

Delegated Report		Analysis sheet		Expiry Date:		17/12/2014	
		N/A / attached		Consultation Expiry Date:		17/11/2014	
Officer				Application Number(s)			
Eimear Heavey				2014/6201/P			
Application Address				Drawing Numbers			
24A Narcissus Road London NW6 1TH				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single story infill side extension, basement extension, and fanlights to front elevation.							
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	19	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A response was received from the occupant of 22 Narcissus Road, who wanted the details of proposal set out in writing to him. I will forward a copy of my report to this address as no email or telephone number was supplied.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The site is not located in a conservation area.					
Site Description							
The application site relates to a three storey property on the east side of Narcissus Road, close to its junction with Glenbrook Road. The property is divided into two flats. The site is not listed nor is it located in a conservation area.							

Relevant History

2008/1489/P: Erection of a conservatory to the rear of the ground floor flat. **Granted 07/05/2008**

2009/1088/P: Erection of a roof extension including a juliette balcony to the rear to create additional space for a first floor flat (Use Class C3) at no. 24 Narcissus Road. **Refused 08/06/2009**

Reason for refusal: The proposed roof extension, on account of its scale, proportions and its dominance of the existing rear roof, would represent an incongruous feature to the detriment of the appearance of the host building contrary to policies B1 and B3 of the UDP 2006 and CPG 2006. Subsequent appeal dismissed.

2010/4131/P: Erection of dormer window on the rear roof slope and four rooflights on the front roof slope to provide additional habitable floorspace for the first floor flat (Class C3). **Granted 27/09/2010**

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements

Camden Planning Guidance 4 (Basements) updated 2013

Assessment

Proposal

This application seeks the erection of an infill side extension, a basement extension along with the introduction of fanlights to the front elevation at lower ground floor level.

Main planning considerations

- Design
- Impact of basement extension
- Amenity

Design

The proposed extension will take the form of an infill extension to the side of the property and will incorporate a patio area of 4sqm. It will be constructed in materials to match existing and will have glazed folding doors and a sloping roof with rooflights. The proposed extension is considered to be lightweight in design and does not detract from the overall character of the property. It will not be visible from the public realm and a significant amount of garden space will be retained. The site is not located in a conservation area and no objection is raised in design terms.

A shallow lightwell and 3 fanlights are proposed to the front elevation at lower ground floor level. No objection is raised to this aspect of the scheme given there are various different forms of lightwells along the Narcissus St. The windows will be small in scale and will be in line with the window form of the front elevation.

Basement

All of the properties along this street benefit from an existing basement level and many have been extended. In this instance the applicant seeks to extend the existing basement to the rear and in a 'stepped manner' to the side to 26 Narcissus Road in order to avoid undermining the party wall and consequently avoiding the need for a party wall agreement. The proposed works will not extend beyond the footprint of the property and no underpinning of neighbouring properties will be required.

Basement Impact Assessment

A basement impact assessment has been submitted in line with CPG which includes screening and scoping. No issues arise with regards to surface water flow or subterranean flow and the only issue which arises is the fact that the site is within 5metres of a Highway. The report notes that the garden wall will remain in place during the development and will not be undermined as a result of the basement works. Therefore it is considered that the proposed basement works are modest in scale and will not detrimentally impact on the neighbouring properties or on the surrounding area.

Amenity

The proposed infill extension includes a patio area of approx. 4sqm; this space will ensure light will enter the bedroom whilst also helping to prevent a sense of enclosure to the ground floor flat at 26 Narcissus Road. However it is noted that the infill side extension will be no higher than the existing boundary fence which is in place between both properties and therefore the amenity impact will be more or less negligible. Additionally, the main room to the rear of the closet wing of 26 Narcissus Road is a bathroom and not a habitable room which would require any natural light entering it. The proposed introduction of glazed folding doors in place of the existing window will not impact on the amenity of neighbouring properties due to the orientation of the property and its location within a terrace. As the proposed basement works will not be visible to neighbouring properties they will not result in any issues with regards to overlooking or loss of privacy.

Conclusion

The proposed development seeks modest extensions and alterations to the property which will not impact detrimentally on neighbouring properties or on the surrounding area. The accommodation which will be formed as a result of the scheme will be of good quality in terms of space and size and no objection is raised in terms of design or amenity. The proposed basement will be modest in scale and will not encroach beyond the footprint of the building or involve a party wall agreement.

Recommendation: Approval.