

Delegated Report		Analysis sheet		Expiry Date:		17/03/2010	
		N/A / attached		Consultation Expiry Date:		17/02/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/0232/P			
Application Address				Drawing Numbers			
30 Harley Road London NW3 3BN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation of a basement extension to, and the formation of a lightwell at the rear of, the existing dwellinghouse.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		10 adjoining occupiers were notified and a site notice displayed from 27/01/2010. None responses were received.					
CAAC/Local group comments:		<p><u>Elsworthy CAAC</u> No objection, but would like to see some trees added to the prominent corner location.</p> <p><u>Officer's response:</u> <i>It is considered that this cannot reasonably be required as a necessary part of the development, as the basement extension has a limited impact, which does not affect existing trees or necessitate additional planting as screening.</i></p> <p><u>Elsworthy Residents Association</u> No objection, but concerned that details of the front boundary wall treatment have not been submitted as required by previous application.</p> <p><u>Officer's response:</u> <i>Not part of this application, but the agent has been advised of the need to comply with the condition.</i></p>					
Site Description							
The application site is a large detached 2-storey plus attic house located at the southern end of Harley Road at its junction with Wadham Gardens. It lies within the Elsworth Conservation Area but is not listed as a building that makes a positive contribution to the conservation area.							

Relevant History

2009/5091/P Erection of a 2-storey side extension, excavation of new basement area and enlargement of the existing 1st floor rear balcony. Refused 07/01/2010

2009/5092/P Erection of a 1st floor side extension to the northern side of the dwelling house on top of the existing flat roof. Granted 22/12/2009

2009/5038/P Erection of a ground floor, single storey side extension, excavation of new basement area and enlargement of the existing 1st floor rear balcony to a single dwelling house. Granted 22/12/2009

2004/4364/P Erection of a single storey side extension to the single family dwelling house. Granted 10/12/2004

2004/0593/P The erection of a timber framed conservatory at the rear. Granted 30/03/2004

PWX0202762 The erection of a part 1-, part 2-storey and attic side/rear extension to a single dwelling house and other external alterations, together with the removal of a row of 6 garages and a redundant electricity sub-station in the rear garden and the landscaping of the land they occupied, and the erection of new piers, gates and dwarf wall along the front garden boundary. Granted 04/09/2003.

Relevant policies

Camden Replacement Unitary Development Plan 2006

B1 General design principles
B3 Alterations and extensions
B7 Conservation areas
T3 Pedestrians and cycling
T12 Works affecting highways

Elsworthy Road Conservation Area Character Appraisal and Management Strategy

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.

DP16 The transport implications of development
DP24 High quality design;
DP26 Managing the impact of development on occupiers and neighbours

Assessment

The proposal is for a basement extension and lightwell at the rear. The main issues are the visual impact of the proposal and its impact on the highway.

Visual impact

A basement and ground floor extension to the south side of the building is currently being constructed (planning permission 2009/5038/P). The proposal would increase the size of this basement and create a covered lightwell to the rear of the building in front of the enlarged basement.

The approved basement is for a workshop/store and only covers the area below the approved side extension (5.3m wide x 9.6m long). The proposal would double the size of the basement and provide a small swimming pool and gym as well as the workshop/store; it would measure 11m wide x 10.5m in length in total. This would still be within the footprint of the house, and would cover less than half of the overall footprint.

The only visible element of the proposal would be a covered light well at the rear. The lightwell would be 9m wide, project approximately 1m from the rear of the house, and be covered with a metal grille. Timber planks would provide walkways over the grille from the two sets of French doors to the ground floor living room. The windows to the lightwell would match the windows above.

The size and location of the grille and timber walkways would have an extremely limited visual impact, and as such the basement extension and lightwell are considered to be discreet interventions that do not harm the architectural character of the building or result in harm to the character or appearance of the surrounding area

in line with the conservation area management strategy and the Council's guidelines for basement development.

Highways

As the number of construction vehicles visiting the site on a weekly basis is not expected to be large, and there is ample room on site to accommodate construction vehicles and a skip, a construction management plan will not be necessary.

There are two crossovers to the site in poor condition, which are likely to be further damaged by construction traffic. It is considered reasonable to require the applicants, via a condition, to repave the crossovers in line with Policy T3 (Pedestrians and cycling) and T12 (Works affecting highways) to mitigate the impact of construction traffic.

Neighbourhood amenity

Given the location and size of the proposed development, there would be no significant adverse impact on the amenities of neighbours.

Recommendation: Grant Planning Permission

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