

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th February 2008. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	12/02/2008
		N/A / attached	Consultation Expiry Date:	21/02/2008
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			2007/6036/P	
Application Address			Drawing Numbers	
8 Frognal Lane London NW3 7DU			See decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Additions and alterations including excavation of front lightwell, new stairs and porch, part excavation of lower ground floor level, and rear single storey extension, all in connection with the creation of additional residential floorspace to lower ground floor flat.				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12 + SN	No. of responses No. Electronic	03 00	No. of objections	04
Summary of consultation responses:	The occupiers of three neighbouring properties raised the following concerns:					
	<ul style="list-style-type: none">The tenants of the lower ground floor flat at no. 8 have a protected tenancy therefore the construction work for the proposed development would not be carried out. <i>Response: This is not a relevant planning consideration.</i>					
	<ul style="list-style-type: none">Further information showing the stabilizing details of the site during excavation should be submitted. <i>Response: This is not a relevant planning consideration. That would be checked by the Council's Building Control Section.</i>					
	<ul style="list-style-type: none">The proposed rear extension with the raised deck would have a negative impact on the daylight received by no.6 and the privacy currently enjoyed by the occupiers of that property. <i>Response: Please refer to the assessment part of the report for the impact on the proposal on residential amenities.</i>					
	<ul style="list-style-type: none">The proposed entrance to the basement flat at the front would interfere with the privacy currently enjoyed by the occupiers of the ground floor flat at no.8 and would detract from value of that property. <i>Response: Please refer to the assessment part of the report for the impact on the proposal on residential amenities.</i>					
	<ul style="list-style-type: none">The proposal would affect a lilac tree less than 3m from the building in the front garden. <i>Response: The plant in the front garden is a medium size shrub and does not make a significant contribution to the character of this Conservation Area.</i>					
	<p>Members were briefed on this application 18/02/2008 and agreed that a delegated decision could be taken subject to no additional responses that raised new issues being received before the end of the consultation period. Since then, the following concern has been received:</p>					
	<ul style="list-style-type: none">The proposal would put a strain on on-street parking. <i>Response: The proposal would improve the internal layout of the existing flat and would add a second bedroom and a study room to the flat. The</i>					

	<p><i>proposal would be a small scale development, which would not result in the creation of an additional residential unit. Therefore the proposal is unlikely in itself to put a significant strain on parking in the area.</i></p>
CAAC/Local groups	<p>Redington/Frognaal CAAC – do not object in principle to the extension, do not see how the occupants of the upper flats will gain access while works are proceeding – needs to be covered by condition. <i>Response: This is a matter to be resolved by the applicant/freeholders/leaseholders and is not a relevant planning consideration</i></p> <p>The Heath and Hampstead Society – state that this is the type of basement excavation that the Society have serious concerns about. “It is dangerously close to adjoining buildings on both sides, with the clear probability of foundations and subsoil disturbance. The dangers to neighbouring residents are evident” (They note that these are not issues that can be resolved by Building Control). Concerned that the residents of the flats above will be subject to nuisance as a result of the works. Consider that basement extensions are unacceptable in high density areas. <i>Response: The Society’s concerns about basement extensions are noted and guidance notes are being prepared on this issue. See above comment with regard to concerns about the neighbours.</i></p>
Site Description	
<p>The application site relates to a three storey Victorian residential property with a basement level at the rear located on the south side of Frognaal Lane within Redington/Frognaal Conservation Area. The property has four flats. Access to the lower ground floor flat is via the steep steps on the side of the property. There is a significant drop between the front garden level and the rear garden level of the property.</p>	
Relevant History	
<p><u>Application property:</u> The host building has been the subject of various planning applications for conversions, minor alterations and extensions. None of those applications are directly relevant to this case.</p> <p><u>Neighbouring properties:</u> A number of properties (e.g. 4, 10, 16, 20 and 26 Frognaal Lane) in the immediate vicinity have lightwells and basement level extensions at their front elevations. Additionally, adjacent property no.10 has an existing part two storey and part single storey rear extension granted planning permission in 1960s.</p> <p>The design and scale of No.4’s existing lightwell at front basement level (planning application 8700593 granted on in 1987) would be repeated in the proposed scheme.</p>	

Relevant policies

Replacement UDP 2006

S1; S7; SD6; B1; B3; B7;

Camden Planning Guidance 2006

Redington/Froggnal Conservation Area Statement

Assessment

The suitability of the proposed basement extension for residential living standards, accessibility and the impact of the proposed extensions and alterations on the character of the Conservation Area and the amenities of the neighbouring properties in accordance with the Council's adopted policies, planning guidance and Redington/Froggnal Conservation Area Statement are the main considerations.

Proposal seeks permission for excavation of a front lightwell with the provision of new stairs and entry porch to the lower ground floor flat, excavating part of the lower ground floor, and erection of a single storey rear extension with raised timber deck/terrace across the rear of the property.

The proposed lightwell would provide a new access and light to the front of the existing basement floor which currently accommodates two store rooms. The access to the lower ground floor flat would be from the staircase joining the retaining walls of the lightwell. The lightwell would project 2.4m beyond the front bay windows.

The proposed basement excavation would be at the front of the main entrance hall of the host building and would be in line with the front retaining wall of the lightwell and would provide a small WC and a lobby area. The proposal would increase the number of habitable rooms in the lower basement flat from 3 to 4. The basement extension would have a headroom height of 2.35m. The proposed internal layout would provide a spacious two bedroom flat which is well served by natural light and is considered to be acceptable.

The master bedroom at the front with a floor area of 20.6m² would be served by bay windows with glazed area of 7.2m². Although the retaining wall of the proposed lightwell would block the natural light to the bottom half of the glazed areas, the proposed size of the proposed windows would be well above the Council's guidance for residential development standards (10% of the total area of habitable room).

The Council will not grant permission for excavation of basements where it is considered it would harm the appearance and setting of a building or the character of the Conservation Area. The Conservation Area Statement also states basement extensions will only be acceptable where it would not harm the character and appearance of a building and its settings and characteristic boundary treatments formed by walls, railings and hedges should be retained and reinstated.

The proposed lightwell and alterations to the front boundary treatment would not significantly change the front elevation of the building and the streetscene and would respect the character of the Conservation area.

The proposed rear extension would have a maximum depth 3.5m, a height of 5m (from garden level)

and would span the rear of the building. The proposed rear extension would project 2.6m beyond the rear of no.6 within approximately 1m from that property and would not be likely to have a significant impact on the residential amenities of that property resulting in loss of daylight and outlook. The proposed rear extension would be in line with the existing rear extension of no. 10. The impact of the proposed rear extension on no.10 would be ameliorated by the rear extension at that property.

The raised deck area would be accessible from the rear garden and within the proposed rear extension. Many of neighbouring properties have raised deck areas, terraces or balconies at the rear. The flat above (at ground floor level) has a terrace and the property currently has a terrace at this level. The rear of the properties in this part of Frognal Lane generally have high boundary treatments therefore the proposed deck area is not likely to harm the privacy currently enjoyed by the occupiers of the neighbouring properties.

Given the design, size and siting of the proposed rear extension and the design pattern of the existing rear extensions at the neighbouring properties, the proposal would not likely to have a harmful impact on the character of the Conservation Area or the amenities of the neighbouring properties.

Consequently, planning permission subject to appropriate conditions should be granted.