

Delegated Report		Analysis sheet		Expiry Date:		22/10/2014	
		N/A / attached		Consultation Expiry Date:		09/10/2014	
Officer				Application Number(s)			
Olivier Nelson				2014/5488/P			
Application Address				Drawing Numbers			
55 Gloucester Avenue London NW1 7BA				See attached			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Extension of vaults at lower ground floor level and alterations to the lightwells on the side elevation.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice :12/09/2014 – 03/10/2014 Press notice: 18/09/2014 – 09/10/2014					
Primrose CAAC		Comments were received stating no objection to the proposals.					

Site Description

The application site is on the junction between Gloucester Avenue and St Mark's Crescent. The host building is a substantial three storey property with a lower ground floor level.

The site is within the Primrose Hill Conservation Area and is considered to be a positive contributor to the Conservation Area.

Relevant History

2014/4604/P- The erection of a single storey ground floor extension to the rear elevation following the demolition of existing timber garage. The erection of a single storey ground floor extension to the rear elevation following the demolition of existing timber garage. **Refused 22/09/2014**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG4 Basements and Lightwells

CPG6 Amenity

Primrose Hill Conservation Area Statement 2000

Assessment

Detailed Description of Proposed Development

The proposal consists of the following elements:

- The reconstruction and extension of vaults at lower ground level
- Reinstatement of lower ground entrance
- Rebuilding of lightwells

Design

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia 'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas'. The property lies within Primrose Hill Conservation Area, and any alterations/extension to the building should therefore preserve and enhance the character and appearance of this conservation area.

- *The lightwell would be rebuilt which currently serves the living room.*
- *The rebuilt lightwell would be tapered to accommodate the line of existing tree roots.*
- *The vault towards the front of the property would be collapsed and a utility room would be provided which would be 3.7m wide by 3.7m deep.*
- *The original ground floor access and railings would be reinstated and this in turn would see the lower ground floor access reinstated.*

The principle of excavation and opening up of vaults at basement level has been established in other properties along Gloucester Avenue including Nos. 42, 91, 99 and 105A. It is considered important to retain the small scale character and appearance of the spaces and their position within the original building's hierarchy as hierarchy and proportion forms an integral part of the special interest of these buildings within the Conservation Area and it is important that any changes retain evidence of this.

Residential Amenity

The changes at lower ground floor level are considered to be acceptable. There is existing accommodation at this level and the proposal would not see a change in that sense. The aim is to improve on what already exists and also through the restoration of the original parts of the property which had been lost over the years. The proposals are acceptable in terms of policy DP26.

Trees

There are two lime trees which may be affected by the excavation works, the overall impact is rated very low. Trial pits have been commissioned and they have shown negligible root colonisation from trees within the proposed footprint. The lime trees are generally tolerant of root disturbance/pruning and both of the trees are in good health and capable of sustaining these reduced impacts. The arboricultural report recommended that specialist demolition/construction techniques are required. The proposed works are considered acceptable and would not have a negative impact on the lime trees.

CIL

The proposal would not be CIL liable as the increase in the habitable floor space is less than 100 square metres.

Conclusion

The revised proposals address all concerns raised during the assessment and would now respect the character of the building within the Primrose Hill Conservation Area, while preserving the local amenity.

Recommendation

Grant conditional planning permission