

LDC (Proposed) Report		Application number	2016/4986/P
Officer		Expiry date	
Kasuni Thewarapperuma		07/11/2016	
Application Address		Authorised Officer Signature	
57 Camden Mews London NW1 9BY			
Conservation Area		Article 4	
Camden Square Conservation Area		N/A	
Proposal			
Excavate of basement underneath the footprint of the existing dwelling			
Recommendation:	Grant Certificate		

Site Description
The site is a two storey end terrace house located (including basement) terrace property on the northern side of Camden Mews. It is within the Camden Square Conservation Area, however is not listed or subject to an Article 4 Direction. The property is a single family dwelling house.
Relevant History
2015/5046/P: Extensions to front, side and rear to enlarge existing dwelling and erection of new additional to side; with associated alterations to all facades. Granted subject to s.106 agreement on 12/07/2016
Policies and Legislation
<p>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").</p> <p>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.</p> <p>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).</p> <p><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.</p>
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: Not relevant.		
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 proposed basement is beneath the footprint of the existing building only and will not extend beyond a wall forming the principal elevation or front 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 (2.7m 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 of any other dwellinghouse, or (ii) exceed 4 metres in height?	N/A

Comment: The proposal is for a basement development.		
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 a basement only 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 proposal is for a single storey basement under the footprint of the original dwellinghouse		
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 the excavation of a basement		
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: the proposed basement extends beneath the existing building. There would not be any external cladding introduced		
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 basement would not extend beyond any external wall of the original dwellinghouse		
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: proposal is for a single storey basement		
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?	N/A
Comment: the proposal would not be expressed externally		
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
Comment: the proposal does not involve any upper floor works or windows		
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
Comment: the proposal is for a single storey basement.		