

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/11/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		29/10/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2009/3107/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Wicklow Street London WC1X 9JL				Please refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Amendment to planning permission 2006/2193/P dated 30.08.06 to create full basement under single family dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant planning 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	29	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed 30/09/2009 to 21/10/2009 – no responses received					
<b>CAAC comments:</b>		Kings Cross CAAC – no comments received					
<b>Site Description</b>							
The site is located to the rear of Nos. 143 and 145 Kings Cross Road on the north side of Wicklow Street. The site is currently boarded up and is partially excavated following the demolition of the garages on the site. The property is located in the Kings Cross St Pancras Conservation Area but is not listed.							
<b>Relevant History</b>							
30/08/2006 – <b>p.p. granted</b> (2006/2193/p) for the demolition of the existing single storey garage/yard and replacement with a two storey plus partial basement, two bedroom dwellinghouse, roof terrace, green roof and integral garage for one car.							

## Relevant policies

### 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

## Assessment

**Proposal** - Planning permission (2006/2193/P) was approved for the development of a two storey building with partial basement under the footprint of the building with a small lightwell to create a bedroom and bathroom. Upon the demolition of the garage an existing basement was found extending across the footprint of the site. Permission is now sought to link the existing and approved basement and increase the depth of the existing. The basement would extend under the entire footprint of the building and further excavation of 0.3m would be required to provide a floor to ceiling height of 2.3m. The proposal would create 48m<sup>2</sup> of additional accommodation to include utility/storage room, bathroom, cupboard and an enlarged bedroom.

Planning permission (2006/2193/P) was approved following a number of revisions and based on pre-application meetings following the withdrawal of a previous scheme. The required revisions comprised a number of alterations to materials, reduction in the bulk and height, by one storey and the reconfiguration of the overall proportions of the proposed dwelling, in particular, the first/second floor rendered element.

It is noted that there are two outstanding conditions that need to be discharged. Condition 2 requires the submission of details of all external facing materials including window reveals, glazing, timber front door, stainless steel panels, paved/concreted areas, boundary treatments and any proposed landscaping. Condition 3 requires a sample panel(s) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing. These details are required prior to any works commencing on site. An informative will be attached to the decision notice advising that these details remain outstanding.

**Design** - The approved basement created a bedroom and bathroom with a small lightwell allowing natural light into the bedroom. The basement will extend under the entire footprint of the previously approved house. The basement only manifests itself externally through the lightwell to the front of the property, approved as part of the original permission.

The additional volume is created below ground level, under the footprint of the existing building and would not be visible in views of the building. It is therefore considered that the proposed extension to the proposed basement would not have a detrimental impact on the character of the proposed building or the character and appearance of the wider conservation area.

**Amenity** – The proposed basement area would provide a bedroom, bathroom and laundry/storage room. Camden Planning Guidance (CPG) 2006 states that adequate natural light should be provided to habitable rooms even in the basement. The only habitable room proposed at basement level is the bedroom, the proposed lightwell will allow sufficient natural light into the room.

CPG states that in order for new developments to comply with residential development standards all habitable rooms should have minimum headroom of 2.3m. The proposed internal height of the approved element partial basement is 2.4 and the proposed extension is 2.3m in accordance with the guidance.

It is considered given that the basement is subterranean and does not project beyond the footprint of the existing building it would have no impact on the amenity of neighbouring occupiers or residents in terms of sunlight, daylight, overshadowing, outlook or privacy.

Given that the concrete pit covers the site and no substantial excavation is required it is considered the development would not have a detrimental impact on local highways or road users therefore a Construction Management Plan is not required. It is considered that as there is no substantial increase in the depth of the basement structure that there would be significant hydrological issues requiring the submission of a hydrology report.

**Recommendation** – Grant planning permission

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