

Delegated Report		Analysis sheet		Expiry Date:		28/12/2010	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Kevin Fisher				2010/5140/P			
Application Address				Drawing Numbers			
37 Elsworthy Road London NW3 3BT				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Submission of details of basement foundations and excavations pursuant to condition 2 of planning permission dated 9 August 2010 (Ref: 2010/2459/P) for erection of a basement extension to the rear and alterations to existing entrance lobby roof to residential dwelling (Class C3).							
Recommendation(s):		Approve					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No SN/PN					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

Large detached house previously used as nursing home, converted and occupied as a single family dwelling house. Backs onto Primrose Hill open space and within Elsworthy Road CA. It is double fronted with 2 large projecting front bays, designed in Arts and Crafts style of William Willett, and is listed as being of local interest in Conservation Area statement.

Relevant History

09/08/2010 planning permission was granted for the erection of a basement extension to the rear and alterations to existing entrance lobby roof to residential dwelling

Relevant policies

LDF Core Strategy and Development Policies

CS 15, DP 24, DP 25, DP 27 (Complies)

Assessment

The proposed foundation details are considered to acceptable in terms of their relation to trees on the site.

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