension and partial lowering of the existing basement area partially under the existing kitchen, bedroom and living area and under the external raised terrace area. Part of the existing basement has a floor to ceiling height of 1.8m and this would be lowered to 2.3m. The new room under the existing terrace would result in an increase in the height of the terrace floor by 0.65m to match the existing terrace from the upper ground floor level. The new basement area would have a maximum floor to ceiling height of 2.3m that would result in excavation of approximately 1.5m below the garden level. The new basement would measure approximately 49 sq. m. The new space will provide additional space for a bedroom, guest bedroom, bathroom, laundry and storage space. The basement would not extend beyond the footprint of the existing building.

The proposal would include a raised terrace on the roof of the newly created bedroom at basement level. This would be enclosed by 0.9m high balustrading that would match the existing timber balustrade. A privacy screen measuring 1.2m would be installed on the northwestern side elevation adjacent to no. 255. The new basement rooms facing the garden and lightwell area would have full height glazing. A new single door opening fronting onto the new balcony area and new stairs would provide access to the rear garden.

A new window would be installed in the northwestern side elevation of the building at lower ground floor level and would serve the new bathroom. A new rooflight would be installed in the roof of the existing dining room upper ground floor rear extension.

Assessment

The main planning consideration would include:

- design/visual impact of the proposals on the main building and South Hampstead Conservation Area, and
- impact on residential amenity
- other issues

Design:

Policy DP25 of the LDF requires that all alterations and extensions with designated conservation areas preserve and enhance the character and appearance of the area.

The proposed basement would extend underneath the footprint of the main dwelling to a depth of 2.3m however, only 1.5m below the existing ground level. This is considered a minor increase to the depth of the existing basement utility room. Policy DP27 states that the most appropriate type of basement development would '*not extend beyond the footprint of the original building*' and be '*no deeper than one full storey below ground*'. This is supplemented by the CPG5 (Basements and Lightwells). The basement extension would comply with this guidance in respect of not extending deeper than one storey below ground and being contained within the footprint of the main dwelling.

Whilst it is acknowledged that in some instances alterations and additions can have an adverse impact upon the character and appearance of buildings, in this instance the basement extension itself would be visible only as a half-basement form and by the raising of the existing external terrace area by 0.65m. The external changes that would potentially affect the character and appearance of the main dwelling relate to the increase in the height of the existing terrace area, and the new glazed windows and door, rooflight and balustrading.

The proposed alterations would be minor in nature and would not affect the character or the appearance of the building and the surrounding conservation area.

Residential amenity: The majority of works would be contained within the footprint of the main dwelling and below ground level, therefore having no impact on the amenities of neighbouring occupiers.

The increase in the height of the raised external terrace area by 0.65m may allow views into the garden of the neighbouring property at no. 255. The proposed plans show a timber close boarded privacy screen that would measure 1.2m in height. It would be necessary to install a privacy screen that would measure 1.7m in height in order to minimise any possible views into the neighbouring property. This would be sought by condition. The proposal would not have an adverse impact on the amenity of no. 255 in terms of daylight, or sunlight.

There would be no change to the views from the neighbouring property at no. 251 and would be no impact to the amenity of this property in terms of daylight, sunlight or loss of privacy.

The installation of a new rooflight would not have an adverse impact on the amenity of the flats within the upper floors of the building in terms of loss of privacy or potential light spill.

Transport: the excavation works to create the basement would be undertaken by hand and would be a relatively slow process. It would therefore not involve large trucks movements in any significant number and it is considered that the works could take place within the statutes of using a parking bay for skip use and operational activities. It is therefore considered that no construction management plan would be required in this case.

Other issues: Basement : The applicant submitted a screening and scoping report for the works associated with the construction of the basement. The proposal has been screened in accordance with the requirements of CPG4 and where necessary, scoped. The report concludes that no element of the proposal raises concerns that warrant further ground investigation. The proposals as submitted are acceptable in terms of policy DP27.

Recommendation: Grant planning permission, subject to conditions.

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