

DISCLAIMER

Decision route to be decided by nominated members on ----- (date to be inserted). 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:	05/12/2007
		N/A / attached	Consultation Expiry Date:	22/11/2007
Officer		Application Number(s)		
Carlos Martin		2007/5137/P		
Application Address		Drawing Numbers		
39 Lyndhurst Road London NW3 5PE		Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation to provide enlarged basement floor including three new lightwells to front, rear and side to single family dwelling house.				
Recommendation(s):	Grant planning permission			
Application Type:	Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	01	No. of objections	00
Summary of consultation responses:	None					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Belsize Residents Association object: Basement extensions are always damaging to neighbouring properties and endanger subsoil water resources; traffic will be affected during construction works.</p> <p><u>Officer's comment:</u> These are non-material planning objections and therefore cannot be taken into consideration at this stage. The site is not in a known area of land instability and these issues will be covered by building control regulations.</p> <p>Fitzjohns/Netherhall CAAC comment: Habitable rooms may not have sufficient light.</p> <p><u>Officer's comment:</u> The lightwells would indeed not provide adequate light to the basement rooms; however, these rooms will be ancillary to the existing house, which benefits from numerous well-lit habitable rooms above ground level.</p>					

Site Description

The application site relates to a two-storey plus attic mid-terrace single dwelling house located on the north side of Lyndhurst Road.

The site lies within Fitzjohn's/Netherhall conservation area but has not been identified as a building that makes a positive contribution to the conservation area.

Relevant History

2005: pp granted for excavation of basement incorporating front and rear lightwells to 41 Lyndhurst Road, (adjacent to the application's site).

Relevant policies

UDP (2006): SD6; B1, B3 & B7.

Camden Planning Guidance.

Dartmouth Park Conservation Area Statement.

Assessment

Planning permission is sought for the excavation of a basement extension and the formation of three associated (front, side and rear) lightwells to a single-family dwelling house located within a conservation area.

The proposed basement would approximately follow the footprint of the existing ground floor and would provide a family room, a guest bedroom, a bathroom, a plant room and a utility room to the existing house. The lightwells vary in size, but none would be larger than 0.8m in depth and all would incorporate walkable grilles over.

The new lightwells would not be visible from the public realm. The front elevation is setback some 18m from the street and therefore, the proposed lightwells would have little impact on the appearance of the street. The lightwells would feature windows to match the existing windows above ground level and are not considered to be obtrusive within their setting, as they would be covered by a horizontal metal grille, which would not be very visible.

Given the nature of the proposal, it is not expected to result in any loss of amenity for neighbours in terms of loss of light, outlook or privacy. Concerns have been raised by a neighbours' association regarding structural issues and potential traffic disruption during construction works. However, these are not planning matters and shall not be taken into consideration.

All three lightwells would fail the 30-degree angle test and would not provide adequate light to the proposed basement rooms. However, these rooms would be ancillary to the existing house, which benefits from well-aired and well-lit rooms above ground level, and therefore can be considered acceptable.

The new front lightwell would match the front lightwell approved at no. 41 in 2005 and is not considered to obstruct the manoeuvring of cars within the existing forecourt area of nos. 39 and 41 Lyndhurst Road.

The proposed scheme is considered to be in keeping with the appearance of the parent building and the character & appearance of the conservation area, broadly complies with policy and accordingly, is recommended for approval.