

Delegated Report		Analysis sheet		Expiry Date:		06/01/2012	
		N/A / attached		Consultation Expiry Date:		22/12/2011	
Officer				Application Number(s)			
Neil Zaayman				2011/5554/P			
Application Address				Drawing Numbers			
Flat Ground Floor 255 Goldhurst Terrace London NW6 3EP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation of basement and rear lightwell with balcony over at rear ground floor level and steps to garden, erection of extension at rear ground floor following removal of conservatory including raising of boundary wall and alterations to doors/windows at rear ground level all in connection with existing flat (Class C3).							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice displayed from 24/11/2011 until 15/12/2011. Advertised in the Ham and High Newspaper 01/12/2011 until 22/12/2011. No comments received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No comments received.					
Site Description							
The application site comprises a three storey semi-detached Victorian property, located on the south side of Goldhurst Terrace. The property is sub-divided into 3 self-contained flats and has a large rear garden. The building is not listed but located within the South Hampstead Conservation Area and identified as making a positive contribution to the area. It should also be noted that the area is subject to an Article 4 Direction.							
Relevant History							
2004/2140/P: The conversion of a 2nd floor front window to french doors with guard rail. Refused. 2011/3071/P: Erection of single-storey timber outbuilding in rear garden ancillary to ground floor flat (Class C3) (Retrospective). Granted.							

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)

South Hampstead Conservation Area Appraisal

Assessment

The Proposal: The proposal involves the creation of a new basement area extending partially under the existing study and living area. The basement would have a maximum floor to ceiling height of 2.7m which is 1.45m below ground floor level. The basement would be 102sq.m in size. The new space will be utilised as amenity and laundry space together with a guest bedroom and new treatment room. The basement would not extend beyond the existing footprint of the main dwelling.

There would be a full width lightwell to the rear with terrace above (approximately 1.3m above ground level). The new basement rooms facing the garden and lightwell area would have full height glazing whilst the existing dining and living rooms are to be reglazed and provided with folding doors fronting onto a full width balcony and stairs down to the existing terrace.

The existing dining room glazed roof is to be replaced with a flat roof and raised parapet wall which will entail raising the boundary wall of the dining room. There would be new rooflights over the dining area. Both the balcony and lightwell will be protected with a glass and stainless steel balustrading system.

Planning Issues: The planning issues associated with the proposal relate to the design/visual impact of the proposals on the main building and South Hampstead Conservation Area, and impact on residential amenity. These issues are addressed below in the context of planning policy and other material considerations.

Design: Policy DP25 of the LDF requires that all alterations and extensions with designated conservation areas preserve and enhance the character and appearance of the area.

The proposed basement would extend underneath the footprint of the main dwelling to a depth of 2.7m however, only 1.45m below the existing ground level. This is considered a minor increase to the depth of the existing basement/cellar void. 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). The basement extension would comply with this guidance in respect of not extending deeper than one storey below ground and being contained within the footprint of the main dwelling.

Whilst it is acknowledged that in some instances alterations and additions can have an adverse impact upon the character and appearance of buildings, in this instance the basement extension itself would be visible only as a half-basement form. The external changes which will potentially affect the character and appearance of the main dwelling relate to the lightwell with terrace above, the new glazed windows and balustrading and the new flat roof dining room area which is a replacement of the existing conservatory style extension.

The application site currently has a large paved patio area to the rear, part of which will be replaced by the proposed lightwell. The lightwell will have a maximum depth of 3m (measured from the rear elevation). The lightwell is considered acceptable in design terms, as the minimal external manifestation involves excavation works below ground level which would subsequently be covered with glazing. Given the existing situation on the site, it is not considered that the lightwell will have a harmful impact on the rear garden area in terms of reducing any soft landscaped areas, nor would it have a harmful impact on the character and appearance of

the main dwelling or the conservation area.

The external elevation of the existing living room is rendered and painted white with modern glazed windows. The conservatory is outdated and the proposed works to upgrade and modernise this section to the dining room would be more sympathetic to the character of the main dwelling as seen from the rear. The proposed features with a more contemporary design and glazing would be similar in form to the existing rear elevation and are not considered to be harmful to the character of the main dwelling or the conservation area.

Residential amenity: The majority of works would be contained within the footprint of the main dwelling and below ground level, therefore having no impact on the amenities of neighbouring occupiers.

Above the proposed lightwell would be a new terrace area with a maximum depth of 1m, measured from the rear elevation. Towards the detached side, No. 253 has a 2-storey rear extension which extends well beyond the proposed terrace. There would be no potential for overlooking towards this neighbour. No screening would be provided to the sides of the terrace and there may potentially be overlooking to the neighbour at No. 257 on the attached side. Notwithstanding, the depth of the terrace is not considered to be sufficient for the occupiers of the main dwelling to congregate and cause harmful levels of overlooking. In addition, the terrace is no higher compared to the existing landing of the external stairs and it is considered that any potential for overlooking would not be greater compared to that which are currently experienced as a result of the existing hardstanding terrace area to the rear of the main dwelling. It is not considered that any potential overlooking would be significant enough to justify refusal of this application.

The changes to the boundary wall of the dining room would involve increasing the wall by 1.1m to create a parapet. The rear elevations of dwellings along this part of Goldhurst Terrace are south-facing. It is therefore not considered that this part of the proposal would cause any harmful levels of overshadowing or loss of light to the attached neighbour at No. 257.

Transport: the excavation of the existing void space to create the basement would be undertaken by hand and would be a relatively slow process. It would therefore not involve large trucks movements in any significant number and it is considered that the works could take place within the statutes of using a parking bay for skip use and operational activities. It is therefore considered that no construction management plan would be required in this case.

Other issues: Basement : The applicant submitted a screening and scoping report for the works associated with the construction of the basement. The proposals have been screened in accordance with the requirements of CPG4 and where necessary, scoped. The report concludes that no element of the proposal raises concerns that warrant further ground investigation. The proposals as submitted are acceptable in terms of policy DP27.

Other matters: Enforcement : The plans indicate a garden shed / timber structure in the rear garden. It should be noted that this structure does not have planning permission and is currently subject to an enforcement investigation (Ref: EN10/0976). It should be noted that granting planning permission for the proposed works in this planning application does not grant permission for the unlawful timber structure.

Recommendation: Grant planning permission, subject to conditions.

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