

Delegated Report		Analysis sheet		Expiry Date:		01/02/2008	
		N/A / attached		Consultation Expiry Date:		30/01/2008	
Officer				Application Number(s)			
Aysegul Olcar-Chamberlin				2007/5560/P			
Application Address				Drawing Numbers			
Flat 1 12 Fawley Road London NW6 1SH				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation of a basement level with lightwells on the front elevation to provide additional accommodation for the existing ground floor flat.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	34+ SN	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>An occupier of a neighbouring property objected the proposal on the grounds many of the properties on Fawley Road have loft and basement extensions and the construction work for the proposed development would cause nuisance in the area.</p> <p>This is covered by other legislation and is not a material planning consideration.</p>					
CAAC/Local groups* comments: *Please Specify		West End Green CAAC raise no objection.					

Site Description

The application site relates to a three-storey semi-detached Victorian property with front bay windows located on the south side of Fawley Road within West End Green / Parsifal Road Conservation Area. The property has been divided into three flats and has existing dormer and single storey rear extensions. The rear garden of the property slopes down towards the rear boundary of the site.

Relevant History

The site has various planning history records for tree works and extensions, none of which are directly relevant to the assessment of this case.

Relevant policies

Replacement UDP 2006

S7; SD6; B1; B3; B7;

Camden Planning Guidance 2006

West End Green / Parsifal Conservation Area Statement

Assessment

The suitability of the proposed basement level for residential living standards and the impact of the proposal on the appearance of the original building and the character of the Conservation Area in accordance with the Council's adopted policies, planning guidance and West End Green Conservation Area Statement are the main considerations.

The proposed basement extension would be at the front part of the host building and would have the same front and side building lines. The basement extension would a headroom height of 2.3m and would increase the ground level flat's floor space by 56.61m². The basement would provide two additional bedrooms, a bathroom and a spacious landing and hall area around the staircase.

The proposed lightwells would light the additional two bedrooms in the basement and would be covered by black painted metal safety railings. The lightwell located in front of the north-east bay window would have a depth of 0.9m and a width of 2.8m (measured from the front bay windows). The lightwell located in front of the north-side bay window would project 0.7m from the front entrance within 1.8m.

The proposed bedroom with a floor area of 10.9m² would be served by a window area of 0.45m². The proposed bedroom with a floor area of 21m² would be served by a window area 1.12m². The size of the windows would be considerably below the Council's guidance for residential development standards (10% of the total area of habitable room). The retaining wall of the proposed lightwells would also block the natural light within these rooms.

Whilst the standard of accommodation within the basement would be poor, the overall standard of accommodation within the unit would be reasonable as the ground floor rooms are spacious and well served by natural light. On this basis, the proposal is considered to be acceptable. Any subsequent application for self-containment of the basement would need to be subject of a separate application but is unlikely to provide a satisfactory standard of accommodation.

The Council will not approve proposal 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 states the creation of new basements will generally be resisted for traffic and design reasons and excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area.

None of the properties in the immediate vicinity have basement levels with lightwells. However, the proposed basement with lightwells would not be prominently visible from the public realm and would not significantly change the front elevation of the host building. Although basement levels are not part of the architectural characteristics of this area, it would be difficult to argue that the proposal would have an adverse impact on appearance of the Conservation Area.

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