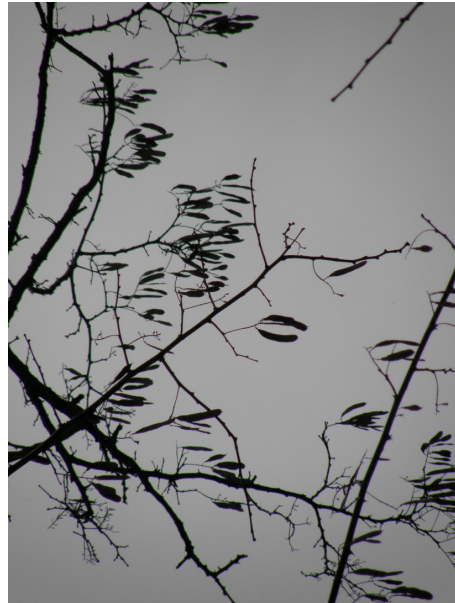


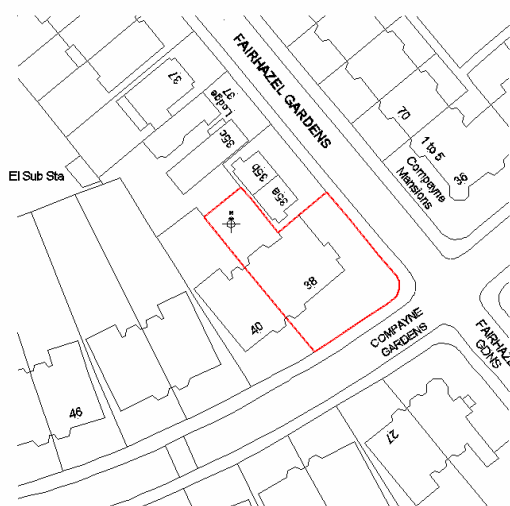
Flat 1
38 Compayne Gardens
South Hampstead
London



Proposed basement
conversion and internal alterations.

Introduction & Site Description

The property, which is the subject of this application, is located at the junction of Compayne Gardens and Fairhazel Gardens. The area is defined by older detached and terraced dwellings some of which have been subdivided (intensified) into flats (apartments). Although the area is distinctly of older housing stock there are 3no. modern houses to the North of the site.



The property is finished at the front in a smooth red brick with a mix of lime and cement mortar beds and perp ends. It has brick quoin course above the line of the first floor windows. The roof is of crown type with plain concrete roof tiles and leaded flat roof. There are a number of flat roof dormer windows on the sloping portion of the roof that extend no higher than the main roof. The topography of the site is generally flat and there is substantial foliage around the front and side elevations



No. 38 is sited upon the Northwest side of Compayne Gardens and is the first house after the junction with Fairhazel Gardens. The plot is essentially rectangular with a recessed area that has been used to create two of the new dwellings mentioned above. The property is five storeys (including the existing basement) and is a large semi detached Victorian dwelling. It is unclear if it was originally subdivided however the front entrance hallway would imply this is the case. There is a single storey extension to the rear of the property within which the kitchen for the ground floor flat extends into.



creating screening. The demarcation along the Southwest boundary is in the form of a close boarded fence no greater than 1600mm high and is of a rustic multi finish.

The proposal

The application seeks permission for the conversion of the existing basement into a habitable room and associated en-suite, storage and possible dressing room. The conversion seeks to open the existing basement window as a means of escape from the basement room. The window will be in the same plane as the rear elevation as the original light well will be opened up and extended slightly to the sizes shown. A set of railings will be installed around the light well as a safety precaution.

Planning History

The application site has many previous applications however only one appears pertinent to our scheme;

- 8401112 - Conversion of existing building and construction of rear extension to provide 8 self contained dwellings including ancillary external works and landscaping.

It is noted that although this approval differs from the actual site the conversion of the existing basement does form part of the above approval.

Planning Reasoning

The application dwelling has been previously converted as detailed above and it would appear the conversion of the basement would be lawful as part of this approval however the differing layouts and the exclusion of the rear wing is unexplainable. It is therefore our intention to make another application to remove doubt. The proposal would have no impact on the conservation area and would only have a maximum elevation off of existing ground level of 1100mm. The overall design has been created such that it harmonises with the character and appearance of the existing dwelling while working with the characteristics of the site to create an adequate form of works.

Conclusion

The proposed extensions are considered to harmonise with the character and appearance of the existing dwelling and designed such that the residential amenity of the neighbouring properties would not be harmed.

The application is a well considered scheme and we commend the proposals to the Council.