

Delegated Report		Analysis sheet		Expiry Date:		21/12/2009	
		N/A / attached		Consultation Expiry Date:		25/11/2009	
Officer				Application Number			
Hannah Parker				2009/4798/P			
Application Address				Drawing Numbers			
34 Crediton Hill London NW6 1HP				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
<p>Additions and alterations including erection of single storey full width rear extension and excavation to create basement level, to dwelling house (Class C3).</p>							
Recommendation:		Refuse Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	03	No. of objections	03
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from the 13/11/2009 until the 04/12/2009. Three letters of objection were received raising the following points:</p> <ul style="list-style-type: none"> • Rear extension will destroy the light and privacy of the neighbours • Noise and disruption - misery for the surrounding neighbours • Houses are located on clay and have had large cracks appearing in them recently • Properties have been brutalised along Crediton Hill • Gardens dug up and sheltered spots now overlooked • Visible from Tennis club 					
CAAC/Local groups comments:		No response to date					

Site Description

The application site is 34 Crediton Hill a 2-storey semi-detached single-family dwellinghouse located on the east side of the street. The building is not listed, but it is located within the West End Green Conservation Area.

Relevant History

2009/0205/P

34 Crediton Hill

Excavation of lower ground floor level with front lightwell and erection of single-storey rear extension to existing single-family dwellinghouse (following demolition of existing rear glazed conservatory).

2006/5352/P

34 Crediton Hill

Planning permission was granted on 05/02/07 for the replacement of the existing garage door with a window in association with the change of use of the integral garage to a habitable room for the existing dwellinghouse.

9400596

34 Crediton Hill

Planning permission was granted on 23/06/94 for the erection of a single storey side extension to the existing dwellinghouse.

36 Crediton Hill

2009/0236/p

An application was submitted on 18/12/08 for excavation of lower ground floor level, erection of rear ground floor and first floor level extensions, alterations to windows and doors at front and side ground floor level and associated landscaping all in connection with change of use to single-family dwellinghouse (including conversion of garage to habitable accommodation). Granted 2009

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement Unitary Development Plan (2006)

SD6 Amenity for occupiers and neighbours

B1 General Design Principles

B3 Alterations and extensions

B7 Conservation areas

Camden Planning Guidance 2006

West End Green Conservation Area Statement

Assessment

The proposal is for a full width extension and excavation to the basement to the rear of the property and which includes a stepped lightwell. The rear elevation currently sits at two levels. The section of the elevation which houses the bay is slightly set forward. The extension is approx 1.6m in depth towards on this section. The other section of the elevation is set back so the extension on this section is approximately 2.7m in depth. The extension creates a consistent ground floor building line which would be 7.7m in width. The basement lightwell is approx 4.4m in depth and 5m in width.

Main Considerations

1. Impact on host building and the conservation area
2. Neighbourhood Amenity

Impact on host building and the conservation area

The introduction of a near full width extension is not acceptable. The glazing panels set within the extension do not respect the window configuration above. The extension dominates the rear façade distorting the original form of the dwelling. A partial width extension would be likely to be more acceptable.

The basement level appears to add an additional floor to the rear elevation giving an impression of a 4 storey house when viewed from the rear. The lightwell located at the rear has a width of approximately 5m and a depth of approximately 4.4m. This is considered overlarge and excessive. No.36 has a similar lightwell design which steps a considerable distance into the garden. However, the lightwell at no.36 is only half the width of the rear elevation. A smaller lightwell design maybe more appropriate.

The extension combined with the basement level development is not considered subordinate to the host building. The overall impact of the proposal does respect the original design and proportions of the building. The proposals cumulative impact is considered on balance to adversely impact the character and appearance of the host building and be harmful to the character and appearance of the conservation area contrary to policies B1, B3 and B7 of the UDP.

Neighbourhood Amenity

The extension is most likely to impact no.32 which forms part of the semi detached pair. However, the depth of the extension is only approximately 1.6m where the extension meets no.32. Any loss of amenity towards no.32 is not considered to be of any significance. No.36 is not attached to no.34, and due to the topography of the site it sits at a higher level and therefore any loss in amenity is not considered detrimental.

It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, outlook or privacy and thus are considered to be consistent with Policy SD6 of the UDP.

Transport

Construction Management Plan (CMP)

The proposal involves a significant extension to the basement floor level which will require a large amount of earth excavation. However, as the existing building is being retained, it will have to be underpinned. As these excavations will have to be done by hand the daily limit of material excavated will not be large. Therefore construction is likely to take a longer period of time, and hence the number of construction vehicles going to and from the site on a weekly basis servicing the basement excavation will not be large, spreading of the load on the transport network. As there is a vehicular crossover access to the site, there is the option for construction vehicles to stop on-site. Given these facts, a construction management plan will not be necessary. Therefore the proposal is considered to be compliant with policy T12.

Recommendation Refuse Permission

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