

Delegated Report		Analysis sheet		Expiry Date:	09/02/2012		
(Member's briefing)		N/A / attached		Consultation Expiry Date:	25/01/2012		
Officer			Application Number(s)				
Neil Zaayman			2011/6065/P				
Application Address			Drawing Numbers				
25 ROSSLYN HILL LONDON NW3 5UJ			Refer to decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments to planning permission dated 16/6/2010 (ref. 2010/2062/P). Amendments to include: Installation of skylight on side elevation, enlargement to rear lightwell, enlargement of existing lower ground floor to rear, alterations to external steps from raised ground floor down to garden, amendments to front elevation.							
Recommendation(s):		Grant permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 04/01/2012 until 25/01/2012. Advertised in the Ham and High Newspaper from 26/01/2012 until 16/02/2012.					
CAAC/Local groups* comments: *Please Specify		Fitzjohn's/Netherhall CAAC: the basement excavation goes beyond the building footprint, contrary to Camden policies.					

Site Description

The application site is located on the south-western side of Rossllyn Hill, opposite the junction with Hampstead Hill Gardens. The application property is a three-storey semi-detached single dwellinghouse, with lower-ground floor and attic accommodation.

The property is not a listed building. It is however located within the Fitzjohn's/Netherhall Conservation Area and listed in the Conservation Area Statement as a positive contributor.

Relevant History

PWX0302168: The erection of a first floor side extension located over an existing basement and ground floor side extension. **Granted 6/6/2003**

CW9703126R1: Demolition of existing garage and cellar. **Granted 08/04/1998**

PW9703096R1: Conversion from four self-contained flats to a single dwelling house and erection of a two storey side extension. **Granted 08/04/1998**

2010/2062/P: Erection of a part one part two storey side extension, two storey rear extension, alterations to side and rear fenestration and enlargement of bin storage area to front of single dwelling house (Class C3). **Granted 16/06/2010**

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)

CPG4 (Basements and lightwells)

CPG 6 (Amenity)

Fitzjohns / Netherhall Conservation Area Statement

Assessment

Proposal:

The application is for alterations to the planning application granted in 2010 (Planning Ref: 2010/2062/P) which was for the erection of a part one part two storey side extension, two storey rear extension, alterations to side and rear fenestration and enlargement of bin storage area to front. The alterations proposed involves the following:

Lower ground floor:

- enlarge lower ground floor to rear below garden by 3.9m in depth by 10.2m in width. To be used as plant room and gym area.
- enlarge rear lightwell by 600mm
- convert existing garage to utility room, involving removal of garage door and replacement window and single door to front elevation.

Ground floor:

- reduce number of external steps to rear garden
- reduce 2 rooflights above kitchen to 1 which will be different in size
- amendments to sliding glass doors, changing 3 smaller units to 2 larger doors.

First floor:

- omit rooflights above master bathroom

Second floor / roof:

- omit an existing rooflight
- insert new rooflight above staircase

Assessment:

The principle of the alterations and extensions was considered acceptable in land use terms when permission was originally granted for the majority of works in 2010. This application involves amendments to that planning permission and is therefore acceptable in principle, subject to an appropriate design and no harmful impact on the amenities of neighbouring occupiers.

Design and appearance:

The only changes visible from the street scene / front elevation would be the replacement single timber window and matching door. The window and door would be similar in terms of proportions and design compared to existing fenestration and is considered to have an acceptable appearance as seen from the street scene.

Changes involving omitting of rooflights and inserting replacement rooflights are considered minor and would have no harmful impact on the character of the main dwelling or street scene.

Changing the rear kitchen door from a 3-panel bi-folding door to a 2-panel sliding door is considered minor and wouldn't constitute development and this change would have no impact on the character and appearance of the dwelling. Similarly, reducing the number of external stairs leading into the garden area would is not considered to be harmful on the character of the area.

Extending the lightwell by 600mm is not considered to have a significantly greater impact on the character and appearance of the dwelling compared to that which was approved before. The basement extension would all be under ground (below garden level) and therefore not impact on the

character and appearance of the main dwelling or conservation area.

Impact on adjoining occupiers

The majority of the proposed alterations to the previously approved scheme would be for minor alterations which do not involve extending the building any further (i.e. replacement rooflights). Other works would be below ground level and subject to an acceptable Basement Impact Assessment, would not harm neighbouring amenity in any way.

The only external extension would be the enlargement of the lightwell by 600mm. The lightwell is however at ground floor level and would therefore not impact on neighbouring amenity.

The main extensions forming part of the previous permission was considered acceptable when permission was granted with no harmful impact on neighbouring amenity.

Basement extension:

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). CPG4 states that the Council will only permit basement and underground development that does not:

- cause harm to the built and natural environment and local amenity;
- result in flooding; or
- lead to ground instability.

Whilst the guidance indicates a preference for basement development that does not extend beyond the footprint of the original building, it should be noted that this it does not exclude such extensions. Basement developments beyond the footprint of the main building are not uncommon and are equally acceptable, subject to no harm to the built and natural environment and local amenity. In cases where larger schemes are proposed, the applicant will be expected to provide evidence that the development would not harm the built and natural environment or local amenity.

The applicant submitted a screening and site investigation report for the works associated with the construction of the basement. The proposals have been screened in accordance with the requirements of CPG4. The screening and structural stability reports conclude that no element of the proposal raises concerns that warrant further ground investigation. In addition, it was noted upon site inspection that the area to be excavated already comprise a large excavated lightwell area with a patio covered in slab paving. The basement extension will be under this patio area and will therefore not result in any additional garden space / soft landscaping being lost. The basement will be entirely below the rear garden ground level.

Based on the existing site circumstances and findings of the reports, it is not considered that the proposal would result in development that would cause harm to the built or natural environment or local amenity and would therefore comply with the aims and objectives of Policy DP27 of the LDF.

Recommendation:

Grant planning permission, subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th March 2012. For further information see

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