

Delegated Report		Analysis sheet		Expiry Date:		31/05/2011	
		N/A		Consultation Expiry Date:		04/05/11	
Officer				Application Number(s)			
Adrian Malcolm				2011/1614/P			
Application Address				Drawing Numbers			
25 Holmdale Road London NW6 1BJ				HOL 2 - 001, 004D; HOL4.001D			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation to lower existing basement floor level by 0.85m and creation of front basement lightwell with staircase and extension beneath existing entrance pathway - all to existing dwellinghouse (Class C3) and erection of new front boundary wall with bin store.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Site notice expired: 4/5/11 None					
CAAC/Local groups comments:		None					

Site Description

The application premises is a two storey property with a pitched roof (utilised for habitable space) and has an existing basement/cellar which is served by a staircase in the front garden, the remainder of which is hard surfaced. It is used as a single dwellinghouse.

The property is neither listed, not in any conservation area. A number of properties in Holmdale Rd have basements or cellars, some with sizeable lightwells.

Relevant History

The site has no formal planning history.

20a Holmdale Rd: Planning permission was granted on 23 June 2006 for excavation of existing basement and provision of lightwells to the front and rear, plus the erection of a single storey extension to the rear, all to create additional accommodation for the ground floor flat (LBC Ref 2006/1700/P).

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS4 (Areas of More Limited Change)

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 and encouraging biodiversity)

CS16 Improving Camden's health and well-being

CS18 (Dealing with Our Waste and Encouraging Recycling)

DP20 (Movement of Goods and Materials)

DP23 (Water)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

DP28 (Noise and vibration)

Camden Planning Guidance

Assessment

Proposal

The proposal involves lowering the existing basement level by 0.85m to create a new playroom, the creation of a new lightwell in the front garden and installation of a new metal staircase within the lightwell and a new toilet in the area beneath the lightwell, plus the erection of a new front garden wall and bin enclosure.

Considerations

Lowering of basement

The site falls in an area of surface water flow and flooding in the Camden Geological and Hydrological Study (Guidance for Subterranean Development Issue).

The basement area already exists and the lowering of the basement by 0.85m is relatively modest, however the applicant has submitted a basement impact assessment. This states that there will be a sequence of underpinning and calculations have been provided to show that the structural stability of the building will be maintained at all times.

The site has been found to be essentially level and does not have any issues of slope instability.

A trial pit has been excavated within the basement which has revealed that soils are virgin clay immediately below the existing basement, suggesting that there is a nominal risk of an aquifer being present and no associated dewatering issues are presented. Drainage and run off will not be adversely affected, given the existing structures at the property and the works will not impact in any way on storm water drainage systems.

There are no mapped water courses within 100m of the property, thus the development would have negligible impact on the water environment.

The basement area is existing and served by a large bay window at the front (which will benefit from a larger proposed lightwell) and a further existing window at the rear. A new playroom is proposed to occupy the new space, rather than a habitable room.

The lowering of the basement is considered to be acceptable, subject to a condition requiring the construction works to be supervised by a suitably qualified chartered engineer.

Alterations to front garden

The new lightwell would replace a broken concrete hardstanding. The staircase serving the basement would not form a prominent feature in the streetscene.

There are already several lightwells of similar or greater depth to that proposed to some other properties on Holmdale Rd.

The new toilet would occupy a space beneath the entrance pathway to the house and again the structure would barely be seen from the street.

The bin store would be behind the new front boundary wall (as amended) and would provide a more satisfactory arrangement than the casual storage of bins on the current forecourt. The wall would be rendered, which is considered acceptable, given the diversity of front boundary treatments along Holmdale Rd.

The alterations at the front of the property are considered to be acceptable.

Recommendation: Grant conditional planning permission.

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