

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 21<sup>st</sup> January 2008. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>25/01/2008</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>24/01/2008</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Cassie Plumridge			2007/5695/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
11 Howitt Road London NW3 4LT			See 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>				
Excavation works to enlarge the existing basement with the provision of a rear lightwell with glass bridge and balustrades above at ground floor level on the rear elevation of the dwellinghouse.				
<b>Recommendation(s):</b>		Grant planning permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>05</b>	No. of responses No. electronic	<b>01</b> <b>00</b>	No. of objections	<b>01</b>
Summary of consultation responses:	No replies to date.					
CAAC/Local groups* comments: <small>*Please Specify</small>	While the <b>Belsize CAAC</b> did not raise any objection to the application in principle, they did raise concern with the change in design of the door at basement level on the front elevation of the dwellinghouse. These works can be undertaken as permitted development, by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development Order) 1995.					
<b>Site Description</b>						
<p>The subject site falls within the Belsize Conservation Area and is identified as making a positive contribution to the conservation area by the Conservation Area Statement (CAS). The site is a mid row property accommodating single dwellinghouse. The site forms part of a uniform group of buildings within Howitt Road, with small light wells to the basement level of the front façade.</p>						
<b>Relevant History</b>						
<p>Planning permission 2005/2216/P granted on 29/07/2005 allowed for the <i>erection of a single storey rear extension for single family dwellinghouse and alterations to the rear of the existing extension.</i></p>						
<b>Relevant policies</b>						
<p>Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan <u>taken as a whole</u> together with other material considerations.</p> <p><b>Camden's Revised Replacement Unitary Development Plan 2004</b></p> <ul style="list-style-type: none"> <li>• S1 &amp; S2 – Strategic Policy on Sustainable Development</li> <li>• SD1 – Quality of Life</li> <li>• SD6 – Amenity for Occupiers &amp; Neighbours</li> <li>• B1 – General Design Principles</li> <li>• B3 – Alterations &amp; Extensions</li> <li>• B7 – Conservation Areas</li> <li>• N8-C – Trees</li> </ul> <p><b>Camden Planning Guidance 2006</b></p> <p><b>Belsize Park Conservation Area Statement</b></p>						

## Assessment

### Proposal:

The subject application seeks planning permission for additions and alterations to the single dwellinghouse, including the enlargement of the existing basement, creation of new lightwell to the rear elevation, and installation of a glass bridge and balustrades at ground floor level on the rear elevation.

### ASSESSMENT:

#### Design

The scheme proposes a basement extension under the footprint of the existing building. The basement does not include any lightwell to the front elevation, maintaining the existing presentation of the dwellinghouse to the street scene. While the scheme does include a change to the door at basement level on the front elevation of the dwellinghouse; these works can be undertaken as permitted development, by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development Order) 1995.

The scheme proposes a basement extension under the footprint of the existing building with a lightwell to the rear. The rear of the subject site is not visible from the surrounding street network, and it is considered the introduction of a modest light well to the rear elevation would not disrupt the pattern of development of the surrounding area or compromise the character and appearance of the wider conservation area.

The plans show some changes to the location and size of windows on the rear elevation of the dwellinghouse; these works can be undertaken as permitted development, by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development Order) 1995.

The rear alterations are considered acceptable in design terms, as they would be subservient to the parent building, would have appropriate regard for the original design of the building, is unlikely to have any negative impact on the character and appearance of the surrounding area and appropriate materials are proposed

#### Amenity

As all the additional accommodation would be located below ground level the works would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

#### Standard of accommodation

It is acknowledged that access to natural daylight to the expanded basement level does not meet the standards of the CPG, as the new rear light well is not of sufficient dimension. However given the scheme is for the expansion of an existing residential unit, the Council is unable to control the internal configuration of the residential property, and no objection can be raised to this issue.

**Trees**

The rear garden is paved and has limited vegetation at the rear of the site. The scheme proposes a basement extension under the footprint of the existing building with a lightwell to the rear, and is unlikely to impact on trees on the subject site or surrounds.

**Summary**

The proposal works are considered to be respectful of the character and appearance of the building and the surrounding conservation area, to be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, B1, B3, B7 and N8).

**RECOMMENDATION:** Grant Full Planning Permission.