

Delegated Report		Analysis sheet	Expiry Date:	24/11/2014
		N/A / attached	Consultation Expiry Date:	23/10/2014
Officer			Application Number(s)	
Jonathan McClue			2014/5934/P	
Application Address			Drawing Numbers	
2 A Willoughby Road London NW3 1SB			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of basement extension under existing ground floor side wing to a detached dwelling.				
Recommendation(s):		Grant Permission with Conditions		
Application Type:		Householder Application		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	18	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Advertised in the Ham & High from 02/10/2014. Site Notice displayed from 01/10/2014.</p> <p><i>Occupier at 70 Rosslyn Hill Objection:</i></p> <p>The resident states that the basement development has already been implemented.</p> <p><i>Officer Comment:</i> A basement has already been approved under 2009/5607/P and this is what the resident has probably seen take place. A site visit from an Officer concluded that no unlawful basement works have taken place.</p>					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC consulted on 29/09/2014 and no response received.					

Site Description

This application relates to a detached dwelling which has been substantially constructed under 2013/5824/P. The site comprises of land to the rear of 70 and 80 Rosslyn Hill and lies to the side of 2 Willoughby Road. It was previously used as the access to the Chapel Hall which is itself part of a wider place of worship associated with Rosslyn Hill Chapel.

The property is located within the Hampstead Conservation Area and the Hampstead and Highgate Ridge Area of Special Character. The properties on Rosslyn Hill comprise of ground floor commercial units with upper level flats with the Willoughby Road buildings being exclusively residential.

Relevant History

2004/2435/P:

Planning permission was approved on 30/07/2004 for the erection of a 3-storey plus basement detached single dwelling house. This permission expired in July 2009.

2009/2061/P:

Planning permission was refused on 09/07/2009 for the erection of a 3-storey detached single dwelling house (Class C3) with basement. The application was refused by reason of its detailed design, form and fenestration pattern being detrimental to the appearance of the street scene and failing to either preserve or enhance the character and appearance of this part of the Hampstead Conservation Area.

2009/5607/P:

Planning permission was approved on 28/05/2010 for the erection of a 3-storey plus basement detached single dwelling house (Class C3). Works commenced on this scheme in March 2013.

2013/5824/P:

Planning permission approved on 11/07/2014 for amendments to 2009/5607/P. The amendments included a single storey side extension, an increase to the width on the second floor and alterations to the fenestration on the front, side and rear elevations. The dwelling has been substantially constructed as per these approved plans.

2014/1523/P:

Planning permission granted on 20/03/2014 for details as required by condition 2 (brickwork panel) of 2009/5607/P.

2014/4547/P:

Planning permission granted on 07/10/2014 for a first floor extension to the substantially constructed dwelling. The approved extension would be over a ground floor side element approved under 2013/5824/P.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basement and lightwells

Hampstead Conservation Area Appraisal and Management Strategy

Camden Planning Guidance 2013

CPG 1 Design

CPG 4 Basements and lightwells

CPG 6 Amenity

Assessment

Proposal

Planning permission is sought for an extension of an existing basement to project under the existing side ground floor wing. The proposal would have a width of 1.9m and a length of 3.7m.

The proposed development would extend beneath the existing footprint of the dwelling, under an element given permission under 2013/5824/P, and would form part of the existing basement as constructed under 2009/5607/P.

Basement Excavation

A Basement Impact Assessment (BIA) has been submitted in accordance with CPG4. The proposed extension would only have an area of 7sq.m and it is noted that the recently constructed basement (under 2009/5607/P) had an area of 74sq.m and the BIA was not independently assessed. The works would only increase the existing depth of this area by 3m with the installation of shallow 1m deep concrete underpinning. In addition, the excavation works would not significantly increase the depth of any adjoining building foundations.

The BIA contains a screening stage which answers questions in relation to subterranean ground water, slope stability and surface flow and flooding. Only 2 questions were answered 'yes' in relation to slope stability (figure 2). Question 5 is in relation to London Clay being the shallowest strata at the site. In content 4 of the report it is stated that trial holes have been undertaken at the sides of the site to confirm existing foundations and to the front and rear. The results show that the made ground varies from 650mm deep to the rear of the site down to 1500mm deep to the front of the site and this overlies firm to stiff very sandy silty Clay. Question 12 (site within 5m of a highway) was also answered yes. It is noted that the existing basement is closer to the highway and content 7 of the BIA outlines the structural stability and sequence of works to deal with the proximity to the highway. It is concluded that the size and location of this basement extension next to an existing basement and within London Clay will not affect groundwater or surface water flows or land stability.

Based on the above, the proposal is considered to be in accordance with Policy DP27 and it is not considered that the BIA would need to be independently assessed.

Design and Impact on the Conservation Area

All the works are underground with no new external elements proposed. It is therefore considered that the proposal would be acceptable in terms of design and preserve the Hampstead Conservation Area.

Residential Amenity

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.