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Date 3 December 2015
Our ref 14277/SSL/DD/9233013v3
Portal ref PP-04310139

Dear Sir / Madam

48 Elsworthy Road, London NW3 3BU

LB Camden: Application for Householder Planning Permission for the addition of three light wells

On behalf of our client, Elsworthy Estates Ltd, we submit an application for householder planning permission for various minor works to the existing building 48 Elsworthy Road comprising the addition of three light wells, two at the front of the property and one at the rear, to serve the existing basement.

Application Submission

The application has been submitted on the planning portal (Ref: PP-04310139) and comprises the following documents:

- Application form for Householder Planning Permission;
- Site Location Plan and Block Plan (14/0296-001/00) prepared by Design Solutions;
- Application Drawings prepared by Design Solutions (see Appendix 1 for drawing schedule):
 - Existing
 - Consented
 - Proposed
- Completed CIL Information Form; and
- This letter which explains the proposals and confirms that they conform with planning policies and are acceptable in all respects.

Please also find enclosed with this letter a cheque for £172.00 payable to Camden Council to cover the requisite application fee.

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Background and Relevant Planning History

48 Elsworthy Road is located within the Elsworthy Road Conservation Area (CA), a two storey plus attic 'Free Style' detached house in cream stucco with white painted stone quoins likely to have been designed by the architect Amos Faulkner (b.1867-d.1940). The property has semi-circular bayed double height front windows, a front porch with columns and an arched pediment, and an orange clay tiled roof with a number of tall stucco chimneys. The property is located on the north side of Elsworthy Road and backs onto the south side of the private gardens serving the centrally placed houses. It and the houses surrounding it were constructed as part of the William Willet development of 'The Avenue Road Estate' between 1896 and 1911.

2012 Rear Basement Permission (2012/1680/P)

On 21 May 2012, full planning permission (FPP) (householder) was granted for:

"Excavation of basement with rear light well and glass balcony over at rear ground floor level as well as associated landscaping of rear garden all in connection with existing dwelling (Class C3)"

The permitted basement is located beneath the rear of the house and garden, and measures approximately 161 sq.m. It was commenced before 21 May 2015 – notification of this was provided to the Council.

2012 Front Basement Lawful Development Certificate (2012/6173/P)

On 21 December 2012, a Certificate of Lawfulness (LDC) (Proposed) was granted for:

"Excavation to create basement level to dwelling house"

The basement, which does not require planning permission, is located beneath the front half of the building and has been implemented albeit without the swimming pool which was a feature of the LDC scheme.

2013 Side Basement Permission (2013/2545/P)

On 27 November 2013, full planning permission (householder) was granted for:

"Excavation of basement, demolition of existing single storey side extension at ground floor level, and replacement with the construction of a single storey side extension, installation of a car lift in front driveway and associated landscaping of front garden, all in connection with existing dwelling (Class C3)"

This has been implemented.

Other Recent Planning Permissions

To comprehensively implement all three permitted basements, the new owner sought a number of changes including increasing the number of openings between the three basement spaces. This combined basement footprint matched the separate approvals. The excavation and construction methodologies for creating the basements would not change and remain as approved. In order to facilitate this, a Section 96a application in respect of the rear extension was submitted and approved on 12 May 2015 (ref: 2015/2116/P). A further Section 73 application was also submitted in respect of the side basement was approved on 19 November 2015 (2015/2083/P). All three



basements have been implemented and form a single entity in accordance with the above decisions.

Additional permissions

On 25th September 2015, a Certificate of Lawfulness (Proposed) (2015/3864/P) was granted for the:

"Erection of two single storey rear extensions and alterations to the rear at ground floor level"

On 15th October 2015, a Householder Application (2015/3781/P) was granted for:

"External changes to the building comprising the addition of a new window at first floor level (west elevation), 2 rooflights at second floor level (rear), an enlarged side dormer (east elevation) and new front dormer window at roof level (south elevation)."

Both of these elements have now been commenced.

Current Proposal

The current proposal comprises the addition of three light wells at basement level to serve the existing consented basement - two at the front south-west corner of the property and one to the rear of the property. The light wells will be covered by toughened glass supported on an open grid to maximise light. It is proposed that there will be planting at the front of the property which would screen the light wells in views from the street.

To assist Officers' assessment of these proposals, the application submission includes a set of consented plans which reflect the various approvals outlined above, in addition to existing and proposed plans.

Assessment

The proposed light wells would enhance the natural lighting of parts of the permitted basement areas and only one of the light wells would extend beyond the present building line at the front of the house.

Core Strategy Policy CS14 seeks to preserve and enhance Camden's heritage assets and their settings, including conservation areas. Development Management Policy DP25 outlines that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. The original design of the property and its neighbours was without basements however many of them have now had basements permitted with light wells to the front, side or rear and without any detrimental impacts on the appearance of the buildings or the character and appearance of the conservation area. In this case the effect of the alterations is minimal and would have no material impact on the appearance of the building or conservation area.

Development Management Policy DP27 sets out the matters the Council will take in to account in respect of applications for new light wells. We set these out below, together with our assessment of how the proposal complies.



- **the architectural character of the building is protected** – the proposed light wells are discreetly sized and located in relation to the building in order to protect its architectural character;
- **the character and appearance of the surrounding area is harmed** – the light wells are of a scale and location which would not impact the character and appearance of the surrounding conservation area, being discreetly situated away from the main entrance to the house and away from any public views; and,
- **the development results in the loss of more than 50% of the front garden or amenity area** – the development would not result in the loss of more than 50% of the front garden.

Development Management Policy DP24 outlines that the Council will require all developments, including alterations to existing buildings, to be of the highest standard of design and will expect developments to consider the character, setting, context, scale and form of the existing and neighbouring buildings. In this regard we would note that:

- The light wells are discreetly sized and located in a position that is not prominent; they would be screened by planting; and, at the most, could only be glimpsed from the pavement more than 7m away;
- There is no consistent treatment to the front areas of the properties along this side of the street; and,
- The works would be located at basement level and would not affect neighbours' amenity.

The proposal therefore complies with policies CS14, DP24, DP25 and DP27.

We trust that you have sufficient information to enable you to determine the applications and we look forward to confirmation of registration in due course. Should you have any questions during the determination period, please do not hesitate to contact either me or my colleague Daniel Di-Lieto at this office.

Yours faithfully


Brendan Hodges
Associate Director



Appendix 1 – Drawing Schedule

Existing:

- 14/0296-001 – Existing Site Plan
- 14/0296-10 – Existing Ground Floor
- 14/0296-11 – Existing First Floor
- 14/0296-12 – Existing Second Floor
- 14/0296-13 – Existing Roof Plan
- 14/0296-20 – Existing Section A
- 14/0296-21 – Existing Section B
- 14/0296-22 – Existing Section C
- 14/0296-30 – Existing Front Elevation
- 14/0296-31 – Existing Rear Elevation
- 14/0296-32 – Existing Side Elevation West
- 14/0296-33 – Existing Side Elevation East

Consented:

- 14/0296-40 Rev01 – Consented Basement
- 14/0296-41 – Consented Ground Floor
- 14/0296-53 Rev 01 – Consented Section Z
- 14/0296-60 – Consented Front Elevation
- 14/0296-61 – Consented Rear Elevation
- 14/0296-62 – Consented Side Elevation West
- 14/0296-63 – Consented Side Elevation East

Consented:

- 14/0296-401 – Proposed Basement Plan
- 14/0296-402 – Proposed Ground Floor
- 14/0296-420 – Proposed Section Z
- 14/0296-410 – Proposed Front Elevation
- 14/0296-411 – Proposed Rear Elevation
- 14/0296-412 – Proposed Side Elevation West
- 14/0296-413 – Proposed Side Elevation East