

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>10/08/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>17/07/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2010/3009/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
89 Burghley Road London NW5 1UH				Please refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Renewal of planning permission granted on 15/06/2005 (Planning application ref: 2005/0932/P) for the excavation of front garden to create a lightwell with alterations to the front elevation of the building (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Renewal of Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	16	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		None received					
<b>CAAC/Local groups comments:</b>		N/A					
<b>Site Description</b>							
The site is located on the North West side of Burghley Road close to the junction with Ingestre Road in a predominantly residential area. The site comprises a three storey mid-terraced property in residential use. The building is not listed and is not located within a conservation area.							
<b>Relevant History</b>							
15/06/2005 – <b>p.p. granted (2005/0932/P)</b> for the excavation of front garden to create a lightwell with alterations to the front elevation of the building (Class C3).							
<b>Relevant policies</b>							
<b>Replacement Unitary Development Plan 2006</b> SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions). <b>Camden Planning Guidance 2006</b>							
<b>LDF Core Strategy and Development Policies</b> 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), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells).							

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.

## **Assessment**

### **Proposal**

The proposal to the lower ground floor involves the creation on additional space for the existing single family dwelling house comprising a “granny flat” with open plan living and bedroom room, separate kitchen and bathroom. A front lightwell is proposed which will encompass the entire front garden. A painted metal balustrade and stairwell to access the bin store at lower ground floor level is proposed. The existing lower ground floor level has sufficient internal head height and has access to the garden via french doors on the rear elevation. The proposal involves the excavation of the front garden, the removal of the existing floor within the lower ground floor to add new mass concrete footings to the bay and spine wall following the removal of the existing concrete piers.

This application is seeking an extension to the limit for commencement of development for planning permission (2005/0932/P) granted on the 15/06/2005 for the excavation of front garden to create a lightwell with alterations to the front elevation of the building. The application expired on the 15/06/2010 but was extant at the time the current application was submitted.

### **Assessment**

The original application was assessed under the superseded Adopted Unitary Development Plan of 2000 and the supplementary planning guidance of 2002. In the intervening period between the original application and this application there has been a material change in policy. The Replacement Unitary Development Plan was adopted in June 2006, with Camden Planning Guidance adopted later in 2006. Although it is acknowledged that policies have changed, a number still cover the same broad aspects and are not considered to be significantly different from previous UDP policies. Examples include matters relating to amenity, design and conservation. With this context in mind it is not considered necessary to revisit the design or amenity aspects of the proposals in detail, given that these have already been considered to be acceptable and the thrust of policies have not changed.

The Council has also published new supplementary planning guidance on new basement development and extensions to existing basement accommodation in 2009. This gives more detailed guidance when assessing proposals for new basements or extensions to existing ones. In line with this guidance the proposed lightwell is acceptable because lightwells are part of the existing character of the street and the proposed lightwell will not harm the architectural character of the building or the surrounding area.

The area has not been incorporated into any conservation since the original planning permission was approved and the surrounding context has not changed since the previous permission.

**Recommendation** – Grant planning permission

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