

ALB/MSK

<b>Delegated Report</b>		<b>Analysis sheet</b> MZ / Attached	<b>Expiry Date:</b> 16-11-07 <b>Cons. Expire:</b> N/A for RL
<b>Officer</b> LGOV		<b>Application Number</b> ① Lwx 000 3024 R1 ② Lwx 000 3025 R1	
<b>Application Address</b> Cresville Cottage, SA Cresville Place, MW6		<b>Drawing Numbers</b> <del>1, 2, 3, 10A, 11A</del> 1, 2, 3, 10A, 11A, 1A, 2A, 4 + calculations (3 sheets)	
<b>PO 3/4</b> LH/B 12/3	<b>Area Team Signature</b> SN	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b> SUSAN FOSTER

**Proposal**

① The excavation of the basement to form habitable accommodation, the insertion of two windows in the front elevation at basement level and the erection of a balcony at the rear.

② The excavation of the basement to form habitable accommodation, the

<b>Recommendation</b> FPC = LACE Code FOR P.P & LPC	<b>Refuse/Approve</b> Approve	insertion of two windows in the front elevation at basement level, <del>and</del> the erection of a balcony at the rear and partial underpinning and internal alterations.
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**Conditions or reasons for refusal**

① The balustrade installed outside the raised ground floor windows and the handrail at garden level shall be painted black, and maintained as such.

② All new windows shall be constructed in timber and detailed to match the windows above in terms of joinery profile and opening method.

③ CLO2 - all new work

Informative ① → IB09

④ CLO7 - works only those on drawings

Reasons: 1-4 = DLO1

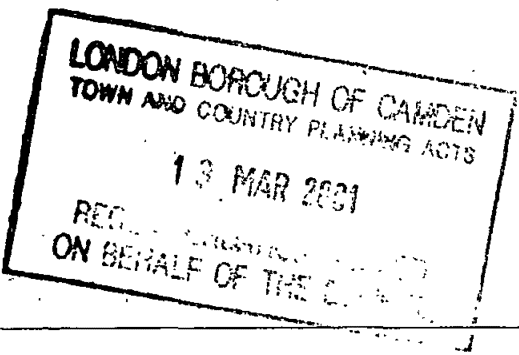
**Consultations**

Adjoining Occupiers No. notified 12 No. of responses 0 No. of objections 0

NO response

CAAC/Local groups comments

Summary of consultation response



## Site Description

Mid terrace has strong plus basement property. In use as 8FD  
Site no. - St. John's CA & is a grade II L.O.

## Relevant History

Unlawful extensions erected at the rear - full width brick extension  
Refused & dismissed at Appeal. (PI, May 2000). Enforcement Notice upheld.  
Prev. to this :- 1st extn. in 1970's. Underpinning in 1980's. (No EBC)

## Relevant policies

UDP: G1, 6, 27, 27, 44, 51, 52

Others:  
SPC Plan 1

## Assessment

Prev. history : Appeal decision to demolish both rear extn - done. Reversion  
now on both extn caused to char & app. of L.O. G1. upheld.

### Applic

① Excavation of basement to form habitable rooms. Basement currently  
has raised floor level to 1.7m high. Excavate this & create full room  
height. Loss of back parking to basement floor. - Acceptable, little historic value.  
Some underpinning is required. Retain provided & ok. Property has been previously  
underpinned. Rear elevation treatment acceptable.

② Windows on front elevation - match style of existing windows in SFD.  
Appears to be previous windows at this level which have been bricked  
up. No objection. Provide natural daylight to front area of  
excavated basement.

③ Rear balcony - prior to appeal roof of flat roof of existing extn was used as  
terrace. No obj. raised to small terrace. Not dissimilar to property  
adjoining. Balcony would not result in an unreasonable amount of  
overlooking or loss of amenity. Side wall provides privacy screen.

④ Int. Acc = with the staircase leading to basement, removal of staircase (structural)  
Proposal ~~could~~ not considered to affect the <sup>character/appearance</sup> chara, app or integrity  
of the LB or the Cons. Area or the amenity of surrounding property.

Rec: App = LBC & PP.