

Delegated Report		Analysis sheet		Expiry Date:		30/03/2007	
		N/A / attached		Consultation Expiry Date:		06/03/2007	
Officer				Application Number(s)			
Paul Wood				2007/0557/P			
Application Address				Drawing Numbers			
51 Lancaster Grove London NW3 4HB				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enlargement of existing basement to provide additional habitable accommodation for dwelling house, with creation of new lightwell to the front elevation and enlargement of existing lightwells to the side and rear elevations.							
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	46	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was also displayed from 13/02/2007 to 06/03/2007. No objections have been received.					
CAAC/Local groups comments:		Belsize CAAC: Do not object to the scheme.					
Site Description							
The site is a three storey detached single dwellinghouse located on the northern side of Lancaster Grove. The dwelling also benefits from a small basement area. The site is located in the Belsize Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.							
Relevant History							
No relevant planning history.							
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.							
London Borough of Camden Replacement UDP 2006							
S1/S2 – Sustainable development							
SD1 – Quality of life							
SD6 – Amenity for occupiers and neighbours							
B1 – General design principles							
B3 – Alterations and extensions							
B7 – Conservation areas							

Camden Planning Guidance 2006

Residential development standards

Extensions, alterations and conservatories

Trees and landscaping

Belsize Conservation Area Statement (CAS)

Assessment

Planning permission is sought for the following:

- Excavation works to extend and deepen the existing basement. The works will result in a new exposed basement bay window opening with lightwell and grille above on the front elevation, an altered lightwell and grille on the rear elevation and an enlarged lightwell on the side elevation.
- The basement will provide for a bedroom, utility room, storage/plant room and workshop/storage room.
- External alterations to enlarge windows on the side elevation and to replace a window with a set of french doors on the rear elevation.

The proposal is considered to be acceptable in principle. The street is not unfamiliar with similar basement extensions and externally the works will only necessitate the creation of a lightwell on the front part of the building covered by a grille. The front lightwell will have a limited visual impact, as it will be substantially concealed from public view by the front boundary wall. The remainder of the forecourt area is covered in hard landscaping and thus the visual impact of the grill will not impact on the existing character within the forecourt area. A simple grille, flush with the ground, will cover the lightwell. This is considered acceptable on design grounds.

The basement extension would not extend beyond the rear or side building line and as such there will be no impact on the usability of the private open space in the rear garden nor impact on the appearance of the dwelling or character and appearance of the conservation area of the area. There are no trees or significant vegetation that will be affected as a result of the excavation works.

The proposal complies with this Camden Design Guidance (CPG) with regard to floor to ceiling heights (minimum 2.6m), room sizes, and general internal amenity. The proposal incorporates a front lightwell to provide light to the only habitable room in the extended basement. The effective glazing is just shy of 1/10th of the floor area of the room that is required under the CPG. Whilst the level of natural light to the basement room is below the recommended standard, the fact that this is a single dwellinghouse with a high level of natural light within the existing internal habitable rooms, the shortfall is not considered to warrant a refusal in this instance.

Given that the property is a single dwellinghouse, the alterations to the side windows and the changes to the rear window to form a set of french doors can be carried out as permitted development pursuant to the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

The proposal works are considered to be respectful of the character and appearance of the building, unobtrusive in the street scene 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, SD1, SD6, B1, B3 and B7) and Camden Planning Guidance and approval is recommended

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