

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/01/2012	
		N/A		<b>Consultation Expiry Date:</b>		28/12/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenna Litherland				2011/5872/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23 GLADYS ROAD LONDON NW6 2PU				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Excavation of lightwell within front garden and installation of windows/doors to front elevation at lower ground floor level, enclosure of lightwell with railings and stairs, all in connection with dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		Grant conditional permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed from 02/12/2011 until 07/12/2011. No representations received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

The application site comprises a mid terrace residential property with basement, ground, first floors on the west side of Gladys Road. The property is current in use as a single family dwelling. Due to local topography, rear garden level is one storey below street level. The site is not within a designated conservation area.

## Relevant History

2011/5875/P: Erection of single storey side extension to rear at lower ground floor level with three rooflights above, including replacement of lower ground floor rear window with doors, and removal of ground floor side window to dwelling house (Class C3). Currently under consideration.

2011/5876/P: Erection of dormer extension at roof level with two windows and double doors, including use of rear flat roof at second floor level as a terrace with glass and steel balustrade to dwelling house (Class C3). Currently under consideration.

## 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

CS15: Protecting and improving our parks and open spaces and encouraging biodiversity

DP24: Securing high quality design

DP25: Conserving Camden's heritage

DP26: Managing the impact of development on occupiers and neighbours

DP27: Basement and lightwells

### Updated Camden Planning Guidance 2011

CPG1 – Design

CPG4 – Basements and lightwells.

## Assessment

Planning permission is sought for the excavation of a lightwell within front garden and installation of windows/doors to front elevation at lower ground floor level, enclosure of lightwell with railings and stairs.

### Design

Policy DP24 states that the Council will grant planning permission for development that is designed to a high standard and that the Council will not grant planning permission for alterations that it considers to cause harm to the architectural quality of the existing building. Policy DP25 states that the Council will only grant planning permission for development in a Conservation Area that preserves or enhances the special character and appearance of the area.

The front garden of the property is currently planted and has a low front boundary wall. Numerous properties within this terrace have excavated front lightwells similar to that currently proposed including nos. 11, 15, 19, 29 and 31. The front lightwells are considered to form part of the character of the streetscene.

The proposed lightwell would have a width of 3.5 metres and a depth from the bay of 2.8 metres. A store would be created underneath the entrance path to the dwelling. The bay of the property will be extended down to basement level with timber framed windows which match the design and proportions of the windows at ground floor level. At ground floor level a strip of planting 1 metre wide will be retained along the front boundary. Within the lightwell there will also be a 0.3 metre wide strip of planting adjacent to the southern boundary. At ground floor level there would be a 1.1 metre high metal balustrade bounding the lightwell on the southern and northern sides. On the front boundary a low red brick boundary wall 0.5 metres in height would be retained with a balustrade above. Details of this balustrade have not been provided. The detailed design of the balustrade could be required by condition. It is considered that the proposed lightwell would not appear out of keeping. The proposed planting would soften the appearance of the lightwell and will ensure that the loss of the existing garden would not have a significant impact on biodiversity. Details and maintenance of the planting would be secured by condition.

Considering the above, the proposed lightwell would not harm the character and appearance of the host property or the streetscene.

### Subterranean development -structural stability and hydrology

Policy DP27 states that developers will be required to demonstrate with methodologies appropriate to the site that basements and other underground developments 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 for the creation of the front lightwell. The Basement Impact Assessment provides a response to the CPG4 screening exercise. The BIA confirms that the trial holes have not yet been undertaken but that the geology of the area is made ground over clay. The report confirms that ground water and surface water flow or the structural stability of the property and adjoining properties will not be affected by the lightwell as the foundations for the lightwell will not be below those of the existing lower ground floor. The site is not within an area identified in CPG4 as being at risk of surface water flowing.

The proposal is considered small scale subterranean development. The level information provided within the Basement Impact Assessment is considered to be commensurate with the scale of development. This information is therefore considered to satisfactorily demonstrate that the proposal maintains 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.

### Amenity

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

**Recommendation:** Grant conditional permission.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***