

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/04/2012
		N/A		Consultation Expiry Date:	22/03/2012
Officer			Application Number(s)		
Jenna Litherland			(i) 2012/0236/P (ii) 2012/0368/L		
Application Address			Drawing Numbers		
3 Chamberlain Street London NW1 8XB			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Excavation to increase depth of front basement vaults, and blocking up two of the door openings with masonry and fronted with a dummy door in the front lightwell all in connection with existing dwellinghouse (Class C3).					
Recommendation(s):		Grant conditional planning permission and listed building consent			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	04	No. of objections	04
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 22/02/2012 until 14/03/2012. Advertised in the Ham and High 01/03/2012.</p> <p>Six letters received objecting to the application. Three of the letters are from the same address. Objections are on the following grounds:</p> <ul style="list-style-type: none"> • The ongoing works are causing disruptions and noise in the street. Further disruption will be caused to residents if the pavement has to be closed. • Concerned that the excavations will destabilised the vaults of the neighbouring properties. • Concerned about the impact the proposal will have on the structural stability of the neighbouring properties which are Grade II listed. • The vaults are part of the original character of the properties and were used for storing coal. It seems appropriate to repair them but not to turn them into habitable space. • No such works has been approved for at any other property on the street. If granted it will set a precedent for excavating under the street • The vaults would have to be able to withstand the weight of car, van, and skips <p>Case officers response: The applicant has submitted a Basement Impact Assessment which confirms that the proposed works will not undermine the structural stability of neighbouring properties. Planning permission has been granted for increasing the depth of the vaults at no. 12. The external appearance of the vaults with the insertion of dummy timber doors would preserve the traditional character of the lightwell.</p>					
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC: No objection.					

Site Description

The site is a four storey property which forms part of a Grade II Listed mid-18th Century terrace of 8 houses. It is constructed in yellow stock brick with blue brick bands and stucco dressings. It lies within the Primrose Hill Conservation Area and is covered by an Article 4 Direction. The building dates from the mid 19th century.

Relevant History

2010/2926/P & 2010/2937/L: Erection of part one/part two-storey rear extension to replace existing one-storey rear extension, erection of a mansard roof and adjoining decked area, excavation to rear to create basement extension, and external and internal alterations associated with change of use from two self contained residential units to a dwelling house (Class C3). Granted 19/07/2010

2009/5688/P & 2009/5690/L: Internal and external additions and alterations including erection of three storey rear extension, excavation to create basement extension, creation of rear third floor terrace with glazed folding doors and flat roof with 5 solar panels, Erection of three storey rear extension, excavation to rear to create basement extension with garden level roof lights, erection of rear roof extension with 5 solar panels to flat roof and creation of terrace with glazed balustrade and folding doors; installation of 4 roof lights to front roof slope, and alterations to front and rear elevations. Withdrawn.

Neighbouring properties

2012/0766/P & 2012/0767/L: Alterations to pavement vaults including lowering of floor level, enlargement of vaults and installation of doors all in connection with creation of new utility room and storage to existing dwellinghouse (Class C3). Granted 14/03/2012.

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)
DP20 (Movement of goods and materials)
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)

Primrose Hill Conservation Area Statement (2000)

National Planning Policy Framework 2012

London Plan (2011)

Assessment

Planning permission and listed building consent are sought for excavation to increase depth of front basement vaults to create a wine store and shower room within the vaults. It is proposed to block up of the two door opening with masonry and fronted by a dummy door in the front lightwell.

Amendment – Originally it was proposed to infill one of the doors to the vaults with a recessed rendered and painted panel and to infill the second opening with a sash window. This was considered to erode the traditional character of the front lightwell therefore it was negotiated that the opening be bricked up with masonry and fronted by a dummy timber door with a small window.

Design

External alterations – The only external alteration would be the bricking up of the existing doorways to the vaults and the addition of a full height dummy wooden door in front of this. The addition of the dummy doors is considered to retain the traditional character of the lightwell. The vaults are the most basic and functional part of the listed building and it is considered appropriate for them to retain their ancillary character.

Internal Alterations - The vaults would be accessed from the front room at basement level through the existing space beneath the pavement to ground floor external stairs. There is already an opening between the first and second vaults, however openings would need to be made between the remaining two vaults and the first vault and the under stairs area. These would be restricted to a single door width and are considered acceptable as they retain the spatial quality and a sense of subdivision between each vaulted space.

It is also proposed to excavate beneath the vaults so as to increase the headroom. As the excavation is relatively limited it is not proposed to underpin the front elevation of the main house. This is considered acceptable and is in line with permission recently granted at no.12 Chamberlain Street for works to the pavement vaults. The vaults are to be appropriately damp proofed using a membrane system that collects and disperses moisture.

The proposal is considered to preserve the historic and architectural integrity of the listed building.

Amenity

Given the location of the development, no neighbouring light, outlook or privacy would be impacted upon.

Basements

The applicant has submitted a Basement Impact Assessment (BIA) Screening Report. No issues are raised in the BIA which require further investigation therefore a full BIA is not necessary. The vault extension occurs within the footprint of the original vaults, and would have a depth no greater than 1 metre. It is considered that the moderate excavation would maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area, in compliance with policy DP27.

Transport

Policy DP20 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106. However, due to the scale and kind of this development and the likely method of construction; a CMP is not required in order to mitigate any adverse impacts. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>