

Delegated Report		Analysis sheet		Expiry Date:		19/04/2012	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		05/04/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/0994/P			
Application Address				Drawing Numbers			
8 ANTRIM GROVE LONDON NW3 4XR				Refer to decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Excavation of basement with side and rear lightwells, erection of rear ground floor level extension with rooflight (following demolition of existing), erection of dormer windows in side roofslope and enlargement of existing dormer windows in side and rear roofslopes, installation of 6 rooflights, alterations to fenestration on side elevation, new front boundary wall and timber enclosure in front garden to provide bike and refuse storage all in connection with existing single-family dwellinghouse (Class C3).							
Recommendation(s):		Grant Planning Permission					
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	01
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed from 07/03/2012 until 28/03/2012. Advertised in the Ham and High Newspaper 15/03/2012 until 05/04/2012. No letters of objection received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Belsize CAAC:</u> Objects against: <ul style="list-style-type: none"> - The depth of the full width rear ground floor extension and its narrow folding / sliding aluminium doors. - The glazed sides of the rear extension which would extend into the basement. - The enlarged rear dormer window and its metal sliders. - The addition of three new rooflights and enlarged dormer to small side roof. - The addition of new openings to the side wall. - Both halves of the semi-detached should be considered together. 					

Site Description

The 2-storey plus roof level semi-detached dwelling house forms part of the pair with adjoining No. 10 on the north west side of Antrim Grove. The site is within the Belsize Park Conservation Area and is covered by an Article 4 Direction.

Relevant History

No history relevant to the application site.

Neighbouring properties:

No. 10 Antrim Grove: Planning permission was granted on 2nd November 2010 for the excavation of new basement level and associated landscaping works including side and rear lightwells, erection of additional side dormer and enlargement of existing rear dormer to dwelling house (Ref: 2010/4405/P).

No 15 Antrim Grove: Planning permission was granted on 10th May 2011 (subject to a S106 Legal Agreement) for the excavation of a new basement within the rear garden of the dwelling house and creation of garden access stairs and light wells (Ref: 2010/4152/P).

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)
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

CPG1 (Design)
CPG4 (Basements and lightwells)

Belsize Park Conservation Area Statement

Assessment

Proposal:

The proposal is for the demolition of the existing single storey rear extension and conservatory and the erection of a new replacement single storey rear extension. A new basement would be excavated below the existing dwelling and in part of the garden. The basement development would also involve the creation of side and rear lightwells. At 2nd floor level the proposal involves the enlargement of the existing rear dormer window and the provision of a new side dormer window.

Revised drawings were received and the amendments involved changes to the side lightwell to make it one continuous lightwell. The revised drawings also incorporate minor changes to the internal layout.

Assessment:

The main issues for consideration is the impact of the proposals both in terms of its design and impact on the character and appearance of the host dwelling and conservation area and its impact on neighbouring amenity.

Basement extension:

The proposal is for the excavation of a basement under the footprint of the house and a significant part of the rear garden (7metres) to provide additional accommodation to the dwelling. Part of the basement extension would also be under the front garden area. The proposed basement would be to a depth of 3m below the

existing house. The only visible signs of the basement in the rear garden would be a side lightwell along the north east side to provide a fire escape and opportunities for natural day light. The rear garden area above the lightwell would comprise of a terrace directly outside the lounge followed by a raised planter. The remainder of the roof of the basement would be overlaid by a minimum depth of 0.7m of soil to sustain planting. No lightwell is proposed to the front garden area and the basement would therefore not be visible from the street scene. Visually the proposals are considered to preserve the appearance of the building and the character and appearance of the conservation area as it would have little impact on the main dwelling and would not be visible from the street scene.

The applicant submitted a Basement Impact Assessment (BIA) and site investigation report. The proposal was screened and scoped in accordance with the guidance of Camden's Policy Guidance CPG4. The report identifies potential ground water issues. Although the proposal would slightly increase the proportion of hard surfaced / paved external areas, the increase will be largely offset by the installation of a sedum roof on the proposed extension and the reinstatement of the garden over the top of the basement towards the rear. Notwithstanding this, a condition has been placed on the permission requesting details of a SuDS scheme.

Groundwater issues can be overcome by sump pumping during excavation and it is recommended that trial holes be excavated to check the rate of flow. The report concludes that subject to mitigation measures and the excavation being overseen by a reputable basement contractor and dewatering specialist, no further action will be deemed necessary to deal with groundwater. Appropriate waterproofing techniques will be put in place to prevent any flooding issues to the basement. With regards to structural issues, appropriate measures are recommended to ensure the stability of the highway and the adjacent neighbours.

The BIA raises no significant concerns which would result in harmful levels of surface water, flooding issues or structural stability issues. Subject to the works being undertaken in accordance with the recommendations of the BIA and overseen by a qualified structural / civil engineer, the construction of the Basement is considered acceptable and in accordance with CPG4 and policy DP27 of the LDF.

The proposed basement would accommodate recreational and living accommodation. Whilst the access of daylight to and outlook from the basement level would be very limited, the accommodation is ancillary to the existing residential accommodation within the dwellinghouse as a whole, which provides a high level of amenity to habitable rooms. All rooms would gain some light and ventilation from the lightwell areas. The proposed accommodation is therefore considered to be satisfactory in terms of occupier amenity

Being located underground, the basement development would not cause any issues relating to obstruction of daylight to or overlooking of the neighbouring property. A substantial lightwell is proposed along the north east length of the house. The windows in the lightwell would be fairly limited in size, but would generate a degree of light escape. There is a tall timber fence along this boundary with No.6 which would provide further screening; whilst it is likely that this would be removed during construction, it is shown on the drawings as being reinstated. The level of light escape from the basement is not therefore considered to be to an extent that would result in a significant loss of amenity to neighbours.

Concerns have been raised over noise, disturbance and dust during the construction phase. These are matters covered by Environmental Health legislation and the Building Regulations and do not therefore form a material consideration to which weight can be attributed as part of the planning process. The applicants should be reminded by way of an informative of the need to comply with the relevant legislation. In terms of construction vehicles and access, the street is not considered to be particularly constrained. Any works affecting the Highway such as the suspension of parking bays will require permission from the Council's Highways Department. A Construction Management Plan will be required by means of a planning condition.

Trees:

An arboricultural report has been submitted. The report identifies 1 tree which would potentially be affected by the proposed works, namely the Sycamore which is a mature tree to the north of the site. Whilst the report confirms that the development would not harm the tree, it is suggested that a root protection area be installed in accordance with the Tree Protection Plan contained within Appendix 2 (TPP1_AG). The fencing is to be erected prior to any materials or equipment is delivered to the site. The installation of ground protection is also recommended. Any root pruning should be overseen by a qualified arboriculturist. Subject to compliance and implementation of the Tree Protection Plan by ACS Consulting (dated 27th January 2012), no concerns are raised in respect of damage to trees.

Dormers:

It is proposed to enlarge the rear dormer from a width of 2m to 3m. A similar proposal was approved at No. 10 (Planning Ref: 2010/4405/P) and the proposal would therefore result in the dormer being symmetrical with that at adjoining property No. 10, when viewed from the front. The height of the dormer would remain the same and the roof is considered to be of sufficient size to support a larger dormer. Sufficient margins from the ridge, eaves and hip line would be maintained and the dormer would appear subordinate. The dormer does not raise any amenity issues.

It is proposed to enlarge an existing side dormer and construct an additional dormer to the side elevation beside the chimney stack. The dormers would be set away from the chimney stack and would therefore not be readily visible from any vantage point. In terms of their visual appearance, the dormers are considered to be acceptable. Again, similar side dormers have been approved at Nos. 10 and 12 which have set a precedent in the street scene. There are no side dormers at No. 6 and the proposal would therefore not directly overlook into habitable rooms of this neighbouring property.

Rear extension:

On ground floor level the proposal involves a single storey rear extension measuring 3.8m in depth and 5.8m in width. This would result in an extension of 1.5m deeper into the rear garden compared to the existing extensions. The extension would be approximately 3.6m in height with a parapet wall on the common boundary with No. 10. A similar single storey extension with roof terrace and balustrade was approved at No. 10 in 2007 (Planning Ref: 2007/3344/P).

The extension would not be visible from the public realm. Full-width rear extensions are generally discouraged when they dominate the original building in terms of bulk and form. Notwithstanding, it is considered that there are special circumstances in this instance as the proposal would not obscure original features and it would replace an extension and conservatory which already extends the full width of the building. In addition, a similar extension was approved at No. 10 and it was noted that full width extensions are present at other neighbouring properties along Antrim Grove. It is considered that in this context, the proposed extension will not be harmful in terms of its visual appearance and impact on the character of the conservation area.

Although objections were raised in respect of the depth of the extension, the development would still leave the dwelling with a substantial rear garden with a minimum depth of 11m. The extension is therefore considered acceptable.

The proposal to introduce a contemporary style extension would be similar to that approved at No. 10. The modern powder coated aluminium windows and sliding / folding doors are to the rear of the main dwelling where it's not visible from the street scene. The modern additions are not considered to harm the character of the conservation area.

Other additions:

The proposed roof lantern would match that which has been installed at No. 10 and is therefore considered acceptable. The roof lantern would not be obtrusive and would not be harmful to the character of the conservation area.

The installation of roof lights to the building are considered to be acceptable, subject to a condition ensuring they are installed flush with the slope of the roof.

The replacement of existing pebble dash on the host building and front boundary wall with smooth render is considered to be a positive contribution to the appearance of the dwelling.

To the front elevation, the painted timber casement windows will be replaced by new double glazed units. Subject to details matching the existing windows, as specified on the drawings, these changes are considered acceptable.

Recommendation:

Overall, the proposed works are considered to preserve the character and appearance of the host property and the conservation area and the amenity of neighbours.

Grant planning permission, subject to conditions.

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/>