

Delegated Report		Analysis sheet		Expiry Date:		21/05/2009	
Members Briefing		N/A		Consultation Expiry Date:		13/05/2009	
Officer				Application Number			
John Sheehy				2009/1070/P			
Application Address				Drawing Numbers			
12 Fairfax Road London NW6 4HA				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Excavation of a basement with front lightwell, erection of a single-storey side and rear extension and alterations to the front boundary treatment and garden in connection with alterations to existing off-street parking arrangements all in connection with existing dwellinghouse.							
Recommendation:		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	9	No. of responses	1	No. of objections	1
				No. electronic	0		
Summary of consultation responses:		<p>One objection was received, from the occupier of 14 Fairfax Road, raising concerns about Party Wall issues; and noise and disturbance to neighbouring occupiers.</p> <p><i>Response: These are not material planning considerations. The standard informatives relating to the Building Regulations, Party Wall Act and Control of Pollution Act will be added to the decision notice.</i></p>					
Local groups comments:		No response received.					
Site Description							
<p>The site is located on the eastern side of Fairfax Road, a sloping residential street to the west of Swiss Cottage.</p> <p>The property is an end-of-terrace 2-storey with dormer dwellinghouse. There is a private road between the terraces of houses where the application site is located and Fairfax Road.</p> <p>The site is not located within a Conservation Area. The building on the site is not listed.</p>							
Relevant History							
<p>August 1962 permission granted for the erection of two terraces of 18 houses, together with ancillary garages at Nos. 12-38 (even) Fairfax Road, ref. TP102028/19616.</p>							

Relevant policies

Camden Development Plan 2006

S1,S2 Sustainable Development
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions

Camden Planning Guidance 2006

Section 19 - Extensions, alterations and conservatories

Assessment

Proposal: the excavation of a basement to the property which would cover the footprint of the existing house, with a lightwell to the front; the erection of a single-storey side/rear extension; and widening of the front vehicular entrance.

Assessment

The principal consideration material to the determination of this application is the design of the proposal.

Design

Policy B1 states that the Council will grant permission for development that is designed to a high standard; and Policy B3 states that the Council will not grant permission for alterations that it considers cause harm to the architectural quality of an existing building.

- *Side and Rear Extension*

The single storey side/rear extension would be modest in depth and would represent a limited addition to the overall bulk and appearance of the house. Camden Planning Guidance states that additions should not reduce the gaps between buildings and should not rise above porch level. The proposed extension would match the height of the existing side archway. It would not harm the character of the surrounding area given its secluded position at the side and rear of the property. The proposed extension would be finished in stock brick and timber-framed windows to match the existing building; this will assist in integrating the development with the host building. The proposed side extension is considered to be appropriately designed in accordance with the requirements of Camden Planning Guidance and would have a limited impact on the appearance of the building as viewed from the street.

- *Front light well*

The proposal involves the insertion of 1 light well to the hard landscaped front garden of the property. The front garden is 4.2m in depth and the light well would be 1.2m in depth. The light well would be covered by metal grille. Due to its modest size and minimal projection above ground level, the light well would not be an obtrusive feature when viewed from the street and the proposal would not introduce a visually prominent lower ground floor level to the house. The proposed light well is considered to have a minimal impact visually.

- *Widening of the front vehicular entrance*

The widening of the front vehicular entrance by removal of part of the front boundary wall is considered to have a minimal impact visually and would not detract from the setting of the building or the surrounding area.

The development is considered to be acceptable in terms of design and to be consistent with policies B1 and B3.

Amenity

Since the proposed side and rear extension would be one storey in height above ground and would be located on the northern and eastern elevations of the building, the impact of the proposal on the

access to sunlight and daylight of residents of 10a Fairfax Road and 14 Fairfax Road is considered to be minimal and acceptable.

The proposed extension would have no windows on the side elevation facing the common boundary to the north or south. All of the windows of the proposed extension will be at ground floor level. The proposal is not considered to result in a loss of privacy to neighbours.

The proposal is not considered to be harmful to the amenity of neighbours and is considered to be consistent with Policy SD6 of the UDP.

Other issues

The proposed front lightwell would allow a reduced amount of light to penetrate to the basement area. This may be inadequate if the basement was to provide main habitable rooms or independent residential accommodation, as there would be insufficient daylight/sunlight penetrating to this area. However, the habitable accommodation located in the basement would be attached to a single dwellinghouse with a rear garden, which provides a high standard of residential accommodation; therefore it is of lesser importance that the basement rooms meet these standards. The main living accommodation in the house as a whole would receive adequate daylight and ventilation as required under Camden Planning Guidance, and the new basement area is likely to be used for ancillary purposes.

The objector to the proposal expressed concerns with the potential structural impact on surrounding properties due to the excavation of the basement, including Party Wall implications. These are not material planning considerations. An informative is attached to the decision notice stating the owner may be required to liaise with the Council's Building Control section regarding structural matters arising from the proposal.

The objector to the proposal stated that the proposal would result in extra noise which would disturb the living conditions of neighbouring occupiers. However, since the proposed use of the basement would be residential, the proposal is not considered to be likely in itself to result in increased noise disturbance. The impact of construction noise on nearby residents is not a material planning consideration and is not covered by planning legislation but is subject to control under Environmental Health legislation; namely the Control of Pollution Act 1974 which sets out the approved hours of construction for works that can be heard at the boundary of a site. An informative is attached to the decision notice informing the applicant of the permitted hours of construction and demolition.

Camden's Transport Planning advisor has confirmed that a Construction Management Plan would not be required as the building would have to be underpinned as the excavation progresses. The excavation would have to be done by hand and possibly a small digger. This would make the work slow and the frequency of trips to and from the site would be light. On-street skips, bay suspension, storage of materials on the highway and temporary crossovers will all be subject to highways licences. This should be sufficient to ensure that the works are carried out in an orderly fashion and do not cause unnecessary disturbance to surrounding occupiers. Any alterations to the pedestrian footway as a result of the widening of the front vehicular entrance would need to be carried out by the owner's contractors as the pedestrian footway is located on a private road.

Recommendation: Grant conditional permission

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