

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/10/2011
		N/A		Consultation Expiry Date:	24/10/2011
Officer			Application Number(s)		
Max Smith			2011/4055/P		
Application Address			Drawing Numbers		
37 Elsworthy Road London NW3 3BT			See draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Amendments to planning permission granted 09/08/2010 (2010/2459/P) for the erection of a basement extension to the rear and alterations to existing entrance lobby roof to residential dwelling (Class C3), namely enlargement of existing basement to provide a gym and a studio and replacement of existing rear extension with a conservatory.					
Recommendation(s):		Grant conditional 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 No. Electronic	01 00	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from 31/08/11 to 21/09/11 and the press notice was published on 08/09/11.</p> <p>A letter of objection has been received from the occupier of 35 Elsworthy Road raising the following points:</p> <ul style="list-style-type: none"> • The property already has a basement level gym and swimming pool. • Disturbance from noise and pile driving. There is pile driving at No.41, which is so loud to constitute a real problem. • No objection to the replacement of the rear extension or the works to the lobby roof. • Basement's impact on water table has caused several instances of flooding to the objector's basement. <p>Network Rail The basement extension will not harm the integrity of Network Rail's assets therefore Network Rail has no further observations to make</p>					
CAAC/Local groups comments:	<p>Elsworthy CAAC Object to the increase in bulk and projection of the rear conservatory, which does not relate to the design, date or appearance of the house.</p> <p>Officer's note: Amended plans have subsequently reduced the scale of the proposed conservatory.</p>					
Site Description						
<p>The application site is a large detached house located within the Elsworthy Road Conservation Area. The building is considered to make a positive contribution to the area. The property backs onto the public open space at Primrose Hill.</p>						
Relevant History						
<p>2010/2459/P Planning permission was granted on 09/08/11 for the erection of basement extension to the rear and alterations to existing entrance lobby roof to residential dwelling (Class C3).</p>						
Relevant policies						
<p>The London Plan (2011)</p> <p>LDF Core Strategy and Development Policies 2010 CS5 (Managing the impact of growth and development) CS13 (Tackling climate change through promoting higher environmental standards) CS14 (Promoting high quality places and conserving our heritage) CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) CS16 (Improving Camden's health and well-being) DP22 (Promote sustainability) DP23 (Water) DP24 (Securing high quality design) DP25 (Conserving Camden's heritage)</p>						

DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)
DP32 (Air quality and Camden's clear zone).

Camden Planning Guidance 2011

Elsworthy Road Conservation Area Statement

Assessment

Proposed

Planning permission was granted in August 2011 for to an extension to an existing basement at the property, extending 9m beyond the existing rear elevation of the property and incorporating a sunken terrace.

The current application seeks planning permission for a similar proposal, but incorporating the following amendments:

- The basement would be extended a further 1.5m into the garden.
- A conservatory extension, 7.3m in length and 5m in width, would be added to the rear elevation. An existing single storey extension in this location would be demolished.
- A decrease in the size of the approved external sunken courtyard. An area measuring 4.8m by 1.8m would instead be covered over to form part of the basement.

Amended plans

During the course of the application the proposed conservatory has been reduced in length from 8.6m to its current 7.3m.

Main issues: Visual impact, residential amenity and the effects of the modifications to the approved basement.

Visual impact

The proposed conservatory represents a substantial addition to the existing house. However, given the scale of the dwelling, the lightweight structure of the conservatory, the scale of extensions added to neighbouring properties and the fact that it would replace an existing contemporary extension, it is considered that this aspect of the scheme would succeed in preserving the character of the conservation area.

The changes to the basement would not be visible from the public realm, apart from the reduction in the size of the sunken terrace and this would reduce the visual impact of the development.

Consequently the proposal is considered to be acceptable in design and conservation terms.

Basement issues

The property currently has a basement measuring approximately 18.5m by 16m situated under the footprint of the building, which opens out onto a sunken courtyard to the rear measuring 10m by 6m. Planning permission was granted under application no. 2010/2459/P for an 'L' shaped extension to the existing basement, wrapping around the sunken courtyard and measuring approximately 9m deep by 15.5m wide. The current application amends this by adding a further 1.5m to the length of the basement to expand the proposed 'studio' space.

The previously approved permission included a structural engineer's report, which confirmed that the structural stability of the existing building and its neighbours would not be harmed. Drainage was also considered, and a SUDS (Sustainable Urban Drainage) system was proposed to be installed in the rear garden to compensate for any reduction on permeability. This was considered to potentially improve the current system and not worsen existing conditions.

As part of the current application, the above report and an addendum to the original structural engineer's report has been provided to assess the impact of the additional size of the revised basement. This concludes that no new issues are raised and that "the bulk of the previous report and its conclusions will not materially change as a result of these alterations to the proposal". A substantial area of the original rear garden would remain to provide natural drainage whilst the SUDS scheme would remain on the revised scheme.

In the context of the previous permission, it is therefore considered that the applicant has submitted sufficient information to satisfy the requirements of policy D27 of the LDF.

Trees

An arboricultural report has been provided. This report identifies that the proposal would encroach on the root protection area of a plum tree in the rear garden of No 35. However, the effects are not considered to have an adverse impact on this tree, the permission (if granted) should be subject to a condition regarding details of tree protection measures.

Amenity

It is not considered that the additional length of the basement, the conservatory or alterations at ground floor level would have any implications for the amenities of neighbours. The boundary wall with no.35 is of sufficient height to ensure that obscure glazing along the boundary would not be required.

Recommendation: Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th November 2011.

For further information see

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