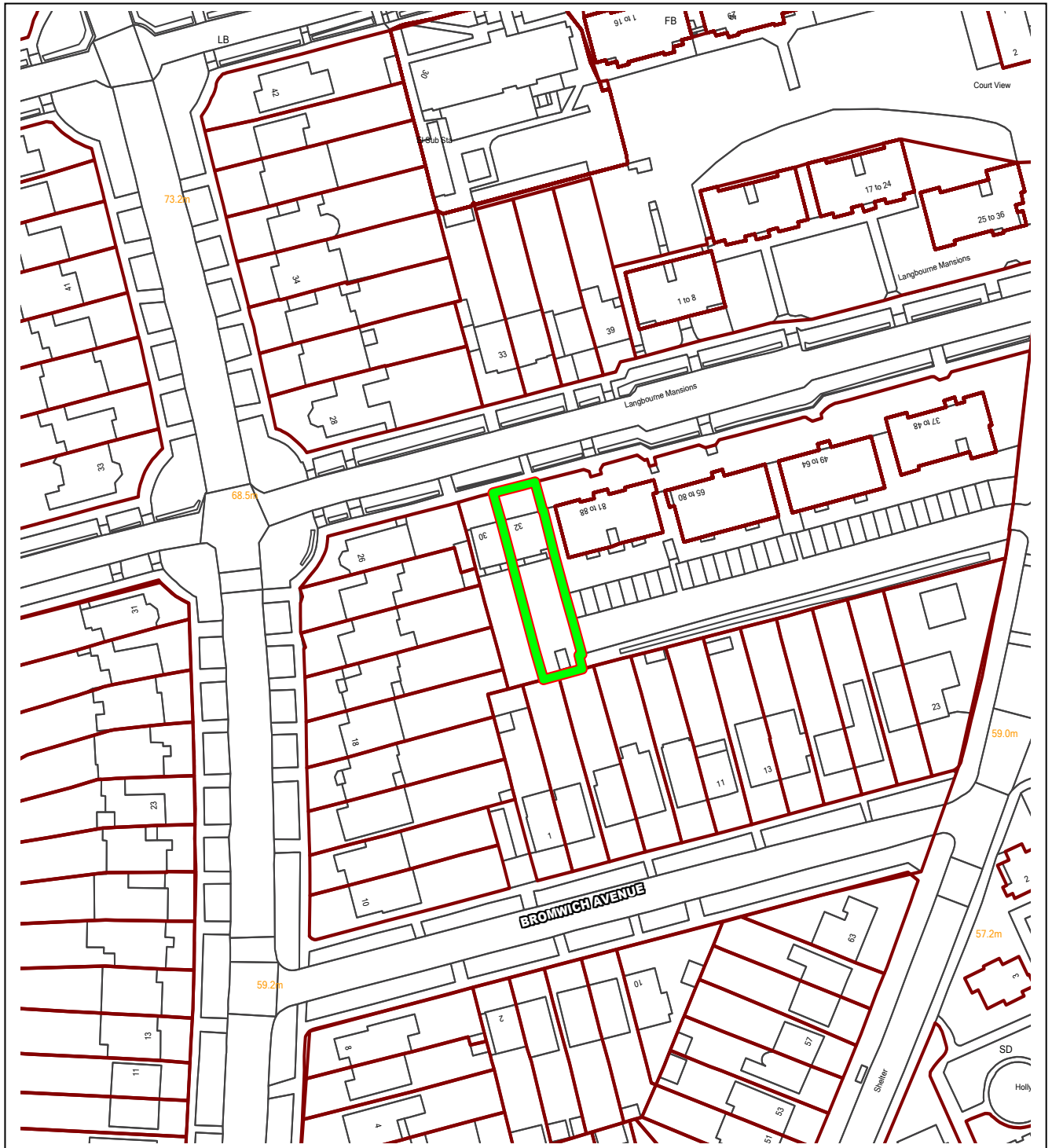


32 Langbourne Avenue, London, N6 6PX



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Photos



01) Rear elevation



02) Rear elevation view towards No.30 Langbourne Avenue.



03) Rear elevation, view towards boundary with Nos.81-88 Longbourne Avenue



04) Front Elevation



05) Side of front elevation



06) Nos.81-88 Longbourne Avenue side elevation



07) No.30 side elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	22/04/2022
		N/A / attached	Consultation Expiry Date:	12/06/22
Officer			Application Number(s)	
Jaspreet Chana			2022/0780/P	
Application Address			Drawing Numbers	
32 Langbourne Avenue London N6 6PX			<i>Refer to decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey side and rear extension with rear terrace, single storey lower ground floor extension and excavation to full footprint of the building, construction of side and rear dormer windows and associated works				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	The site notice(s) were displayed on 18/05/22 (consultation end date 11/06/22). The development was also advertised in the local press on the 19/05/22 (consultation end date 12/06/22).			
Adjoining Occupiers:	No. of responses	08	No. of objections	08
Summary of consultation responses:	<p>Objections were received from neighbouring properties:</p> <ul style="list-style-type: none">• Overdevelopment of site and out of character with conservation area.• Disruption and nuisance would be caused.• The new dormer and alteration/extension to the side and rear roof slopes will overlook and create considerable shadowing for Langbourne mansion flats 81-88 with a significant impact upon light to 2 living room windows and 2 bathroom windows for flats 81 and 83.• As a result of the proposed works, the spacing between No.32 and The mansions would feel more enclosed and like a tunnel.• Adding a basement would disturb the ground conditions of the attached semi-detached dwelling.• The excavation of the lower ground to the full footprint of the building. Holly Lodge Estate is located on one of the steepest slopes in North London along Swains Lane and West Hill. Ground movement is highly likely to make adverse changes in the pressure of water within the soil pores and lead to potential building subsidence.• Objections and comments raised in regards to building and foundations, basement impact assessment, ground movement, structural stability, ground water issues, drainage and flooding. <p><u>Officer's response:</u> Please see sections 2, 4, 5 and 6 in the report below. In regards to spacing between No.32 and the Mansions please refer to para 6.3 below. In regards to nuisance and disruption, the application site is on a private road all building work would need to adhere to the Holly Lodge Estate Builders Code and contractor information pack. This can be found on www.hle.org.uk Concerns in relation to ground water and flooding have been addressed in detail within Campbell Reith's Audit report and the Basement Impact Assessment. Furthermore any concerns in regards to boundary walls and subsidence then a part wall agreement would be encouraged to be drawn up with neighbours to alleviate any concerns.</p>			
CAAC/Local groups comments:	The Holly Lodge Estate Conservation Area Advisory Committee has objected to the proposal on the following grounds: <ul style="list-style-type: none">• Lower ground floor – although there's a significant increase in the size of the existing lower ground floor/basement, no BIA has been			

submitted.

- Ground floor – Potential to overlook rear gardens of the neighbouring properties from the enlarged ground floor terrace should be assessed and if required screens demanded.
- Rear dormer – The proposed rear dormer is shown as zinc clad rectangular box inserted into the rear slope of the roof. This feature does not respect the arts & craft nature of the estate and would be improved if the vertical sides were tiled.
- Side dormer – this appears to mimic the side dormer of the other semi-detached property thus helping to maintain the symmetry of building, however it is not known what are the rooms behind the windows in the neighbouring block of flats and whether the windows in the dormer need to be frosted.
- If permission is granted the hours of permitted work should match those in the HLE Builders code.

Officer's response:

Please see sections 2, 4, 5 and 6 in the report below.

The rear dormer window was amended to change its materials from zinc to tile hung and made slightly smaller to be more in proportion.

The hours of permitted work will match those outlined within the HLE Builders Code, these will be attached as an informative to the decision notice.

Site Description

No.32 is two storey plus attic semi-detached house situated on the south side of Langbourne Avenue. The surrounding area is predominantly residential consisting of two storey semi-detached houses of similar size and design. The properties are located on steep sloping ground that undulates north to south. The site falls within the Holly Lodge Conservation Area but is not listed.

Relevant History

The planning history for the application site can be summarised as follows:

No.32 Langbourne Avenue –

2006/0925/P - Certificate of lawfulness for existing development for the installation of a solar panel to the south facing roof pitch of the existing dwellinghouse (Class C3) – Granted – 09/05/2006.

No.35 Longbourne Avenue –

2008/4599/P – Excavation works to provide a basement level to provide additional accommodation to the existing single family dwellinghouse (Class C3) and replacement of all PVC windows by timber double glazed windows – Granted – 01/12/2008.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A5 Basements and Lightwells
- D1 Design
- D2 Heritage
- T2 Parking

Camden Planning Guidance:

- CPG – Design
- CPG – Basements and lightwells
- CPG – Amenity
- CPG – Transport

Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012)

Highgate Neighbourhood Plan (2017)

- DH2: Development proposal in Highgate's Conservation Areas
- DH3: Rear Extensions
- DH4: Side Extensions
- DH5: Roofs and Roofscape
- DH7: Basements

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Erection of single storey side and rear extension with rear terrace,
- Excavation to full footprint of the building to form a basement,
- Construction of side and rear dormer windows
- Associated works to create new lower ground floor rear terrace area, painted render front and back and sides, existing windows to be made good and redecorated

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers. The revisions made to the proposed scheme can be summarised as follows:

- The rear dormer window has been moved to become more centralised and be more in proportion to the first floor rear windows and its cheeks have been changed from zinc to tile hung.
- Revisions of the Basement Impact Assessment were required which led to a revised basement audit report.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Basement construction
- Impact upon neighbouring amenities
- Transport
- Trees

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

Front/side/rear extensions

4.1. The proposals involve the ground floor garage and office being converted and altered to create a better laid out ground floor with new bike storage at the front, coats room, pantry, dining and seating area and a rear extension of the side infill to create a larger kitchen (2.4m wide, 3m deep and 3.2m height). The extension would be modest in size located away from No.30 and would be angled to maximise daylight to the existing and neighbouring property. The front would still appear as a garage with timber garage doors for the bike store with a replacement render band on top and aluminium roof trim/coping with a flat roof along the whole side boundary. It is not considered the front/side/rear extension would have an adverse impact on the street scene or surrounding area. It is therefore considered the design, scale and form of the extension would be considered proportionate to the original dwelling and would not be out of keeping within the street scene.



Fig.1 Front elevation

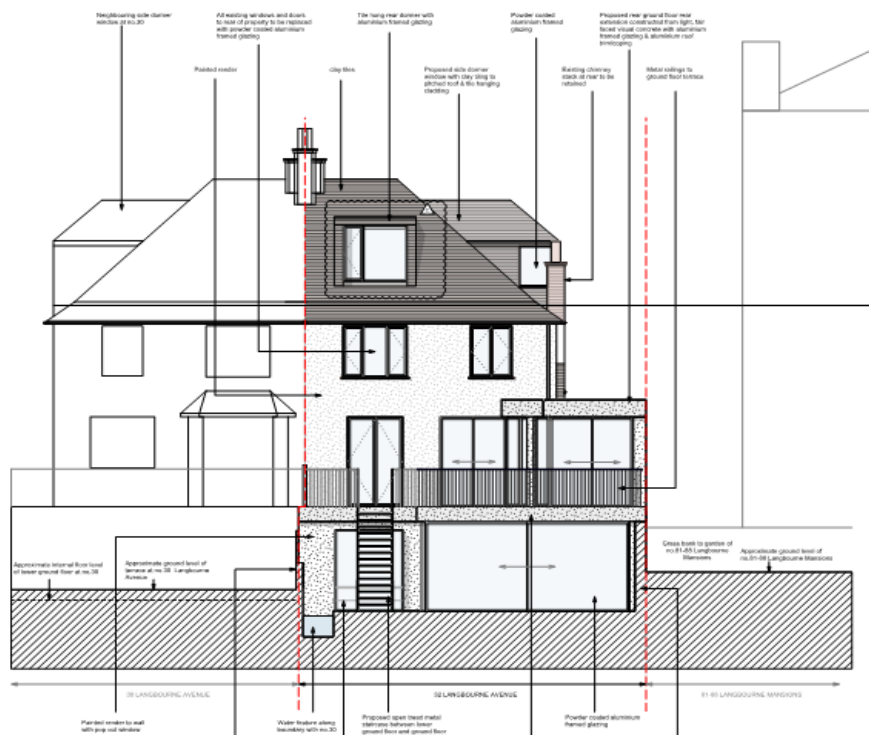


Fig.2 Rear elevation

4.2. A side dormer window is proposed which would create additional space for the new staircase to access the loft space. The dormer would be nearly identical to the dormer on the side of No.30 Langbourne Avenue, the attached semi. It would be tile hung, set down and set in from the sides, the side glazing would be obscure and a rear powder coated aluminium window would be added. An original window to the side elevation at first floor level will be reinstated and the existing large side window will be replaced with powder coated aluminium framed window, both windows to be obscure glazed. A rear dormer window is also proposed, this is to improve headroom in the loft space. It would be set down and set in from the sides placed centrally on roof, it would be in proportion with the existing first floor rear window and would be tile hung to match the existing roof. It is noted that there are various other dormer windows of different size and designs within the vicinity, it is therefore considered the proposed side and rear dormer windows would be in keeping with the existing pair of semi-detached houses and with the surrounding conservation

area.

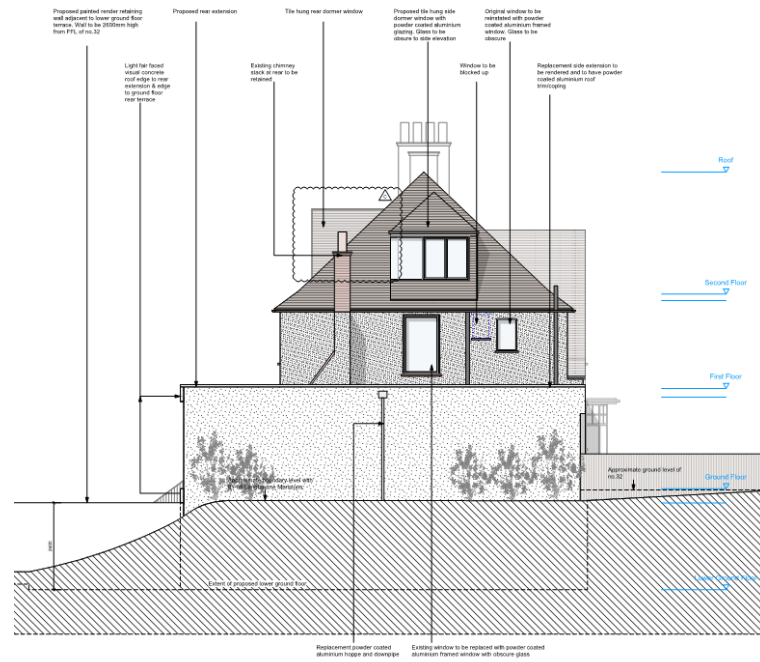


Fig.3 Side elevation

4.3. The additional alterations are for the front side and rear elevations to be painted render, existing front windows to be redecorated and made good, rear windows and doors to be replaced with powder coated aluminium framed glazed and metal railings to the ground floor balcony/terrace area. All these modest external alterations are acceptable. There are also no objections to the driveway being altered and new soft landscaping added to the front garden.

4.4. It is therefore considered that the proposed extensions would be subordinate additions to the existing dwelling and would be in keeping with the existing dwelling and would enhance the Holly Lodge Conservation Area.

5. Basement

Basement construction/design/impact

5.1. Policy D1 aims to ensure the highest design standards for developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. The development is not considered to harm the character of the property or the surrounding area.

5.2. Policy A5 Basements of the Camden Local Plan 2017 includes a number of stipulations for proposed basement development within the Borough, including upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling. Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) neighbouring properties;
- b) the structural, ground, or water conditions of the area;
- c) the character and amenity of the area;
- d) the architectural character of the building; and
- e) the significance of heritage assets.

5.3. Policy A5 also states that the siting, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f) not comprise of more than one storey;
- g) not be built under an existing basement;
- h) not exceed 50% of each garden within the property;
- i) be less than 1.5 times the footprint of the host building in area;
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k) not extend into or underneath the garden further than 50% of the depth of the garden;
- l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m) avoid the loss of garden space or trees of townscape or amenity value.

5.4. The proposed development would not have an impact on the overall character and appearance of the host building. The basement extension would follow the footprint of the existing dwelling and not be visible from the streetscene and would be fully enclosed underground. Furthermore the basement extension would extend slightly beyond the front and rear elevations underground and to the rear would create large glazed doors out onto a new terrace area for outdoor seating and access the rear garden. Given the modest projection and the basement being enclosed underground it is considered there will be no impact on the usability of the private open space in the rear garden or the front driveway and no impact would be had on the appearance of the host dwelling or character of the surrounding conservation area.

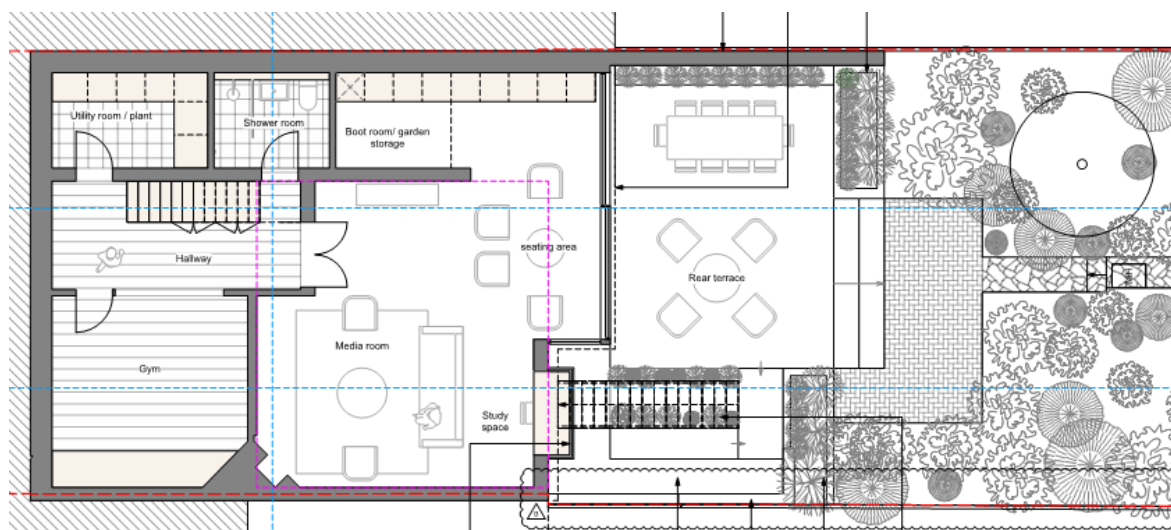


Fig.4 Basement floor plan

5.5. The basement would not appear as an incongruous addition and would not be visible from the street due to not proposing any light wells to the front of site. The rooms at the front part of the basement would be non-habitable rooms (gym/utility and shower room). It is therefore considered that the proposed basement would comply with Policy A5 and is considered acceptable on design grounds.

5.6. Policy A5 (Basements) states that basements will only be permitted where it is demonstrated there would be no harm to neighbours, structural, ground and water conditions. Policy A5 further states applicants are required to provide a Basement Impact Assessment demonstrating risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight' and no damage to the water environment including drainage and run-off. Camden Planning Guidance 4 (Basements and lightwells) provides specific guidance for the level of information required by the applicant along with the process for Basement Impact Assessment audits. The site is in an area of slope and stability constraints.

5.7. The applicants submitted a Basement Impact Assessment, Factual report on ground investigation, Monitoring report and Ground Movement report, Structural Engineer's Design Statement which have been independently audited by Campbell Reith in accordance with basement policy A5.

After assessment further information was required from the agents in relation to ground movement and this was later provided and the BIA and GMR were amended and a Building Damage Assessment was submitted.

5.8. Campbell Reith's audit report concluded the following:

- *'The qualifications of the individuals involved in the production of the BIA are in accordance with the LBC guidance.*
- *The proposal includes the deepening and extension of the existing lower ground floor below the footprint of the house.*
- *The screening and scoping assessments are presented, supported by desk study information.*
- *The site investigation has been undertaken indicating the basement will be founded in London clay.*
- *Geotechnical parameters to inform design have been provided and accepted.*
- *Details of temporary proposing measures to be used as presented, a construction method statement for the installation of the underpins is provided. It has been confirmed that the underpinning will be completed in a single lift.*
- *A ground movement assessment (GMA) has been undertaken and is accepted based on the clarifications provided.*
- *The damage assessment indicates that the damage to neighbouring structures will not exceed Burland Category 1 (Very Slight).*
- *It has been confirmed that no trees are to be removed as part of the development. An assessment of the impact of removing trees on the neighbouring foundations would be required if the removal of trees becomes necessary.*
- *Based on the additional clarifications provided it can be confirmed that the BIA meets the requirements of Camden Planning Guidance: Basements'.*

5.9. Based on the above expert advice from Campbell Reith, the proposal accords with the requirements of Policy A5 and with CPG Basements. The application is therefore considered to be acceptable in this respect.

6. Residential Amenity

6.1. The properties Nos. 30 and Nos.81-88 Langbourne Avenue are the nearest properties.

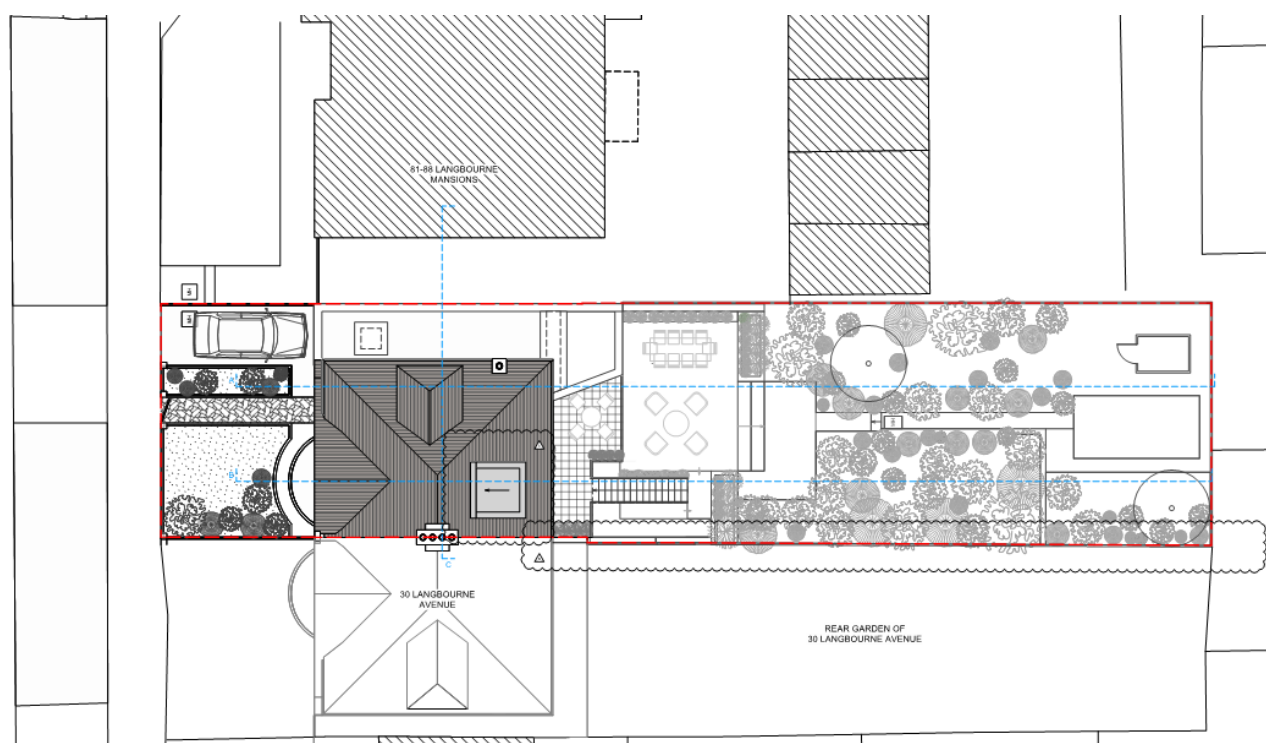


Fig.5 Block plan showing neighbour context

6.2. No. 30 lies to the west of No. 32 and is the attached semi. Both properties have rear balconies at

ground floor level and there is access to the garden via a staircase to the lower ground floor and the rear garden area. The existing balcony on the boundary with No.30 is to remain the same width and the staircase is to remain in its current position, the proposed extension is on the east and so the balcony would be made slightly wider on this side to accommodate the 3m deep rear/side extension. The single storey extension would be angled away and would be almost 6m from the side boundary with No.30. Given the extensions modest projection and its angled design it is not considered to cause detrimental impacts on the amenity of No.30 in regards to loss of light, overbearing or overlooking impacts. The proposed rear dormer window and rear balcony terrace would have similar views to that of the first floor rear windows/ground floor views, therefore the impact would not be duly harmful.

- 6.3. Nos.81-88 are located to the east of No.32. The building is 4 storeys in height and is set 2.6m away from the side boundary with No.32. Currently the garage runs along the whole side boundary wall with Nos.81-88, the projection on this side would not change, no new extensions are proposed at first floor level, the existing side extension would be replaced and an additional depth of 3m would be added to create a rear extension. The 3m extension would be set 2.6m away from the boundary and would only project a modest 0.50m from the back of Nos.81-88. Given that the only projection would be to the rear or site which projects only modestly more and that Nos.81-88 are set 2.6m away from their boundary, it is considered a healthy gap is still maintained between the two sites. Therefore it is considered that the proposed side and rear extension would not have a detrimental impact on the amenities of Nos.81-88 in regards to loss of light, overbearing or overlooking impacts.
- 6.4. The side dormer window proposed would face onto Nos.81-88, the dormer window and the other new windows below at first floor level will all be obscure glazed. The windows opposite on 81-88 are of bathrooms and are also obscure glazed. Although the dormer would come closer to the flats it would still set away and maintain the gap between both buildings therefore there would be no overshadowing and due to the obscure glazed windows there will be no adverse overlooking or privacy impacts to the flats on Nost.81-88.
- 6.5. It is therefore evident that the size, scale, massing and position of the new extensions/dormers would not have a detrimental impact on the amenities of the neighbouring properties, the proposal is therefore in accordance with policy A1.

7. Transport

- 7.1. With the conversion of the existing garage this would remove the amount of on-site car parking, however there would still be room for one space on the drive way, this would be in accordance with the Local Plan Policies T1 and T2.
- 7.2. The proposed alterations to the driveway and soft landscaping to the front garden would not impact on the highway.

8. Trees

- 8.1. No trees are to be removed or impacted by the proposed works. The rear bushes or plants to be removed as part of the ground floor rear works would all be replanted. Alterations to the front garden will ensure that soft landscaping is maintained.

9. Recommendation

- 9.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th May 2023, nominated members will advise whether they consider this application should be

reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/0780/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 11 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Matthew Giles Architects
Kennington Lane
Edinburgh House
Kennington
London
SE11 5DP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

32 Langbourne Avenue
London
N6 6PX

Proposal:

Erection of single storey side and rear extension with rear terrace, single storey lower ground floor extension and excavation to full footprint of the building, construction of side and rear dormer windows and associated works

Drawing Nos: 21-1134-LOC, 21-1134-001 Rev A, 21-1134-010 Rev A, 21-1134-011 Rev A, 21-1134-011 Rev A, 21-1134-012 Rev A, 21-1134-013 Rev A, 21-1134-014 Rev A, 21-1134-100 Rev C, 21-1134-110 Rev B, 21-1134-111 Rev B, 21-1134-112 Rev B, 21-1134-113 Rev C, 21-1134-114 Rev C, 21-1134-120 Rev A, 21-1134-121 Rev C, 21-1134-122 Rev C, 21-1134-123 Rev C, 21-1134-130 Rev C, 21-1134-131 Rev C, 21-1134-132 Rev C, Ground Investigation & Basement Impact Assessment Report Nov 2022, Structural engineer's Construction Method Statement for Planning July 2022, Basement Impact Assessment Audit Rev F1 April 2023.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 21-1134-LOC, 21-1134-001 Rev A, 21-1134-010 Rev A, 21-1134-011 Rev A, 21-1134-011 Rev A, 21-1134-012 Rev A, 21-1134-013 Rev A, 21-1134-014 Rev A, 21-1134-100 Rev C, 21-1134-110 Rev B, 21-1134-111 Rev B, 21-1134-112 Rev B, 21-1134-113 Rev C, 21-1134-114 Rev C, 21-1134-120 Rev A, 21-1134-121 Rev C, 21-1134-122 Rev C, 21-1134-123 Rev C, 21-1134-130 Rev C, 21-1134-131 Rev C, 21-1134-132 Rev C, Ground Investigation & Basement Impact Assessment Report Nov 2022, Structural engineer's Construction Method Statement for Planning July 2022, Basement Impact Assessment Audit Rev F1 April 2023.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development hereby permitted, the high-level windows on the first floor and the dormer window on side elevation, as labelled on drawing 21-1134-121 Rev C, shall be fitted with obscure glass, and the windows shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Ground Investigation & Basement Impact Assessment Report

November 2022) and the (Basement Impact Assessment Audit Rev F1 April 2023) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 The site is also in proximity to Brookfield Primary School, therefore we recommend the construction delivery hours to be restricted to 09.30 - 15.00, with possibly recommencement between 15.30 - 16.30 depending on school hours, if the route to and from the site affects Brookfield Primary School.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DRAFT

DECISION