

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/04/2010	
		N/A		<b>Consultation Expiry Date:</b>		07/04/2010	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2010/1219/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
147 Gloucester Avenue London NW1 8LA				Refer to draft decision.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Excavation at basement level beneath the front garden to provide additional habitable accommodation to the existing dwellinghouse.							
<b>Recommendation:</b>		Grant conditional permission					
<b>Application Type:</b>		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	18	No. of responses	0	No. of objections	0	
			No. electronic	0			
<b>Summary of consultation responses:</b>		Site Notice displayed from 17 <sup>th</sup> March to 7 <sup>th</sup> April.					
<b>CAAC/Local groups comments:</b>		No response to date.					
<b>Site Description</b>							
<p>The site is located on the western side of Gloucester Avenue. The building on the site is a terraced house finished in brown brick and stucco: it is 3 storeys in height with basement and roof accommodation.</p> <p>The site is located in Primrose Hill Conservation Area and, while not listed, the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.</p>							
<b>Relevant History</b>							
<p><b>March 1988</b> Planning permission granted for change of use and works of conversion to provide one 3-roomed flat in basement and 8-roomed maisonette over, ref. 8701374.</p> <p><b>May 2000</b> Planning permission granted for the erection of a basement extension at rear for residential use, ref. PEX0000189.</p> <p><b>February 2010</b> Planning permission granted for conversion of 2 self-contained dwellings into a single</p>							

family dwelling house and additions and alterations to include the erection of rear extensions at basement and ground levels and the enlargement of roof terraces at rear ground and first floor levels, ref. 2010/0111/P. (THIS PERMISSION HAS BEEN IMPLEMENTED)

### **Relevant policies**

#### **Camden Development Plan 2006**

SD6 Amenity for occupiers and neighbours  
B1 General design principles  
B3 Alterations and extensions  
B7 Conservation Areas

#### **Camden Planning Guidance 2006**

#### **Primrose Hill Conservation Area Statement**

#### **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.*

DP26 Managing the impact of development on occupiers and neighbours  
CS14 Promoting high quality places and conserving our heritage  
DP24 Securing High Quality Design  
DP25 Conserving Camden's Heritage

### **Assessment**

**Proposal:** excavation at basement level beneath the front garden to provide additional habitable accommodation to the existing dwellinghouse.

The front of the property currently contains a sunken lightwell and stair giving access to the basement. The lightwell projects by 1.75m from the front of the building and is 3.5m in width: there would be no alteration to the width or length of the lightwell as a result of the proposal.

The additional basement accommodation would be illuminated from above via a rooflight (0.7m x 2.0m) at ground level within the front garden and new sliding doors facing the lightwell. New railings to the lightwell and the front boundary wall would be installed.

#### **Assessment:**

The proposed development comprises the reinstatement and landscaping of the front garden area of the property following completion of the excavation works. In addition, as noted above, no increase to the width and length of the sunken lightwell is proposed. The proposed additional accommodation would therefore not add to the overall bulk or appearance of the house in views from the street.

The detailed design with traditional cast iron railings to the street boundary wall and to the lightwell are considered to be acceptable. No objection is raised to the insertion of the rooflight which would be set flush with the surface of the front garden. The replacement of brick with York stone to the front garden area and main staircase are considered to represent an enhancement and no objections are raised.

The proposed basement extension is considered to have minimal impact visually and to respect the site and setting of the positive contributor which it would be attached to: the extension is considered to be of an appropriate standard of design for its location.

Given the scale, location and residential nature of the proposed accommodation it is considered that the proposal would not have a detrimental impact on the amenity of neighbouring occupiers.

**Recommendation:** grant conditional permission.

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