

**MRS G K BURHAN**

**3 GREENAWAY GARDENS, HAMPSTEAD, NW3 7DJ**

**PLANNING, DESIGN, ACCESS & HERITAGE IMPACT STATEMENT**

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## 1. INTRODUCTION

1. This Planning, Design, Access and Heritage Impact Statement relates to an application to install a car lift and use the permitted front basement to park two cars.
2. It follows planning consent 2015/3373/P issued on 13 May 2016 for *excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window, alterations to windows and doors on side elevations, removal of front dormer and erection of 2 new dormers and alterations to front door and change of use of property from 2xselfcontained flats to a single family dwellinghouse (Class C3).*
3. This consent is now part implemented. In particular, the permitted basement is now implemented.

## 2. THE APPLICATION BUNDLE

4. This comprises the application form, this report and the following plans:
  - 1279 S01B Survey Site Plan;
  - 1279 S 07 Survey Front Elevation;
  - 1279 AP11C Proposed Ground Floor and Site Plan – Consented;
  - 1279 AP12B Proposed Basement Plan;
  - 1279 AP23 Proposed Car Lift Plan & Elevation; and
  - 1279 AP24 Proposed Ground Floor and Site Plan.

## 3. CONTEXT

5. As well as the important previous consent to build a basement, the following context is relevant:

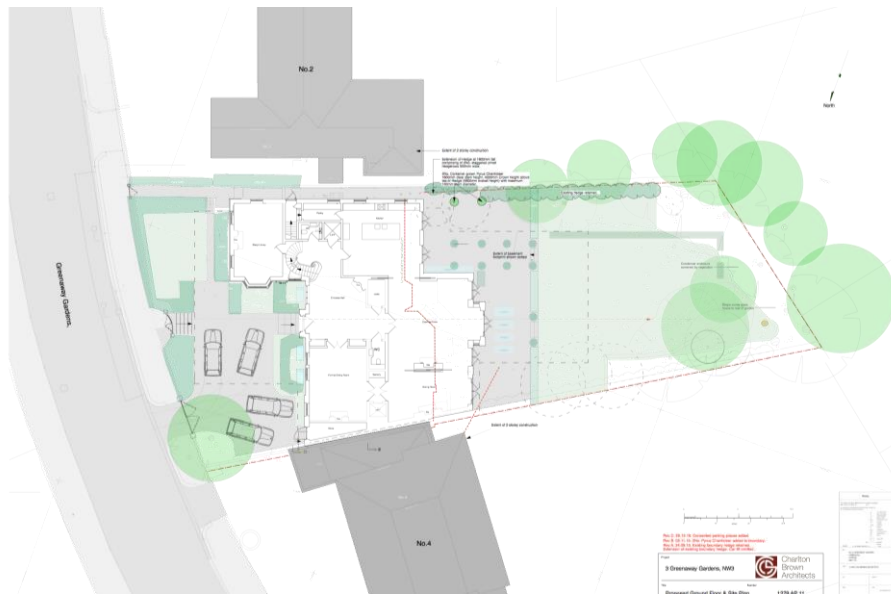
6. This is an unlisted 2-storey detached house built in the 1920s on the west side of Greenaway Gardens.



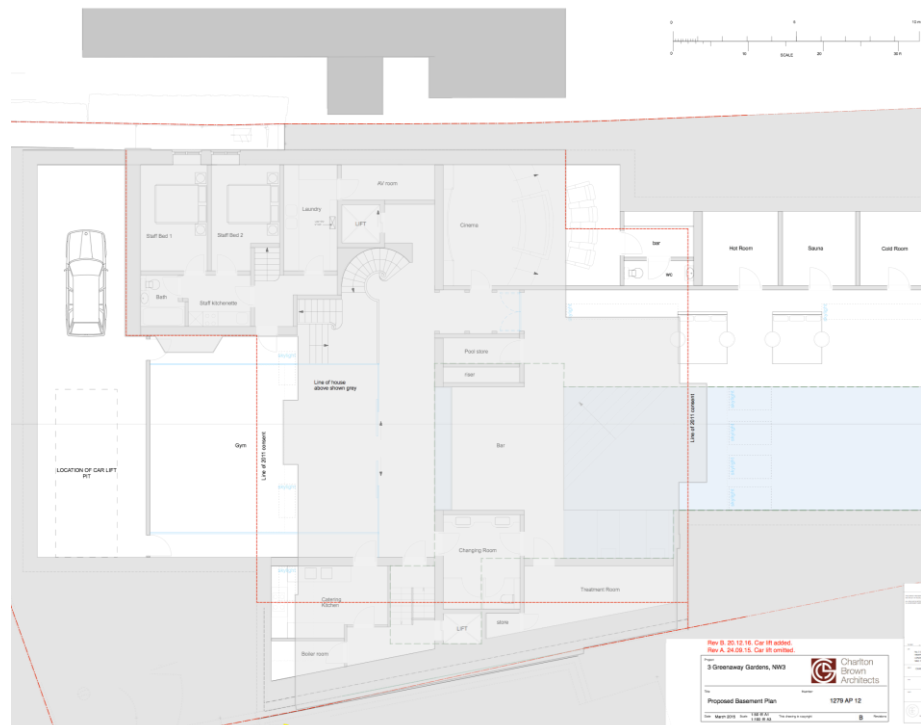
7. The original house had a crossover, a deep side garage that accommodated 2 cars and there was parking for two additional cars in the forecourt as shown on the plan below:



8. The permitted scheme 2015/3373/P has a hard-surfaced parking area capable of accommodating four cars as shown below.



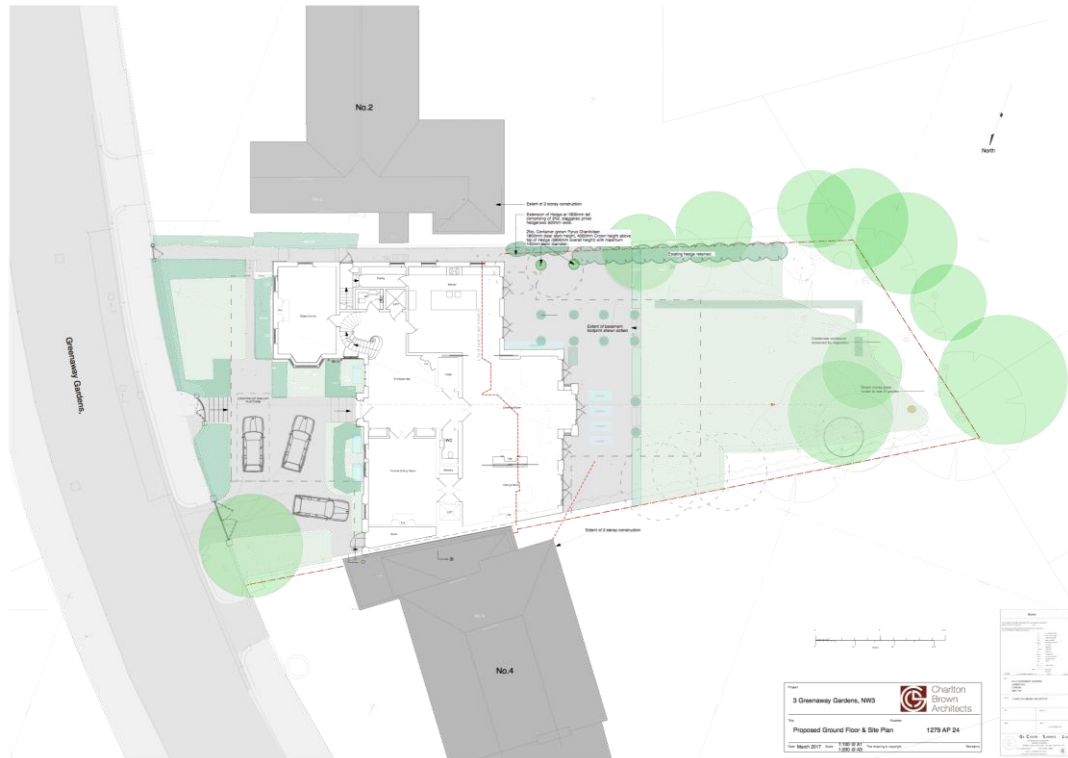
9. The plans below show that the permitted (now in the course of construction) basement extends beneath the area of the car lift. It is the same as the basement first proposed with basement parking served by the car lift.



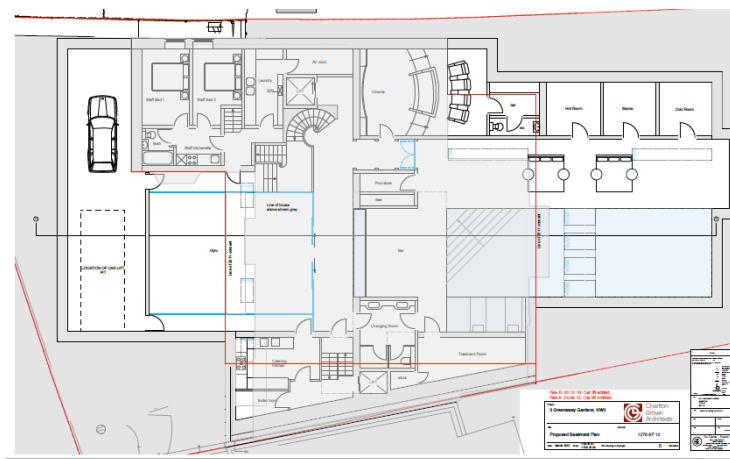
10. It follows that no further excavation is needed to allow parking to take place in the basement.

#### 4. THE PROPOSAL

11. The plan above shows that the original application proposal had a car lift to the basement. The proposal is to reinstate this to allow basement parking.
12. The plan below shows the car lift and a space beside it where a car can park if the lift is in use or use as a visitors' space.



13. The basement parking will be laid out as the plan below:



14. The elevation below shows the car lift will be invisible from the road and so there will be no heritage impact.

## **5. POLICY**

15. The car lift was removed from application 2015/3373/P at the Council's request because it considered it to be inconsistent with DMP Policy DP18. This says that: *The Council will seek to ensure that developments provide the minimum necessary car parking provision..Where the Council accepts the need for car parking provision, development should not exceed the maximum standard for the area in which it is located.*
16. The amount of off street parking permitted by the Council in approving application 2015/3373/P is obviously a central material consideration in determining the amount of parking acceptable in this location. As shown above, four cars can park on the hard standing that the Council permitted as part of that application.
17. The proposal does not seek consent for more than four car parking spaces and the applicant is willing to accept a condition or legal agreement to that effect. If the application is refused there will be exactly the same parking provision on the site and a refusal could not be supported in these circumstances.

## **6. CONCLUSION**

18. The Council is respectfully requested to permit the application