

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	02/09/2010
	N/A / attached	Consultation Expiry Date:	03/09/2010

Officer	Application Number
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Aysegul Olcar-Chamberlin	2010/2382/P
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Application Address	Drawing Numbers
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63 Glenmore Road London NW3 4DA	See decision notice
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PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
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Proposal

Retention of basement extension including new rear lightwell, enlargement of existing front lightwell, alterations to front basement elevation and associated re-landscaping to existing single dwelling house (Class C3).

Recommendation:	Grant Planning Permission
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Application Type:	Householder Application
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Conditions:	
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Informatives:	Refer to Draft Decision Notice
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Consultations

Adjoining Occupiers:	No. notified	09	No. of responses No. Electronic	00 00	No. of objections	00
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Summary of consultation responses:	A site notice was displayed from 21/07/2010 to 11/08/2010. No reply from the adjoining occupiers has been received.
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CAAC/Local groups comments:	<p>Belsize CAAC objected to the proposal. In summary, they considered that the extension of front lightwell would create an intrusive feature which would be out of character with the appearance of existing house and its neighbours, detrimental to the character and appearance and character of the conservation area.</p> <p>Belsize Residents Association objected to the proposal and raised the following concerns:</p> <ul style="list-style-type: none"> The basement excavation is not a permitted development. The basement excavations are unsuitable in the area because this neighbourhood is characterised by high density terraced housing. The proposal would cause unwarranted and excessive disturbance and nuisance to the neighbours. <p><i>Response: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. An informative advises the permitted hours for building works. Please refer to the assessment section of the report for the rest of the concerns.</i></p>
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Site Description

The application is a 2-storey mid-terrace house with a small basement level and attic level accommodation on the east side of Glenmore Road in the Belsize Conservation Area. Access to the basement level is via the existing staircases in the front lightwell. The property is in use as a single family dwellinghouse.

The property is identified as making a positive contribution to the appearance and character of the conservation area.

Relevant History

None for the application site.

33 Glenmore Road – Planning permission was granted on 21/05/2007 for the change of use of the 2 existing ground floor self-contained studio flats, and the erection of a basement extension (including expansion of the front light well and addition of a new light well at the rear) to provide a 3-bed maisonette at ground and basement level; and erection of a dormer and roof light on the rear roof slope to provide additional accommodation for the front top floor flat (ref: 2007/1625/P).

49 Glenmore Road – Planning permission was granted on 10/10/2006 for the excavation to create enlarged basement with window at front basement level, plus an enlarged front basement lightwell with staircase, to provide additional residential floorspace to existing dwellinghouse (ref: 2006/3675/P).

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for Occupiers and Neighbours

B1 – General Design Principles

B3 – Alterations and Extensions

B7 – Conservation Areas

T12 – Works affecting Highway

Camden Planning Guidance (2006)

Belsize Conservation Area Statement (2003)

Camden Guidance Note: New Basement Development and Extension to Existing Basement Accommodation (Draft February 2009)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP27 – Basement and lightwells

Assessment

Proposal:

The proposal is for the enlargement of the existing basement floor area with the provision of an enlarged front lightwell with new stairs (replacing the existing stairs) and a new rear lightwell with bridge over. The following works have been completed on site:

- Basement excavation including rear lightwell; and
- Partial completion of re-landscaping of rear garden (associated with basement extension).

The basement extension is entirely within the footprint of the house and adds a floor area of approximately 60sqm to the main house. The proposed front lightwell would be extended up to the shared boundary with no. 65, and the depth of the front retaining wall would be reduced to increase the depth of the front lightwell by approximately 0.5m. The new rear lightwell projects 1.65m beyond the rear wall of the house and would be covered with metal grilles. It is also proposed a glass bridge with glass balustrade over the rear lightwell in order to allow access from ground floor to the rear garden. The proposed basement level accommodation would be linked to the main house via the internal stairs.

Design and Impact on Conservation Area:

The properties on Glenmore Road generally have shallow front gardens with low boundary walls. Many of them, including the application property, were also originally built with front lightwells with stairs leading to the front basement doors.

The proposed basement excavation with new rear lightwell is considered to be acceptable in principle. Similar works involving the excavation of existing basements have been granted planning permission in Glenmore Road, including the properties at nos. 33 and 49 [see relevant history above].

The enlarged front lightwell and relocated stairs immediately adjacent to the retaining wall would have a limited additional visual impact on the street scene, as they would be mainly screened by the existing front boundary wall. The works will retain a small strip of unexcavated area in front of the entrance hall to the main house, which would be consistent with the nature of front garden settings in the surrounding area. The proposed timber sash window and solid timber door on the front basement elevation would also be sympathetic to the original built form of the existing house, and would have limited visibility from the street.

The house has a small rear garden which is well screened from the street views. The proposed rear lightwell would be enclosed by a metal grille set flush with the garden level and a new glass bridge. Therefore, the rear elevation of the proposed basement would not be read as an additional basement storey on the building. The proposed glazed timber French doors and new timber sash window on the rear elevation at basement level would be sympathetic to the form and detailing of the windows above. Given the location and size of the proposed rear lightwell, it is considered that the rear lightwell will not significantly reduce the amenity value of the existing rear garden space. It is also noted that the form and size of the rear lightwell is similar to the recently approved rear lightwell at no. 33.

The fenestration detailing of the openings on the front and rear elevations of the proposed basement level would be appropriate to the form and age of the building. The proposed basement extension, including the lightwells, does not significantly affect the overall proportions of the existing building or unduly compromise the character and appearance of the existing building. Consequently, the works would not cause harm to the character and appearance of the building and the wider conservation area and the proposal complies with the aims of policies B1, B3 and B7 of the UDP.

Standard of accommodation:

The new basement level would provide ancillary accommodation to the main house. The ceiling height of the basement level would be around 2.3m and would provide adequate headroom in accordance with the Council's standards. The kitchen and dining area would be served by the front lightwell. The two bedrooms would be served by the new rear lightwell at basement level. The rear lightwell has a depth of 1.65m and a width of 4.3m.

The existing front boundary wall would significantly block daylight to the front basement window and the window area which would serve the kitchen/dining area would be below the Council's standards. The retaining wall of the rear lightwell would significantly reduce the amount of daylight to the window and doors which would serve the rear bedrooms in the basement.

The amount of the natural light entering the habitable rooms in the basement is below the standards set in Camden Planning Guidance 2006 (pages 195-197). However, as the basement is to be used to provide additional floorspace to an existing single-family dwellinghouse, the remainder of which is generously sized and have good access to natural light, the proposal is considered to be acceptable on the grounds of proportionality. Overall, the house with its new basement level accommodation is considered to provide good living standards for the occupiers.

Amenity:

The proposed basement excavation and associated alterations to landscaping are considered not to raise any material amenity issues in terms of loss of daylight, sunlight or outlook to neighbouring residential properties and therefore the proposal complies with Policy SD6 of the Unitary Development Plan (2006).

Other Issues:

There are no trees that would be affected by the proposed excavation work on the application and adjoining sites. As the majority of the proposed works has been completed on the site, the remaining works would be minor and would not be likely to significantly impact the existing transport conditions in the area.

Any occupation of the highway, such as for hoarding, skips or storage of material would require a licence from Highways Management and this should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety and operation of the public highway therefore construction Management Plan is not required.

Recommendation: Grant conditional planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 27th September 2010.

For further information see

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