

43 Croftdown Road 2016/5697/P



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Photo 1: Front garden of application site



Photo 2: Existing rear elevation



Photo 3: side elevation of rear closet wing



Photo 4: Rear elevation of host building and no.45



Photo 5: Rear garden and closet wing

Delegated Report		Analysis sheet		Expiry Date:		13/12/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		01/12/2016	
Officer				Application Number(s)			
Laura Hazelton				2016/5697/P			
Application Address				Drawing Numbers			
43 Croftdown Road London NW5 1EL				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Extension and lowering of existing basement, installation of front lightwell; and replacement of rear window with door.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 10/11/2016 (expiring 01/12/2016) and a site notice was displayed between 01/11/2016 and 22/11/2016.</p> <p>No consultation responses were received.</p>					
CAAC comments:	<p>The Dartmouth Park Conservation Area Advisory Committee (CAAC) objected to the application:</p> <p>“We object to the expansion of the basement with lightwell to the front as DPCAAC do not support basement expansions”.</p> <p><i>Officer Response</i></p> <p>Please refer to sections 3.2 and 3.3 below.</p>					

Site Description

The application site comprises a 3 storey semi-detached property with existing basement floor, in use as a single dwellinghouse (C3 use).

The site is located on the northern side of Croftdown Road, within the Dartmouth Park Conservation Area. The host building is not listed and no listed building neighbour the site.

Relevant History

There is no relevant history for the application site.

Neighbouring properties

No.45 (neighbouring semi-detached property) - 2015/1697/P - Creation of front lightwell with extension to existing basement and 2 x replacement windows basement level to side and rear. Granted 29/05/2015.

No.17 - 2015/6086/P - Excavation to extend basement with a front lightwell, alteration to bay window, replacement of basement window with French doors and re-landscaping of garden. Granted 08/07/2016.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

- A1 (Managing the impact of development)
- A4 (Noise and vibration)
- A5 (Basements)
- D1 (Design)
- D2 (Heritage)
- T4 (Sustainable movement of goods and materials)

Camden Supplementary Planning Guidance

- CGP1 (Design) 2015
- CPG4 (Basements and Lightwells) 2015
- CPG6 (Amenity) 2011
- CPG7 (Transport) 2011

Dartmouth Park Conservation Area Statement 2009

Assessment

1.0 Proposal

Planning permission is sought for the extension and lowering of the existing basement along with a new front lightwell. The basement excavations would extend the existing basement floor to cover the whole footprint of the building (an additional 24sqm), with a floor to ceiling height of 2.4m. The lightwell would measure 1.05m x 4.25m.

The proposals include the replacement of the rear basement window with a new aluminium framed glazed door to provide access from the basement floor to garden, and the replacement of the existing door to the side of the rear closet wing with a new window within the existing aperture. Permission is sought for the removal of 1 x birch tree in the rear garden to facilitate development.

2.0 Assessment

2.1 The principle considerations in the determination of this application are as follows:

- Design and Conservation
- Basement Excavation
- Neighbouring Amenity
- Transport
- Trees

3.0 Design and Conservation

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The proposed development would have a fairly minor impact on the overall character and appearance of the host building. A new lightwell would be formed to the front of the property by continuing the existing bay window at ground floor level down to basement level. It would be finished in rendered brick with sash windows to match the design and materials of the floor above. It would not appear as an incongruous addition to the streetscene due to the creation of similar lightwells to the front of neighbouring properties.

3.3 Although some of the existing paving within the front garden area would be removed to make way for the lightwell, a sufficient portion would be retained to protect the character of the front garden area. Furthermore the existing hedge, trees and planting would be retained and protected during construction to retain the attractive verdant character of the front garden. A metal security grille would cover the lightwell, details of which shall be secured by condition.

3.4 The existing basement features a high level window overlooking the rear garden. The rear garden ground level would be lowered to match the new internal floor level and a full height glazed door with aluminium frames installed which would be in keeping with the existing property. Steps would lead from this area up to the existing garden level. Due to the lowered garden level, the existing ground floor door in the side elevation of the rear closet wing would be changed to a window within the same aperture. It would be similar in design and appearance and would have minimal impact on the appearance of the building.

3.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Overall, the proposals are considered to preserve the character and appearance of the host building and Dartmouth Park conservation area and are considered acceptable in design terms.

4.0 Basement excavation

4.1 Policy A5 states that in determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

4.2 More specifically, basement development should not comprise of more than one storey; should not be built under an existing basement; should not exceed 50% of each garden within the property; should be less than 1.5 times the footprint of the host building in area; should extend into the garden no further than 50% of the depth of the host building; and should be set back from neighbouring property boundaries where it extends beyond the footprint of the host building. Policy A5 recognises that exceptions may be made on large comprehensively planned sites.

4.3 The building features an existing single storey basement beneath half the footprint of the building to the rear. The proposals include the lateral extension of the existing basement to cover the full footprint of the property (an increase of approximately 24sqm) and the excavation of the existing basement by approximately 400mm, including lightwells to the front and rear. The internal floor to ceiling height of the new basement floor would be approximately 2.4m.

4.4 The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG4. The Basement Impact Assessment (BIA) has been carried out by Geotechnical and Environmental Associates (GEA) with supporting documents prepared by Price & Myers and Frank Parsons Arboriculturalist. All firms have provided information to show that their authors possess suitable qualifications and relevant experience.

4.5 Campbell Reith issued their BIA audit report on 03/04/2018 confirming that the submitted BIA and details have been conducted in accordance with the requirements of Policy A5 and CPG4 and would result in negligible impact to neighbours and the highway. If planning permission is granted, a condition will be imposed requiring the applicant to submit details of a qualified engineer to inspect, approve and monitor the construction works.

5.0 Neighbouring amenity

5.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, and impact on daylight and sunlight.

5.2 Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of privacy, outlook or daylight. The works would not introduce any new windows which would overlook neighbouring properties, nor would the development block neighbouring light levels.

6.0 Transport

6.1 Although the proposed works would involve the excavation of a new basement floor, the Council's Transport Officer has confirmed that the extent of the works would not warrant the submission of a construction management plan. An informative would be added to remind the developer to register with the Considerate Constructors Scheme prior to works commencing on site.

6.2 The development may require the temporary suspension of parking bays (to enable deliveries and collections of materials, for example) and a hoarding license. As these are outside of the remit of planning and must be arranged with the Council's Highways and Licensing teams, an informative will added to the decision notice to remind the developer to do so.

7.0 Trees

7.1 The scheme involves the removal of T3, a category C birch tree from the rear garden in order to facilitate development. The tree is of minimal visibility from the public realm and is not considered to significant contribute to the character of this part of the conservation area. Any loss of visual amenity and canopy cover that T3 provides could be mitigated against through replacement planting in the rear garden, and a condition will be imposed to secure this.

7.2 The proposed light well in the front garden is likely to impact upon T1, a category C Sorbus tree also in the front garden. It is considered that as T1 has been previously reduced, provided suitable working practices are adopted when in close proximity to T1, the impacts are likely to be of an acceptable level. If permission is granted tree protection details and an arboricultural method statement will be secured by condition. An additional condition will be added requiring any trees that die within a period of 5 years from the completion of development to be replaced.

8.0 Conclusion

8.1 The proposed works would preserve the character and appearance of the host building and would not cause harm to the stability of the building or neighbouring sites, and is therefore recommended for approval.

9.0 Recommendation

9.1 Grant conditional 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 16th April 2018, 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: 2016/5697/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 11 April 2018

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Mr David Walker
43 Croftdown Road
London
NW5 1EL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

43 Croftdown Road
London
NW5 1EL

DECISION

Proposal: Extension and lowering of existing basement, installation of front lightwell; and replacement of rear window with door.

Drawing Nos: PI(1-)-01, PI(1-)-02, PI(1-)-03, PI(1-)-04, PI(1-)-05, PI(2-)-01, PI(2-)-02, PI(2-)-03, PI(2-)-04, PI(2-)-05, location plan and block plan, Design Statement dated October 2016, Arboricultural Report dated 25 January 2016, Structural Engineer's report and Basement Impact Assessment - Scoping & Screening Study dated February 2016 and Basement Impact Assessment Report dated December 2017.

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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: PI(1-)01, PI(1-)02, PI(1-)03, PI(1-)04, PI(1-)05, PI(2-)01, PI(2-)02, PI(2-)03, PI(2-)04, PI(2-)05, location plan and block plan, Design Statement dated October 2016, Arboricultural Report dated 25 January 2016, Structural Engineer's report and Basement Impact Assessment - Scoping & Screening Study dated February 2016 and Basement Impact Assessment Report dated December 2017.

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

- 4 Detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of the light well grill including plan and section at a minimum scale of 1:50.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of 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, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. 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(if in CA) and A5 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 No development shall take place until full details of hard and soft landscaping including 1 replacement tree in the rear garden and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1, D2 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised to register the development with the Considerate Constructors Scheme prior to works commencing on site. See link below:

<https://www.ccscheme.org.uk/>

- 4 The approved development may require temporary parking bay suspensions and a hoarding license. For further details please refer to the following web pages:

<http://www.camden.gov.uk/ccm/navigation/transport-and-streets/parking/parking-bay-suspensions/>

<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce
Director of Regeneration and Planning