

Delegated Report		Analysis sheet		Expiry Date:		28/06/2010	
		N/A		Consultation Expiry Date:		28/07/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/2383/P			
Application Address				Drawing Numbers			
Flat 1 29 Croftdown Road London NW5 1EL				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation into rear garden at basement level, including alterations to existing basement window at rear to flat (Class C3).							
Recommendation:		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 07/07/2010-28/07/2010					
CAAC/Local groups comments:		No comments have been received from Dartmouth Park CAAC					
Site Description							
The application building is one of a pair of semi-detached properties and comprises part basement, part single-storey, and part 3-storey. The building is divided into flats. This application relates to the basement flat. The building is within Dartmouth Park Conservation Area but it is not a listed building.							
Relevant History							
2010/1566/P: Installation of two replacement timber framed sash windows on rear elevation of first floor flat (Class C3). GRANTED 14/05/2010							
Relevant policies							
Replacement Unitary Development Plan 2006 SD6 – Amenity for Occupiers & Neighbours B1 – General Design Principles B3 – Alterations & Extensions B7 – Conservation Areas Camden Planning Guidance (2006) Dartmouth Park Conservation Area Statement (2009) 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

It is proposed to excavate a rear lightwell to incorporate a bigger window to the existing opening. There is a small existing window which measures approx 1 metre in height x 1.3 metres in width. There is an existing lightwell which projects 0.7 metres from the rear elevation and is approximately 0.9metres in depth. The proposal involves creating a lightwell which is stepped up into the rear garden to get more light into the existing second bedroom. The proposed lightwell is to project from the rear elevation by 1.2 metres. The window is to be enlarged to a height of 1.6metres. A new parapet wall with pc copings and facing brick to match the existing is proposed along the top of the lightwell along with new metal railing around the west elevation for safety reasons, as this is the entrance from the flat to the garden.

Design and impact on the conservation area

The house has a rear garden which is well screened from the street views. As the proposed rear lightwell would be stepped up to the garden with a larger window installed, it is not considered that the lightwell would be read as a dominant addition. Given the location and size of the proposed rear lightwell it is considered that the proposal would not significantly reduce the amenity value of the existing rear garden.

The fenestration detailing of the opening to the rear elevation to the existing basement level is considered to be appropriate to the form and age of the building. The metal railings around part of the proposed lightwell would not harm the appearance of the host property. The railings would be on a curve, extending 1.3metres out from the rear elevation. The railings would be 1.1metres in height, and would provide a secure access route from the flat to the garden. The existing window is to be replaced by a timber sash window to match that on the upper floors of the building. The alterations to the existing basement level would not significantly affect the overall proportions of the existing building. The proposal complies with the aims of policies B1, B3 and B7 of the UDP.

Amenity

Due to the alterations being to the rear elevation and at basement level, the proposed excavation to the rear lightwell is not considered 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).

Recommendation: Grant Planning Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613