

Delegated Report		Analysis sheet		Expiry Date:		17/02/2012	
		N/A		Consultation Expiry Date:		09/02/2012	
Officer				Application Number(s)			
Jenna Litherland				2011/6224/P			
Application Address				Drawing Numbers			
Maisonette Basement and Ground Floor 42 Belsize Avenue London NW3 4AH				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of existing basement, enlargement of front lightwell, erection of single storey rear extension to replace existing and creation of a rear lightwell with steps to garden all in connection with existing flat (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 13/01/2012 until 03/02/2012. Advertised in the Ham and High 19/01/2012 (now expired).					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC: No objection					

Site Description

The application site is located at the junction of Belsize Avenue and Tudor Close. The building on the site is a three-storey end of terrace house with roof level accommodation. The property is divided into 3 self-contained flats. The north elevation of the house and the boundary wall front onto Tudor Close. The building is not listed, but the site is located in the Belsize Conservation Area. The building is identified as part of a group of buildings (32-42) that make a positive contribution to the character and appearance of the conservation area.

Relevant History

2011/1749/P: Erection of single storey rear extension to replace existing and enlargement of front lightwell, to flat (Class C3). **Planning permission granted 28/06/2011**

2008/1857/P: Erection of replacement single storey ground floor level rear extension (following partial demolition of existing single storey rear ground floor level extension) in connection with existing ground floor flat (Class C3). **Planning permission granted August 2008**

2008/0467/P: Erection of a two-storey rear extension at ground and first floor level following partial demolition of rear single-storey ground floor level extension. **Planning permission refused April 2008**

PWX0103372: Erection of a conservatory at rear first floor level. **Planning permission refused June 2001**

PWX0002353: Erection of a conservatory at rear first floor level. **Planning permission refused August 2000**

9005456: Erection of conservatory extension to rear of first floor flat over existing ground floor extension. **Planning permission refused June 1991**

8804257: Erection of a single storey rear extension at first floor level. **Planning permission refused March 1989**

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

DP24: Securing high quality design

DP25: Conserving Camden's heritage

DP26: Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Updated Camden Planning Guidance 2011

CPG1 - Design

Belsize Conservation Area Statement

Assessment

Proposal

Permission is sought for the enlargement of the existing basement, enlargement of the front lightwell, erection of single storey rear extension to replace existing and creation of a rear lightwell with steps to garden.

The proposed enlargement of the front light well and the rear extension are identical to those approved on the 28/06/2011 (ref: 2011/1749/P). Therefore this assessment concentrates on the additions to the proposal namely the enlargement of the basement and the creation of a terrace to the rear lower ground floor level.

Enlargement of basement and creation of rear lightwell

Policy DP27 states that the Council will consider whether schemes will lead to the loss of open space or trees of townscape or amenity value; provide satisfactory landscaping, including adequate soil depth; harm the appearance or setting of the surrounding area.

There is currently a basement under the front section of the property. Under the rear section there is a void with a maximum depth of 1.4 metres. The proposal seeks to fully excavate the rear footprint of the property lowering the finished floor level by 1.1 metres. It is also proposed to lower the floor level in the existing basement to the front of the property by 0.1 metres. To the rear of the basement there will be light well with steps up to garden level.

Visual Impact - The only aspect of the basement that will be visible above ground level is the rear lightwell and the fenestration on the rear elevation at basement level. The rear lightwell will have a maximum width of approximately 5 metres and a maximum depth of approximately 3.5 metres. The lightwell will be bounded on the northeast side by the lightwell wall with a metal balustrade above. The basement also includes an etched glazed rooflight where the basement extends beyond the footprint of the property. The fenestration at basement level will include large glazed windows and doors with slender metal frames. This would appear in keeping with the design of the rear extension at ground floor level. It is considered that the proposed basement and rear lightwell would not appear visually intrusive or harm the character and appearance of the conservation area.

Structural stability and hydrology - Policy DP27 states that developers will be required to demonstrate with methodologies appropriate to the site that schemes 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.

The application is accompanied by a Basement Impact Assessment undertaken by a Chartered Structural Engineer. The report confirms that a screening exercise was carried out in accordance with the recommendations of CPG4 – Basements in respect of surface flow and flooding, ground water flow and slope stability. Soil investigations carried out beneath the existing void in the rear section of the property identified that there is no groundwater to a maximum depth of 2.4 metres below the existing floor level. The soil investigations also show that the subsoil is London Clay.

The BIA explains that when the earth is excavated vertical steel props will be used to retain the external soil. The report confirms that the proposal will maintain the structural stability of the proposed building and neighbouring properties.

The application site is located in close proximity to one of the Lost Rivers (Map 5, BIA). The basement is only increasing in depth by a maximum of 1.1 metres and the basement will be constructed using materials and techniques that will be more resilient to water ingress than the original construction. The existing structure is unaffected by the presence of the lost river and the depth of the foundations will remain the same, therefore there will be no change in the relationship between the lost river and the building following the proposed works.

The application site is not located on a street identified as being at flood risk and given the limited increase in the depth of the basement, that the proposed basement is mainly below the footprint of the building, and that there will only be a small increase in hard paving, it is not considered that the proposal will increase flood risk, nor would the proposed habitable accommodation at basement level (in addition to that existing) be at particular risk from flooding.

The Basement Impact Assessment concludes that the ground conditions are such that there will be no

significant impact on soils, land use, water quality and hydrology resulting from the development.

Residential Development Standards -The minimum residential development standards contained in CPG2 - Housing require new basements to have a room height of 2.3 metres and that adequate natural light is provided to habitable rooms. To ensure adequate light is provided to habitable rooms walls or structures should not obstruct window by being within 3 metres of them. Where this is not achievable it is advised that the glazed area should total not less than 10% of the floor area of the room. Glazing allowable in this calculation is that which is above the point on the window/s from which a line can be drawn upwards at a vertical angle of 30 degrees with the horizontal to pass the top of the obstruction.

The proposed basement would have a room height of 2.3 metres. The basement will include one new habitable room, a bedroom. This room will receive light from the rear glazed doors which lead on to the lightwell. At this point the lightwell has a depth of over 3 metres with a low stepped wall leading to the garden. Given the depth of the lightwell it is considered that the proposed bedroom would receive an adequate amount of daylight and would be compliant with CPG standards. The outlook from the bedroom would be mainly onto the rear lightwell. However, the rear garden would also be visible. This is considered acceptable.

Amenity – The rear lightwell would not result in any undue impact to the amenity of surrounding residential properties. Given the location of the lightwell, at basement level, overlooking would be contained and the proposal would not have any implications with regard to loss of sunlight or daylight to neighbouring properties.

It is considered that the proposed basement would not have a detrimental impact on neighbour amenity.

Transport - The proposals for the site include excavation of the basement area to the rear of the property and an enlargement of the lightwell to the front. It is not considered that the level of excavation would result in a significant number of construction vehicle movements to and from the site therefore a full Construction Management Plan (CMP) would not be required. However, owing to the scale, kind of development and that the site location within Belsize Park Conservation Area a Construction Methodology Statement will be required by condition to ensure that adverse impacts can be mitigated.

Rear Extension and Front Lightwell

As stated above the proposed rear extension and front lightwell have already been granted planning permission. It is considered that the removal of the existing rear extension and replacement with the proposed extension would improve the appearance of the rear elevation and the wider conservation area and that the lightwell would not harm the character and appearance of the host property and would preserve the character and appearance of the wider conservation area.

Conclusion

The proposal is considered to be acceptable in terms of structural stability and hydrology, visual impact, amenity and transportation.

Recommendation: Grant conditional permission.

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