

Delegated Report		Analysis sheet		Expiry Date:		18/07/2007	
		N/A		Consultation Expiry Date:		03/07/2007	
Officer				Application Number(s)			
Paul Wood				2007/2163/P			
Application Address				Drawing Numbers			
38 Hillfield Road London NW6 1PZ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation to create lightwell enclosed by railings in front garden, installation of staircase in lightwell and alterations to front bay window at basement level to provide secondary entrance to existing single-family dwellinghouse; also replacement of existing garage fronting Mill Lane with enlarged garage (1 car parking space).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	23	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	Adjoining owners/occupiers No reply to date.						
Local groups comments:	No reply to date.						
Site Description							
The site is a mid terrace property located on the south side of Hillfield Road with a secondary access (garage) fronting Mill Lane to the rear. The site is not located within a conservation area and is not a listed building.							
Relevant History							
2007/0738/P: Erection of single-storey rear extension at lower ground floor level with a terrace over at ground floor level in connection with existing dwellinghouse. <u>LDC Granted 23.03.07</u>							
Relevant policies							
Set out below are the UDP policies that the proposals have primarily been assessed against. 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.							
London Borough of Camden Replacement UDP 2006 S1/S2 – Sustainable development SD6 – Amenity for occupiers and neighbours B1 – General design principles B3 – Alterations and extensions							
Camden Planning Guidance 2006							

Assessment

Proposal:

The application seeks planning permission for the excavation of a front lightwell enclosed by railings, the installation of a metal staircase within the lightwell and the alterations to the existing bay window at basement level to provide a secondary access to the house. The works also seek permission for the erection of a single storey garage at the rear of the site (accessed off Mill Lane), following the demolition of the existing prefabricated garage.

Assessment:

The material planning considerations are the impact on the appearance of the building, and character and appearance of the streetscene, and the impact on the amenity of neighbouring properties.

The works to the front of the property would result in the excavation of a front lightwell with a projection from the front of the dwelling of 2.53m. The lightwell would expose a bay window extension within the basement which would align with the existing bay window at ground floor level and provide for a set of stairs allowing access from ground floor to the basement area. The works are consistent with the nature of development in the surrounding streetscene which is not unaccustomed to similar lightwell interventions. The lightwell would be set back from the street front, retaining a generous front garden area. The works are therefore considered to suitably integrate with the character of the building and the character and appearance of the streetscene and are considered to be acceptable in principle.

The excavation works would result in an enhanced level of internal amenity within the existing basement. The introduction of the bay window would greatly improve the usability of the space, providing natural light into the front area of the basement accommodation.

The application also seeks permission for the erection of a new garage at the rear of the property, accessed from Mill Lane. There is currently an existing prefabricated garage at the rear of the site which would be demolished to allow for the erection of the brick garage. The footprint of the garage is generally the same as the existing garage; however the resulting height of the new garage would be lower than the existing. With this regard, there will be no adverse impact to any surrounding properties. The garage would be sited in an area that contains a run of garages, would have a utilitarian appearance and therefore the garage would not appear incongruous within the streetscene.

Recommend approval subject to conditions.