

LDC (Proposed) Report		Application number	2016/2964/P
Officer		Expiry date	
Kasuni Thewarapperuma		22/07/2016	
Application Address		Authorised Officer Signature	
11 Primrose Hill Road London NW3 3DG			
Conservation Area		Article 4	
No		No	
Proposal			
Excavation of basement within foot print of existing dwelling and rear lightwell.			
Recommendation:		Grant Certificate	

Site Description
The property is a three-storey end-terrace house located near the corner of Primrose Hill and King Henry's Road. The building is not listed or located within a Conservation Area. It does however lie opposite the Elsworthy Conservation Area on the Southern Side of King Henry's Road and also within the vicinity of a grade II listed building opposite.
Relevant History
NA
Policies and Legislation
The scheme can only be assessed against the relevant planning legislation which is the Town and Country Planning (General Permitted Development) (England) Order 2015 (SI 2015 No. 596) ("GPDO").
This is to determine whether it is permitted development and hence can go ahead without the specific grant of planning permission from the local planning authority. An assessment of its planning merits as to its acceptability under current policies is therefore not relevant or possible here, as it is purely a legal determination.
The determination of this application can only be made by assessing whether the scheme is lawful as defined by the volumetric/dimensional/locational criteria set out in the GPDO and whether the proposal would constitute 'development' (as defined under S55 of the TCPA 1990).
<u>It should be emphasised that this is a legal determination</u> and no account can be taken of policy or advice within the Camden development plans (LDF) or the planning merits of the scheme in terms of issues such as its impact on hydrogeology, structural stability, neighbour amenity, transport impact, etc.
Assessment

The following section of this report will assess the proposal against the relevant sections of the GPDO which, in this case, concerns Class A.

Class A – The enlargement, improvement or other alteration of a dwellinghouse.

If yes to any of the questions below the proposal cannot be considered permitted development.		Yes/No
A.1 (a)	Has planning permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M (A1 or A2 to C3), N (sui generis to C3), P (B8 to C3), or Q (agricultural buildings to Cs) of Part 3 of this Schedule (changes of use)?	No
Comment: See section above on relevant planning history.		
A.1 (b)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
Comment: The proposed basement is beneath the footprint of the existing building only.		
A.1 (c)	Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?	No
Comment: The proposal is for the excavation of a basement and does not exceed the highest part of the roof.		
A.1 (d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?	No
Comment: No eaves are proposed as part of this proposal.		
A.1 (e)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) forms either the principal elevation, or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?	No
Comment: The site is located in a corner plot. The proposed basement would not extend beyond a wall which forms a principal elevation or a side elevation which would face a highway		
A.1 (f)	Will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	No
Comment: The proposed basement will be a single storey (2.5m in height) and would not extend beyond the footprint of the existing dwelling.		
A.1 (g)	For a dwellinghouse not on Article 2(3) land nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have a single storey and- (i) extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case	N/A

	of any other dwellinghouse, or (ii) exceed 4 metres in height?	
Comment: The site is not located within a Conservation Area and would not extend beyond the rear wall of the dwelling.		
A.1 (h)	Will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	No
Comment: The proposal is for a single storey basement only.		
A.1 (i)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	No
Comment: The proposal is for the excavation of a basement and has no eaves.		
A.1 (j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse?	No
Comment: The proposed basement extends beneath the footprint of the existing building only. The lightwell would be 2.5m high, and 1m deep, which meets the conditions above.		
A.1 (k)	Would it consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
Comment: The proposal is for a basement extension.		
Is the property in a conservation area? If yes to any of the questions below then the proposal is not permitted development		
A.2 (a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	No
Comment: No work to the exterior is proposed with the exception of the dwarf wall (brick) around the lightwell which would fall within the remit of Part 2 – Minor Operations – Class A ‘gates, fences, walls etc.’		
A.2 (b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	No
Comment: The proposed basement extends beneath the footprint of the existing building only.		
A.2 (c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	No

Comment: The proposed basement has a floor to ceiling height of 2.5 metres and extends beneath the footprint of the existing building with no extension to the rear.

Conditions. If no to any of the below then the proposal is not permitted development

A.3 (a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	No
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Comment: no works will be externally visible except the dwarf wall around the rear lightwell which would match the exterior brick of the existing dwelling.

A.3 (b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	N/A
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Comment: No upper floor windows proposed

A.3 (c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	N/A
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Comment: The proposal is for a basement extension