

Delegated Report		Analysis sheet		Expiry Date:		11/01/2007		
(Members Briefing)		N/A / attached		Consultation Expiry Date:		18/12/2006		
Officer				Application Number(s)				
Conor McDonagh				2006/4413/P				
Application Address				Drawing Numbers				
Flat A 30 Ainger Road London NW3 3AT				Site Location Plan; Design And Access Statement; 02 Photo Sheets; CCTV Camera Inspection Report; Structural Engineers Report; Drawing No. 3754/1; 3754/2; 3754/3				
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature		Date
Proposal(s)								
Excavation of basement involving glazing to the front light well and skylights to the rear to enlarge the existing flat.								
Recommendation(s):		Grant Planning Permission						
Application Type:		Full Planning Permission						

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p>Two objection letters received</p> <p><u>27 and 28 Meadowbank</u></p> <ul style="list-style-type: none"> • Overdevelopment of the site • Disruption to amenity during building works • Excavation may cause subsidence and disrupt services serving neighbours • Harmful effect on nearby trees <p><u>Thames Water</u> No objection to development with regard to its impact upon water infrastructure. Does recommend that a non-return valve is incorporated to prevent surcharge of sewerage during storm conditions.</p> <p><u>Environmental Health Team</u> No objection subject to the provision of a standard informative relating to potential ground contamination. Also request the developer to send copies of waste consignments and waste classification notes during the disposal of the soil.</p>					
CAAC/Local groups* comments: *Please Specify	Not in any conservation area.					

Site Description

The site is an end of terrace five storey building, including basement and loft accommodation. The site is on an incline which gently slopes downwards from southwest to northeast. The building has been constructed from brick which has since been painted, and numerous alterations including the removal of the front bay, has compromised its original Victorian character. The property is currently occupied by five self contained flats and has been extended to the rear. The rear garden is 7 metres deep and laid with concrete pavers. The boundary treatment consists of a 2 metre high wall to the rear and south and a small dwarf wall acts as retainer for the neighbour at no. 31 whose garden is sited 1 metre lower than the applicant's garden.

The site is not within any Conservation Area and is not Listed.

Relevant History

11354 The conversion of 30 Ainger Road N.W.3. to form three flats and one maisonette including the erection of a Rear extension. **Granted 16/09/1971.**

12594 The demolition of the existing bay and the construction of two new windows **Granted 23/02/1972.**

PE9700937 Alterations of first floor casement window to provide french doors and creation of roof terrace at first floor level. **Refused 13/02/1998.**

PE9700938R1 To construct monopitched lean-to conservatory at the rear at ground floor measuring 1.9 metre wide by 3.2 metres deep reaching 2.9 metres at its highest point. **Granted 10/04/1998.**

PE9800319 Alteration to existing first floor casement window to provide french doors and the creation of a first floor roof terrace with screening to the flank. **Granted 22/06/1998.**

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.

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

SD6 – Amenity for occupiers and neighbours

SD10 B,C – Hazards *Contaminated land and uses, unstable land.*

Supplementary Planning Guidance 2002

Camden Planning Guidance Consultation Draft 2006

Assessment

Overview

The applicant seeks to excavate the entire foot print of the self contained basement flat to create an additional basement floor below, and extend this excavation under the existing garden. The proposed basement will have a ceiling height of 2.3 metres.

The basement will be occupied by a large open plan kitchen/reception area at the rear served by four 800 mm x 1800 mm roof lanterns, which project into the rear garden, providing natural light to the space. A third bedroom will occupy the space to the front of the new basement served by a 3.2 metre x 3 metre reinforced glass roof constructed within the existing light well. A central stairwell will link the lower and upper basements.

This application needs to be assessed in terms of design, impact upon neighbouring amenities, the proposed residential living standards of the basement and the impact upon neighboring trees.

Design

The proposed excavation to form an additional lower basement will not be visible from the street scene and therefore in terms of design the development creates no harm to visual amenity and is acceptable. The actual structural design of the basement has been extensively outlined within the structural engineer's report, which forms part of the application, and the applicant will need full building regulations approval in order to determine whether the design is appropriate. However, in planning terms no design issues will arise.

Neighbouring Amenities

In terms of overlooking, light and outlook, the excavation to form a new basement will create no harm to neighbours therefore the development is compliant with policy SD6. With regard to the impact upon neighbouring amenity during the excavation an appropriate informative will be included in the decision notice in order to safeguard this.

Living standards

With regard to the creation of basement the most important points to consider relate to ceiling heights and the provision of natural light. In this case the ceiling height meets the required standard of 2.3 metres and therefore acceptable.

With regard to the provision light, the new bedroom is served by a light well which is unobstructed for a depth of 3 metres; again this meets the required standards within the planning guidance. As the kitchen/reception area cannot be served by a light well, the provision of four roof lanterns in the garden is proposed to meet the necessary natural light requirement. Guidance requires glazed areas of no less than 10% of the floor area of the room to be lit. In this case the total area of the lanterns is 5.76 metres and the total area of the space is 64.4 metres which gives a 9% glazed area. Given that the glazed area is only 1% less than the minimum standard coupled with the fact the applicant also proposes to incorporate sun tubes, it would be unreasonable to refuse the application for this.

Trees

Following consultation with the Councils Tree Team it was determined that the nearby trees have little amenity value. Furthermore given the site is not in a conservation area and none of the trees are protected by a TPO then no concerns are raised, therefore no tree conditions should be included within the decision notice.

Response to objections

One planning objection refers to the application as an overdevelopment of the site. However the development will not be visible and only results in the creation of one extra bedroom, therefore there will not be a significant increase of development on the site. An informative shall ensure neighbouring amenity is protected during the excavation works and in relation to subsidence an informative will remind the applicant that building regulation approval are required before development can commence.

Conclusion

The development will have no negative impact upon the visual appearance of the street scene or neighbouring amenity and the basement will provide a living space which is of an acceptable standard.

Planning permission should be **granted**.

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