

Delegated Report		Expiry Date:	06/01/2015	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
25 Aberdare Gardens London NW6 3AJ		2014/6749/P			
Proposal(s)					
Single storey ground floor rear extension with wine cellar area at basement level.					
Recommendation(s):		Grant planning permission			
Application Type:		Householder application			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	20/11/14	11/12/14	Site notice	19/11/14	10/12/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	17/11/14	8/12/14	24	1	-
Consultation responses (including CAACs):	1 comment received from an occupier of 93 Greencroft Gardens (to the rear of Aberdare Gardens). Concerns raised regarding: <ul style="list-style-type: none"> the possible use of the flat roof as a roof terrace and potential overlooking; Loss of vegetation Height and projection of the extension Hours of construction 				
Site Description					
The site is 2 storey (plus attic accommodation) semi-detached property on the north side of Aberdare Gardens. The property falls within the South Hampstead Conservation Area but is not listed. The property is a single family dwellinghouse.					
Relevant History					
2014/4562/P: Single storey rear extension. Certificate of lawfulness (existing) <u>Granted</u> 27/08/2014					
PWX0002122: The use of the premises as a single family dwelling house. Certificate of lawfulness (existing) <u>Granted</u> 21/03/2000					
<u>23 Aberdare Gardens</u> 2003/0399/P: The enlargement of an existing ground floor rear extension, the replacement of a conservatory with a larger conservatory and the enlargement of two windows on the side elevation ground floor level. <u>Granted</u> 29/10/2003					
<u>31 Aberdare Gardens</u>					

2003/3231/P: Change of use of existing ground and first floor flats into 1 maisonette and the erection of single storey rear conservatory. Granted 06/02/2004

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)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance

South Hampstead Conservation Area

London Plan 2011

NPPF 2012

Assessment

Proposal: Permission is sought for a rear extension adjacent to the existing extension. The proposed development includes excavation to provide a spiral wine cellar area at basement level. The diameter of the wine cellar would be 2.5m and it would be approximately 3.35m deep. The height of the extension adjacent to the boundary with No.27 would be 3m. The extension would then step up to the height of the existing extension (3.7m). The extension would have a fully glazed rear elevation with sliding glass doors. The extension would have a flat roof with a rooflight. Permission is also sought to replace the windows in the rear elevation of the existing extension. The existing sash windows would be replaced with full height glazing with sliding glass doors.

Revision: Following officer concerns, the extension has been reduced in size so that it projects 4.5m from the rear elevation (rather than 6m).

Assessment:

Excavation:

The proposal includes a spiral wine cellar. This would involve the excavation of an area 2.5m by 2.87m and 3.35m deep. Given the relatively small size of the area being excavated, the proposed works would be unlikely to have a harmful effect on the groundwater flow, land stability or surface flow and flooding. Therefore, in this particular instance, a basement impact assessment is not required. There is a tree 6.5m from the proposed cellar excavation. Given the diameter of its trunk (0.32m), the root protection area would not be affected by the excavation.

Design:

The host property has a substantial existing extension which projects 8m into the garden and is 5.5m wide. The proposed extension to the side of this existing extension would result in a full width extension (albeit with a stepped profile). The neighbouring property (No 23) had a similar extension approved in 2003 (ref: 2003/0399/P). It is clear that other nearby properties also have substantial extensions which extend the full width of the rear elevation (for example a rear extension granted planning permission 06/02/2004 at 31 Aberdare Gardens). The cumulative impact of the extensions would not detract from the appearance of the host property. Given the surrounding context, the proposed side extension is considered acceptable.

The fully glazed rear elevation of the proposed extension would have a contemporary appearance. The alteration to the rear elevation of the existing extension would be consistent with the design of proposed side extension and is considered acceptable.

Amenity:

The proposed 4.5m deep extension would abut the boundary with 27 Aberdare Gardens. There is a high fence (1.8m) with trellis on this boundary. Greenery on the trellis provides additional screening. Given the height of the existing boundary treatment and the additional screening provided by existing planting, the proposed 3m high extension (as measured when closest to the boundary) would not have a harmful effect on the neighbouring property in terms of loss of daylight / sunlight.

Recommendation: Grant planning permission