

Delegated Report		Analysis sheet		Expiry Date:		02/06/2014	
		N/A / attached		Consultation Expiry Date:		08/05/2014	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2014/0850/P			
Application Address				Drawing Numbers			
21 and 21A Oval Road London NW1 7EA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of part two, part single storey rear extension, excavation of front garden, alterations to upper ground floor rear elevation, alterations to front basement elevation and insertion of new side doors to storage at front basement all in connection with conversion of 2 residential units into a single dwellinghouse.							
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	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		PN advertised 17/4/14. SN displayed 11/04/14-02/05/2014. AO letters sent on 9/4/14. No representations received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Primrose Hill CAAC: no reply received.					
Site Description							
The application site is a 3-storey semi-detached dwelling house with basement. The front area consists on a side access way to the front entrance porch and an open front lightwell with boundary wall and stairs leading down to the basement. The rear includes a metal staircase leading from the garden to the rear upper ground floor kitchen and a recessed 2-storey side extension. The house is not listed and lies within the Primrose Hill CA. The area is predominantly residential with some commercial uses nearby.							

Relevant History

2014/1147/P Join properties 21 and 21a together forming one single address, glass over front light well, removal of rear external staircase, replacement of existing long casement windows with a sash window plus construction of a ground floor rear extension with sliding glass doors at basement level – UC.

2013/7208/PRE Reinstating the terrace house, joining the basement at 21a into the main house - internal stair continue into the basement, glazing over existing lightwell to the front (extending beneath front garden - garden to be reinstated) to provide additional space for kitchen in the basement, small extension of side wing to the rear to provide additional shower space to ground floor WC, remove basement level wall to the rear - replace with glazed sliding doors and garden to step down to basement level.

Advice was issued in March 2014. Infilling of lightwell unacceptable.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

DP20 Movement of goods and materials

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

CPG 1, 2, 4 and 7

Assessment

Proposal-

The proposal includes a part two, part single storey rear extension, excavation of front garden, alterations to upper ground floor rear elevation, alterations to front basement elevation and insertion of new side doors to storage at front basement all in connection with conversion of 2 residential units into a single dwellinghouse.

The main considerations with this application are the loss of one residential unit (land use), design & conservation, residential standards, basement implications, amenity and transport.

Land use-

Policy DP2 resist the loss of one or more self-contained units in a development. This proposal results in the loss of 1 unit and therefore complies with policy.

Residential standards-

A lifetime homes statement has been submitted to address the alterations to the building and how they impact accessibility to the building and its use. The access is changed to one main access point at street level. Other details include no off-street parking, unaltered front illumination, generous doorways dimensions at minimum 800mm, entrance level WC, shower and bedroom.

The building is to be re-instated to a single dwelling house on all floors. A room dimensions are generous and comply with standards.

Basement implications-

A BIA was carried out by GEA. The authors of the report carry qualifications that comply with CPG4's requirements.

The site is in close proximity to the Regent's Canal and a main road, however, site investigations and a desk top study has concluded that the works are unlikely to result in detrimental impact to groundwater conditions, flooding or to the structural stability of the building. This is particularly so due to the small scale of the basement extension to the front. The rear extension does not include any substantial excavation.

The proposed works are therefore considered acceptable and comply with policy DP27 and CPG7 subject to standard basement conditions.

Design & conservation-

The front lightwell is proposed to be retained open and extended to the boundary wall with a planter for soft landscaping with some alterations. The alterations to the front openings include the creation of an opening for double doors instead of an existing sash window and the creation of a small side window instead of an existing door. The existing front stairs leading into the lightwell are to be removed. The alterations are not considered to affect original historic materials and are considered in keeping with the character and architectural style of the building and the street's appearance in general.

Other alterations to the lightwell/basement area also include its extension below the front pathway/access to the house in the vaults area; an outdoor store area is proposed with double timber doors and a small internal office area with its window into to lightwell to remain unaltered.

The main interiors of the basement floor are to be opened-up to create an open plan. The area is to be used as the living area and kitchen to include a new stair re-instated in its original location internally to connect the basement to the upper floors and a rear full-width extension with sliding full height glazed doors. The garden is re-landscaped with stepped flooring to integrate this floor with the

original level of the garden.

The ground floor level is to remain mainly unaltered with the rear external stairs to be removed and the sash-window re-instated instead. The side recess is proposed to be infilled at both basement and ground floor level to allow for additional bathroom space.

In addition to the alterations mentioned above, the rear elevations' alterations include the removal of the basement openings to be replaced with the rear full-width glazing and the insertion of a new sash-window at ground floor level.

To summarise, the proposed alterations to this building are considered acceptable. The extent of alterations to the basement area are not detrimental to the character of the house and the extent of rear extension, whilst larger than ideally sought – cannot be seen from the public realm and is at a lower ground level – and therefore does not impact on the CA nor on the character of the building in this context. The elevational alterations to the fenestration and other details are also considered to be subordinate and comply with policies DP24 and DP25.

Amenity-

The proposal does not raised amenity issues due to the level at which the proposal is proposed.

Transport-

Cycling: Cycle storage space has not been shown on plans. 2 spaces should be provided for this size of dwelling. It is recommended to condition this detail.

Parking: this proposal results in the reduction of residential units. Therefore the remainder single unit will be entitles to its existing parking permit and it is not recommended to restrict this site further in this respect.

Construction period: due to the small scale of the works and the width of the road it is recommended to condition this permission with a Construction Management Statement in order to control the construction period and ensure details are submitted to outline how this will be carried out in relation to the highway network and impact on neighbouring occupiers.

Accordingly, the proposal is considered to comply with the relevant policies and it is recommended to grant planning permission subject to conditions.

Recommendation: Grant conditional permission.

CIL: extent of extensions is below 100sqm, therefore CIL is n/a.