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|---|--|---------------------------------------|-------------------------------------|----------------------------------|-------------------|-------------------|--|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b>                 |                                     | <b>Expiry Date:</b>              |                   | <b>18/07/2007</b> |  |
|   |  | N/A                                   |                                     | <b>Consultation Expiry Date:</b> |                   | <b>04/07/2007</b> |  |
| <b>Officer</b>  |  |                                       |                                     | <b>Application Number(s)</b>     |                   |                   |  |
| Paul Wood   |  |                                       |                                     | 2007/2360/P                      |                   |                   |  |
| <b>Application Address</b>  |  |                                       |                                     | <b>Drawing Numbers</b>           |                   |                   |  |
| 84 Maygrove Road<br>London<br>NW6 2ED   |  |                                       |                                     | 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 of basement with front and rear lightwells to provide additional floorspace to the existing single-family dwellinghouse and alterations to the front boundary treatment.   |  |                                       |                                     |                                  |                   |                   |  |
| <b>Recommendation(s):</b>   |  | <b>Grant conditional permission</b>   |                                     |                                  |                   |                   |  |
| <b>Application Type:</b>  |  | <b>Full Planning Permission</b>       |                                     |                                  |                   |                   |  |
| <b>Conditions or Reasons for Refusal:</b>   |  | <b>Refer to Draft Decision Notice</b> |                                     |                                  |                   |                   |  |
| <b>Informatives:</b>  |  |                                       |                                     |                                  |                   |                   |  |
| <b>Consultations</b>  |  |                                       |                                     |                                  |                   |                   |  |
| <b>Adjoining Occupiers:</b>   | No. notified   | <b>08</b>                             | No. of responses                    | <b>00</b>                        | No. of objections | <b>00</b>         |  |
|   |  |                                       | No. electronic                      | <b>00</b>                        |                   |                   |  |
| <b>Summary of consultation responses:</b>   | <b>Adjoining owners/occupiers</b><br>No reply to date.<br><br><b>Thames Water</b><br>Request 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. This will be attached as an informative of any permission granted. |                                       |                                     |                                  |                   |                   |  |
| <b>Local groups comments:</b>   | No reply to date.  |                                       |                                     |                                  |                   |                   |  |
| <b>Site Description</b>   |  |                                       |                                     |                                  |                   |                   |  |
| The site is a mid terrace property located on the south side of Maygrove Road. The site is in use as a single-dwellinghouse. The site is not located in a conservation area and is not a listed building.   |  |                                       |                                     |                                  |                   |                   |  |
| <b>Relevant History</b>   |  |                                       |                                     |                                  |                   |                   |  |
| 2006/5496/P: The erection of a second floor rear extension and of two bay windows on the side and rear of the existing rear extension at first floor level. <u>Refused 30.01.07.</u>  |  |                                       |                                     |                                  |                   |                   |  |
| 2007/2216/P: Erection of second floor level extension to the rear projecting wing, installation of two bay windows one each at side and rear first floor level to the rear projecting wing and installation of a window at rear second floor level. <u>Current application – awaiting determination</u> |  |                                       |                                     |                                  |                   |                   |  |

2007/2441/P: Erection of a mansard roof extension to dwelling house (providing three windows to front). (NB see also application 2007/2442) Current application – awaiting determination

2007/2442/P: Erection of a mansard roof extension to dwelling house (providing two windows to front). (NB see also application 2007/2441) Current application – awaiting determination

2007/2997/P: Change of use and conversion from single family dwelling to three flats. Current application – awaiting determination

### **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**

Residential development standards

Extensions, alterations and conservatories

### **Assessment**

Planning permission is sought for excavation of a basement to provide additional accommodation to the single dwellinghouse. The basement would accommodate non-habitable rooms (play room and gym) and would also provide for a front and rear lightwell.

The proposal is considered to be acceptable in principle. The street is not unfamiliar with similar basement extensions and externally the only works visible will be the lightwells to the front and rear which are to be secured by railings. The front lightwell would not harm the streetscene which has a well established number of lightwells. Similarly, the rear lightwell would not result in harm to the character or appearance of the building. The lightwells are therefore considered acceptable on design grounds. The railings proposed to enclose the front lightwell form part of the front boundary treatment. They are set on a low brick wall with brick piers, in total they are 1.1m in height, marginally above that permitted under PD rights. The proposed boundary treatment is similar to that at other properties along the street and therefore is considered to be acceptable.

The basement extension extends under the main body of the original dwellinghouse and not only marginally beyond the rear building line (where there is the lightwell). This will not impact on the usability of the private open space in the rear garden and additionally will not impact on the appearance of the dwelling or character of the area. There are no trees or significant vegetation that will be affected as a result of the excavation work. To the front there will be some loss of vegetation, but this is minimal. The proposal complies with Camden Design Guidance with regard to floor to ceiling heights (minimum 2.3m), access to sunlight and daylight within basement rooms. The proposal incorporates a front and rear lightwell which will adequately illuminate the basement area for the use that is intended. It is noted that the basement is largely to be used for recreation and leisure and thus not technically habitable living space.

The proposed works are considered to be respectful to the character and appearance of the building, unobtrusive in the streetscene and sympathetic to the character and appearance of the conservation area. As such, the proposed works are considered to have appropriate regard for relevant policies of the London Borough of Camden Replacement UDP 2006 (S1, S2, SD6, B1 and B3) and Camden Planning Guidance and approval is recommended.