

Delegated Report		Analysis sheet		Expiry Date:		12/03/2014	
		N/A / attached		Consultation Expiry Date:		12/02/2014	
Officer				Application Number(s)			
Mandeep Chagger				2014/0388/P			
Application Address				Drawing Numbers			
6A North End London NW3 7HL				See ddn			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Basement extension to existing dwelling including 2x lightwells to rear.							
Recommendation(s):		Granted					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice 24/01/2014 – 14/02/2014 Press advert 30/01/2014 – 20/02/2014 No letters were received from neighbouring.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC: Require BIA for neighbouring properties impact and groundwater. Not adequate information to assess these properties. OFFICER COMMENT: The submitted BIA was independently assessed and the results show any concerns raised have been adequately addressed.					

Site Description

The property is part of a small block of three properties around a central courtyard. The existing property is positioned with two party walls to adjacent properties on perpendicular elevations. The property has two above ground floor levels, with vaulted ceilings to the first floor rooms. The site is located within the Hampstead Conservation Area, it is not a listed building.

Relevant History

No relevant planning history.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP16 (The transport implications of development)

DP20 (Movement of goods and materials)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 2013

CPG1 Design

CPG4 Basements and lightwells

Hampstead Conservation Area Statement 2001

Assessment

1. Proposal

1.1 The application proposes a new basement level under the entirety of the existing footprint of the property, extending under the property's courtyard, to the site boundaries. The layouts of the upper floors indicate that the changes include the addition of a new lightwell in the courtyard and amendments to the stairs, with new flight down to the lower ground floor level.

1.2 The main issues are:

- Basement excavation
- Design and impact on conservation area.
- Neighbour amenity.

2. Basement excavation

2.1 The proposed development is to comprise a single storey basement that will underlie the current footprint of 6a North End and extend out to the west, under the property garden.

2.2 New lightwells will be formed at the eastern boundary of the garden, adjacent to the western elevation of the existing property. Development drawings indicate the basement formation level will be approximately 4m below ground level (mbgl). The above ground structures are to be retained. The existing foundations and party walls are to be underpinned

2.3 The applicant has submitted a basement impact assessment (BIA) in accordance with policy DP27. The site is located on Bagshot Beds. Given the site context, the BIA was independently assessed. The independent assessment advised that BIA had not identified that the site is within an aquifer. In order to meet the requirements of DP27 further information was required on the ground conditions, specifically, the presence and location of water-bearing layers beneath the site and information regarding the location and form of the foundations to the existing and neighbouring properties. A revised BIA was therefore sought.

2.4 The BIA was subsequently fully revised and has been reassessed by the independent assessor and now fully complies with the requirements of policy DP27.

3. Design and impact on conservation area.

3.1 The basement would include two lightwells positioned in the garden with a grille and access hatch. The low height of the lightwell surround would ensure that the lightwell would have a limited impact on the appearance of the host property and the surrounding area. The size and locations of the lightwells is considered acceptable.

4. Neighbour amenity

4.1 Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments.

4.2 The proposed basement extension by reason of its location would not be likely to affect the residential amenities of the neighbouring properties any worse than the existing situation.

Recommendation: Grant conditional permission

