

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		05/08/2010	
		N/A / attached		Consultation Expiry Date:		16/07/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/2929/P			
Application Address				Drawing Numbers			
48 Parkhill Road London NW3 2YP				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Excavation of single storey basement and creation of a raised fully glazed rear lightwell for lower ground and upper ground floor maisonette (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>Top Flat, 50 Parkhill Road – objects for the following reasons;</p> <ul style="list-style-type: none">Concerned about what the effect of excavation for the development may have on the building’s stability and foundations. There has already been movement in this building. I would like to know Building Control’s view on this matter. <i>(Please see below)</i> <p>Flat 1, 50 Parkhill Road – objects for the following reasons;</p> <ul style="list-style-type: none">My concerns are mainly that if there are large machines digging out a basement in this building it might disturb our already fragile foundations.Also concerns regarding the noise and dust. <i>(Please see below)</i> <p><u>Officer’s comments</u> – Issues of structural stability from the proposed development cannot be controlled by planning. These are issues that are monitored by building control regulations. An informative would be attached to any decision notice restricting the hours of construction and levels of noise. This is an issue that is controlled by the Council’s Environmental Health Team.</p>					
CAAC/Local groups comments:	<p>Parkhill CAAC – Object to further loss of garden space. <i>(Refer to 2.2)</i></p>					

Site Description

The site is located on the east side of Parkhill Road in a predominantly residential area. The site comprises a three storey and lower ground floor level semi-detached Victorian property divided into flats. Part of the lower and upper ground floor maisonette is used as office space for the applicant's architect firm. The building is not listed but is located within the Parkhill Conservation Area.

Relevant History

None relevant

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours),

SD7A (light pollution),

B1 (General design principles),

B3 (Alterations and extensions),

B7 (Conservation Areas)

T12 (Works affecting highways)

N8 (Ancient woodlands and trees)

Camden Planning Guidance 2006

Parkhill Conservation Area Statement

LDF Core Strategy and Development Policies

CS1 (Distribution of growth),

CS5 (Managing the impact of growth and development),

CS14 (Promoting high quality places and conserving our heritage),

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

DP20 (Movement of goods and materials)

DP21 (Development connecting to the highway network),

DP24 (securing high quality design),

DP25 (Conserving Camden's heritage),

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

1. Proposal

1.1 Permission is sought for the following;

- Excavation of a single storey basement extension measuring a depth of 2.6m below ground, 6.8m in length and 6.7m in width to create a studio space and storage room for the existing lower and upper ground floor maisonette.
- Creation of a raised glazed lightwell structure measuring approximately 2.7m in length, 6.3m to 6.7m in width and 0.5m in height (from garden level) constructed from structural glazing in the rear garden in place of the hardstanding area. The rear elevation of the raised lightwell structure would have sliding panels to allow ventilation into the basement room.

2. Design

2.1 The proposed basement would be positioned underneath the existing lower ground floor rear extension and 2.7m further into the rear garden and not underneath the footprint of the main building. The proposed raised rear lightwell would comprise structural glazing with a step up from garden level,

echoing the existing raised hardstanding area. The raised glazed lightwell would be lightweight in design and considered to be subordinate to the host building in terms of scale and bulk. It is considered that the proposed glazed lightwell structure set down at lower ground level would not detract from the character of the building or the character and appearance of the wider conservation area.

- 2.2 The proposal would encompass a section of the garden (18.36m²) replacing the existing raised hardstanding area but would still allow for the retention of a reasonable sized garden (60.56m²) for the occupants of the lower and upper ground floor maisonette in accordance with Camden Planning Guidance 2006. The maisonette also has access to a roof terrace at first floor level which provides additional amenity space for the occupiers of the property.

3. Residential standards

- 3.1 The basement level would provide a studio and room and storage for the existing maisonette. The basement room would have an internal head height of 2.6m, above the minimum set out in Camden Planning Guidance 2006. The proposed use of the basement is as a studio and storage room, these would not be considered as habitable rooms however due to the lightwell there would be sufficient light and ventilation, through the sliding panels on the vertical elevation of the raised lightwell to the basement level.

4. Amenity

- 3.1 The lightwell is proposed to be clear glazed. The lightwell would be set down at ground level below the boundary treatments with the neighbouring properties. The upper flat within the building is located at first and second floor level, a substantial distance from the lightwell. Additionally the lightwell would be partially screened from the upper floors by the ground floor extension. Therefore it is considered that there would be no significant issues of light spill affecting the amenity of neighbouring occupiers and as such a condition is not recommended to obscure glaze the lightwell.
- 3.2 The proposed basement is predominantly subterranean with a raised lightwell. It is considered the proposal would not have an impact on the amenity of neighbouring occupiers with regards to loss of sunlight/daylight, privacy, outlook or sense of enclosure in comparison to the existing situation.
- 3.3 Concerns have been raised with the impact of the excavation on the upper floors and neighbouring residents. Structural issues do not fall under planning control but would be monitored by Building Control Regulations. An informative would be attached to any decision notice informing the applicants that the proposals are likely to be subject to control under the building regulations act. Furthermore an informative would be attached to any decision notice relating to the controls from noise from demolition and construction. In addition, the nearest underground watercourse is approximately 310m to the east of the site, a significant distance from the application site.

5. Other issues

- 5.1 The maisonette is accessed from the side of the property at lower ground floor level. There is also direct access to the garden from the street. It is considered that given the extent of excavation it is not considered the proposal will have a significant impact on the local transport network and a Construction Management Plan would not be necessary, in accordance with the principles of policy T12.
- 5.2 There are a number of small trees located to the side of the property. An Arboricultural Report was not submitted as part of the application however it is considered that given the size of the trees and the distance away from the proposed basement the development would not have a detrimental impact on the trees, in accordance with policy N8.

5. Recommendation – Grant planning permission.

Decision route to be decided by nominated members on Monday 26th July 2010. For further information see

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