

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		04/10/2005	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/09/2005	
<b>Officer</b>				<b>Application Number(s)</b>			
Grant Leggett				2005/3064/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8 Robin Grove London N6 6NY				Site Plan; 108.Photos; 008.P5.01AMENDED; 08 Planning; 08.Survey.E; Letter from Andrew Pilkington dated 08 Aug.2005.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
S.L.	AM Thyer		[Signature]		04/10/05		
<b>Proposal(s)</b>							
Excavation to create basement accommodation to dwellinghouse.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	13	No. of responses	02	No. of objections	02
<b>Summary of consultation responses:</b>		<ul style="list-style-type: none"> <li>The development includes unsightly louvers which are out of context with the Holly Lodge Estate vernacular. Response: <i>The louvers are part of a side extension which was approved under planning reference 2003/0350/P. The current application is only for excavation of the basement with no external alterations.</i></li> <li>The proposed structure would cause overlooking of neighbours. Response: <i>The side extensions were approved under planning reference 2003/0350/P). The current application is only for excavation of the basement with no external alterations.</i></li> </ul>					
<b>CAAC/Local groups' comments:</b>		Holly Lodge CAAC. Response dated 06/09/2005. Objection. <ul style="list-style-type: none"> <li>The main roof height appears to be increased substantially, but no reference is made to this in the proposal or on the plans. Response: <i>There are no proposed alterations to the roof.</i></li> <li>The side elevation is out of keeping with the character of the house. Response: <i>The side extension is already approved under 2003/0350/P.</i></li> </ul>					

### Site Description

The application relates to a two-storey detached dwellinghouse, situated on the east side of Robin Grove. The dwellinghouse is accessible from a pathway from Robin Grove. The site is within the Holly Lodge Estate Conservation Area.

The building is in occupation as a single family dwellinghouse. The building forms one of a group of 4 houses along Robin Grove.

### Relevant History

1996: Planning permission **granted** for the demolition of an existing conservatory and the erection of a full width single storey conservatory at the side and rear of the dwellinghouse (application refs. C9602351 and P9602350).

April 2004: Planning permission **granted** (ref: 2003/0350/P) for the replacement of the single storey ground floor rear conservatory, and the erection of a part brick, part glazed, 2-storey flat roof side extension on the north side of the dwellinghouse.

October 2004: Planning permission **refused** (ref: 2004/3128/P) for the erection of a roof extension to the rear flat roof.

March 2005: Planning permission **refused** (ref: 2004/0247/P) for the erection of a roof extension and excavation of a cellar. The reason for refusal of this application was in relation to the design of the proposed roof extension.

June 2005: Planning permission **refused** (ref: 2005/1379/P) for construction of a roof extension and excavation of a cellar. The reason for refusal of this application was in relation to the design of the proposed roof extension.

### Relevant Policies

London Borough of Camden Unitary Development Plan 2000

EN1 – General environmental protection and improvement

EN27 – Basement areas

EN31 – Character and appearance of Conservation Areas

Supplementary Planning Guidance 2002

2.7 – Alterations and extensions

## Assessment

Permission is sought for the excavation and development of the basement of the single dwellinghouse. Several other works, including side extensions are shown on the proposed drawings which is misleading as these are approved under permission reference 2003/0350/P, granted in April 2004.

The excavation of the basement would serve to enlarge the dwellinghouse but would not involve any external alterations at all. The development would therefore have no effect on the appearance of the building or the character and appearance of the Holly Lodge Conservation Area. The development is therefore considered acceptable.

The objectors' concerns relate exclusively to extensions to the building which have already been approved under planning reference 2003/0350/P. While the approved extensions and alterations are shown on the proposed drawings they are not subject of the application.

The development would not harm the residential amenity of any neighbours.

## Recommendation

Planning permission should be **granted** subject to conditions.