

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:	23/10/2007
		N/A / attached	Consultation Expiry Date:	02/11/2007
Officer			Application Number(s)	
Thomas Smith			2007/3863/P	
Application Address			Drawing Numbers	
8 Berkley Road London NW1 8YR			See decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation to create a new basement area				
Recommendation(s):	Granted			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>One letter has been received from a neighbouring occupier objecting to the excavation due to concerns about subsidence and destabilisation of their property.</p> <p><i>This is not a material planning consideration and is covered by building regulations.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Primrose Hill CAAC has objected on the grounds that pellets for the heating system cannot be safely delivered and they question they need for such a large basement area.</p>					

Site Description

This application relates to a 4 storey building on the corner on Berkley Road and Eglon Mews within the Primrose Hill Conservation Area.

Relevant History

Planning permission PEX0200040 was **granted** in November 2002 for the change of use and works of conversion of the second and third floors from (Class B1) office use to a 5-bedroom maisonette with external terrace and retention of office use at ground and first floors.

Planning permission PEX0300213 was **granted** in November 2003 for modification of the roof to include a new roof extension and terrace, together with the provision of two new windows.

Planning permission 2005/5292/P was **granted** in January 2006 for the change of use of second and third floors from office use (Class B1) to two self-contained flats (Class C3), with the erection of a single-storey roof extension with adjacent terraced area, and erection of a terraced area at rear second floor level with minor alterations to the rear fenestration.

Planning permission 2006/1893/P was **granted** in June 2006 for amendment to planning permission dated 30th January 2006 (ref 2005/5292/P) (for the change of use of second and third floors from office use (Class B1) to two self-contained flats (Class C3), with the erection of a single-storey roof extension with adjacent terraced area, and erection of a terraced area at rear second floor level with minor alterations to the rear fenestration) involving alterations to roof extension and balustrade to roof terrace together with new and replacement windows to front and rear elevations.

Planning permission 2006/1895/P was **granted** in June 2006 for a change of use from office (Class B1) to alternative use for continued office use (Class B1) or residential use (Class C3) at first floor level. This involved use of all of the upper floors as a single residential unit.

Planning permission 2006/4168/P was **granted** in January 2007 for amendment to planning permission (2006/1895/P) including alterations the fenestration, roof extension and balustrades.

Planning permission 2007/0310/P was **granted** in April 2007 for an amendment to planning permission ref. 2006/1895/P involving alterations to roof extension.

Relevant policies

RUDP 2006

SD9, B1, B3, B7, T3, T9, T12

Primrose Hill Conservation Area Statement

Assessment

Proposal

This application proposes the excavation of a basement in order to accommodate a wood pellet boiler and a grey water treatment unit. The excavation works have already been carried out.

Assessment

The basement is entirely within the existing footprint of the building and no lightwells are proposed. As the proposal will not be visible it would have no impact on the character or appearance of the building or the wider street scene.

Structural concerns are not a material planning consideration.

Deliveries of pellets are only anticipated twice per year and on this basis, it is not considered that there would be any significant impact on highway safety.

The sustainability measures which would be housed within the basement are welcomed.