

Delegated Report		Analysis sheet		Expiry Date:		18/07/2007	
		N/A / attached		Consultation Expiry Date:		04/07/2007	
Officer				Application Number(s)			
Cassie Plumridge				2007/1850/P			
Application Address				Drawing Numbers			
42 Queen's Grove London NW8 6HH				Site Location Plan; 1P:01-RevB; 1P:02-RevB; 1P:03; 1P:04; Noise Survey Report QF5390/PF3174/RP1; Arboricultural and Planning Integration Report prepared by Carlos Daly, dated March 2006.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation and extension of the basement into the rear garden with a green roof to provide additional accommodation for the existing dwellinghouse.							
Recommendation(s):		Grant					
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 No. electronic	00 00	No. of objections	00
Summary of consultation responses:		None.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Thames Water requested that the Applicant should incorporate within their proposal protection to the property by installing for example a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.					
Site Description							
The site falls within the St John's Wood Conservation Area. No. 42 Queen's Grove is occupied by a recently built dwellinghouse comprising of four levels (basement, ground, first and second floor attic). The basement extends beyond the floors above. The ground floor has a projecting conservatory styled single story extension that extends over the basement level. The rear garden has been excavated with stepped terrace up to the rear garden level. It is noted that the basement already accommodates a pool.							
Relevant History							
Planning permission (reference PE9900345) was granted on 22/02/2000, which allowed for the <i>demolition of existing house and erection of a new detached dwelling</i> . The associated Conservation Area Consent was also granted on 22/02/2000. These works have been undertaken and completed.							

Relevant policies

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 taken as a whole together with other material considerations.

Camden's Revised Replacement Unitary Development Plan 2004

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- SD9B - Resources and Energy (Water)
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas
- N5 – Biodiversity
- N8 - Ancient Woodlands and Trees

Camden Planning Guidance 2006

NB the St Johns Wood Conservation Area does not have a Statement

Assessment

PROPOSAL:

The subject application seeks planning permission for the excavation and extension of the basement into the rear garden with a green roof to provide additional accommodation for the existing dwellinghouse.

DISCUSSION:

Design:

- While it is acknowledged that in some instances alterations and additions can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the host building and the wider surrounding area.
- The existing building is provided with a basement level which projects beyond the rear of the upper floors and has a sunken terrace area to the rear to allow for access to the garden and natural light to this level. The proposed scheme seeks to extend the existing basement level further into the garden, infilling the existing sunken terrace area with built form with a green roof above, so that the rear garden level is raised to be level with the ground floor. New lawn will be laid and perimeter rooflights installed.
- The existing basement accommodates a bedroom with kitchenette and en-suite for staff, a cinema, library, plant room, gym and pool. It is proposed to largely retain the existing layout of the front portion of the basement; accommodating the kitchenette and en-suite for staff, a cinema, library, and plant room being retained in the existing location. The pool will be replaced by the expanded basement area.

Additional facilities within the expanded basement would include a utility room, 2 additional bedrooms with kitchenette and en-suite for staff, a room for wine storage, plant room, and an enlarged pool and gym area with steam room, WC, store area, shower and changing room.

The basement would be setback a minimum distance of 3 metres from the rear boundary, increasing to 7 metres. A lightwell would be provided adjacent to the existing ground floor conservatory to provide light to the 2 additional bedrooms with kitchenette and en-suite for staff.

- The proposed basement would not impact on the setting of the host building given the extension is located at basement level. While it is acknowledged that the addition would raise the ground level marginally, this would not impact on the setting of the host building and effectively would match the neighbours ground levels.
- The addition with its changed garden levels is considered acceptable in design terms, as it would be subservient to the parent building, would respect the original design of the building and would not harm the character and appearance of the surrounding conservation area. Rooflights placed on the lawn are

acceptable, as are the new lightwell courtyard and steps.

Landscaping:

- An arboricultural report has been provided which satisfactorily sets out the root protection zones of two trees in the rear garden. These recommendations have been incorporated into the layout of the basement extension. The report also provides details of protective fencing required. These are considered to be acceptable, and will be reference in the condition relating to the protection of the trees.
- The proposals do not provide one metre wide borders along the flanking boundaries; however it is considered that there is sufficient area to the rear of the construction to incorporate a reasonable degree of planting, and as such is considered acceptable in this instance. There is sufficient depth of 'green' roof to accommodate turf and ground cover planting.
- The provision of hard and soft landscape details will be required by condition.

Amenity:

- The works are located below ground level and would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.
- It is noted that the new scheme does incorporate a new plant room. The applicants have provided an acoustic report which demonstrates it will comply with Councils guidelines regarding noise pollution. A condition will be placed on the permission to ensure that these noise levels are complied with by the plant when installed.
- A lightwell would be provided adjacent to the existing ground floor conservatory to provide light to the 2 additional bedrooms with kitchenette and en-suite for staff. While it is acknowledged that these rooms will not receive access to daylight in accordance with the CPG, given that the property is provided with other large habitable rooms throughout the property that have good access to daylight and offer a high level of amenity, the internal amenity of these rooms is considered acceptable in this instance.
- Given that independent access can be gained to the new self-contained bedsits for staff accommodation from the side entry, a condition will be placed on the permission advising that the staff accommodation / bed sits on the basement level is to be only used for purposes ancillary and incidental to the existing dwelling house, and that planning permission would be required in order to use them as a separate independent unit of residential accommodation.

The proposal works are considered to be respectful of the character and appearance of the surrounding area, to be unobtrusive and to not be 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, SD9, B1, B3, B7, N5 and N8).

Recommendation: Approve.