

10 Antrim Grove, NW3 4XR (2013/6337/P)



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Delegated Report		Analysis sheet	Expiry Date:	17/12/2013
MEMBERS' BRIEFING		N/A / attached	Consultation Expiry Date:	21/11/2013
Officer			Application Number(s)	
Elaine Quigley			2013/6337/P	
Application Address			Drawing Numbers	
10 Antrim Grove London NW3 4XR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation to extend existing basement under part of the front garden in connection with dwelling house (class C3).				
Recommendation(s):	Grant conditional permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>1 letter received from neighbouring property at no. 7 Antrim Road raising the following comments: Please can I ask that throughout all work, that parking suspension is obtained in front of no. 10 (or no. 8 as same company seems to be working on both) to allow all trucks to mix cement etc. to park there. Houses no. 8 and 10 are behind a fence and therefore dirt from trucks will have no impact to their house facades. Several times a week cement trucks parked (on single yellow line) in front of our house mixing cement. Our facade is therefore covered in cement bits. I'm also worried about all the cement leftovers going into our drains.</p> <p>Officer comments: see paragraph 2.12 assessment section of the report</p>					
CAAC/Local groups* comments: *Please Specify	<p>Belsize CAAC: no objections provided suitable green cover is provided and maintained in order to preserve the garden and the character and appearance of the conservation area.</p> <p>Officer comments: see paragraph 2.11 assessment section of the report</p> <p>Belsize Residents Association (BRA): objects BRA are against basements that are larger than the original footprint of the house and this one is much larger. Combined with the previous permissions (which we also object to) the entire plot of this semi detached house will have been excavated. This is unacceptable and contrary to the guidance in Development policies DP 26 and DP27. It should be refused.</p> <p>Officer comments: see paragraph 2.8 of the assessment section of the report</p>					

Site Description

The application site lies to the north west of Antrim Grove in close proximity to the junction with Haverstock Hill that lies to the north. The site comprises a 2-storey plus roof level semi-detached dwelling house that forms part of the pair with adjoining no. 8 Antrim Grove. The site is within the Belsize Park Conservation Area and is covered by an Article 4 Direction.

Relevant History

Permission was **granted** (2013/5826/P) on 07/11/2013 for details of soil investigation study in relation to condition 7 of planning permission (granted on 02/11/2010) ref: 2010/4405/P for the excavation of new basement level and associated landscaping works including side and rear lightwells, erection of additional side dormer and enlargement of existing rear dormer to dwelling house (Class C3).

Planning permission was **granted** (2013/0526/P) on 15/03/2013 for variation to condition 9 (development built in accordance with approved plans) of planning permission granted 02/11/10 (ref: 2010/4405/P) for the excavation of new basement level and associated landscaping works including side and rear lightwells, erection of additional side dormer and enlargement of existing rear dormer to dwelling house, namely re-positioning of the swimming pool within the basement.

Planning permission was **granted** (ref 2010/4405/P) on 02/11/2010 for excavation of new basement level and associated landscaping works including side and rear lightwells, erection of additional side dormer and enlargement of existing rear dormer to dwelling house.

Planning permission was **granted** (ref 2008/5794/P) on 23/03/2009 for new front boundary wall and gates.

Planning permission was **granted** (ref 2007/3344/P) on 21/09/2007 for change of use of two self-contained flats to a single dwellinghouse, including erection of single storey rear extension with balustrade and screen to facilitate use of the flat roof as a terrace, plus installation of 5 roof lights to side roof and alterations to windows on the side elevation.

Neighbouring properties with similarly approved basement development

8 Antrim Grove

Planning permission was **granted** (ref 2012/0994/P) on 11/04/2012 for excavation of basement with side and rear lightwells, erection of rear ground floor level extension with rooflight (following demolition of existing), erection of dormer windows in side roofslope and enlargement of existing dormer windows in side and rear roofslopes, installation of 6 rooflights, alterations to fenestration on side elevation, new front boundary wall and timber enclosure in front garden to provide bike and refuse storage all in connection with existing single-family dwellinghouse (Class C3).

Planning permission was **granted** (ref 2013/5428/P) on 14/11/2013 for amendment to condition 3 (drawing numbers) of planning permission granted on 07/08/2012 (ref: 2012/3030/P for the minor material amendments to planning permission granted 11/04/12 (Ref: 2012/0994/P) for excavation of basement with side and rear lightwells, erection of rear ground floor level extension with rooflight (following demolition of existing), namely reduction in depth of rear extension, alterations to fenestration on side elevation, enlargement of basement, enlargement of dormer window in side roofslope and alterations to internal layout.), namely the removal of side window, amendment to roof lights from 4 to 2, amendment to basement by removing rear lightwell and addition of 3 x rooflights and enlarged rear extension and roof terrace.

15 Antrim Grove

Planning permission was **granted** (ref 2010/4152/P) on 10/05/2011 for excavation of a new basement within the rear garden of the dwelling house and creation of garden access stairs and light wells.

Relevant policies

National Planning policy Framework (NPPF) (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance (2011 and 2013)

CPG1 (Design)

CPG4 (Basements and lightwells)

CPG6 (Amenity)

Belsize Conservation Area Statement (2002)

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for excavation of basement extension under part of the front garden area measuring 18 sq. m and would provide additional floorspace for the bedroom that was approved at basement level as part of the original planning permission in 2010. The basement would project out 3.4m from the main front elevation of the property and 1.6m from the front of the bay window. It would be set back 2m from the front boundary of the property. The sides of the extended basement would be set in from the neighbouring property at no. 12 by 1.3m and would project up to the boundary with no. 8. The proposed basement would be to a depth of 3.2m below the existing garden which is 3.6m below the existing ground floor level of the house. The roof of the basement would be overlaid by a minimum depth of 0.5m of soil to sustain planting.

2.0 ASSESSMENT

2.1 The main considerations as part of the proposal are:

- Design
- Amenity
- Basement impact
- Trees and landscaping
- Transport
- Other matters

DESIGN

2.2 The basement works would not be expressed externally and no lightwells are proposed to the front garden area. The basement extension would therefore not be visible from the street scene. Visually the proposals are considered to preserve the appearance of the building and the character and appearance of the conservation area as it would have little impact on the main dwelling and would not be visible from the street scene.

AMENITY

2.3 The increase in basement size underneath the part of the front garden would not include any external manifestations in the form of lightwells or windows. Therefore there would be no overlooking or loss of privacy

to the neighbouring properties.

BASEMENT WORKS

2.4 Policy DP27 states that developers will be 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 run-off or causing other damage to the water environment; and avoid cumulative impacts upon structural stability or water environment in the local area. The applicant submitted a Basement Impact Assessment (BIA) in accordance with the provisions of Policy DP27 and CPG4.

Surface water and flooding

2.5 The BIA confirmed that none of the surface flow and flooding screening questions identified issues which would need to be carried forward to stage 2 scoping stage.

Groundwater flow

2.6 In terms of subterranean (groundwater) flow two potential issues have been raised through the screening exercise:

(i) groundwater has been encountered in recent site investigation holes above the proposed formation of the basement. It is considered that this can be overcome by sump pumping during excavation and by incorporation of groundwater control/tanking measures in the basement walls and floor. A sump pump has already been approved as part of the original planning permission in the rear fire escape lightwell and can therefore be used to control any overflow. Trial holes would be dug to the proposed formation level to check the rate of inflow to excavations which penetrate deeper than the water levels recorded in site investigation holes, and reference would be made to works undertaken to form the recently approved basement under the existing property.

(ii) The proposed development would not increase the impermeable/permeable area ratio for the site as the front garden would be reinstated over the top of the basement with a layer of topsoil measuring 0.5m to sustain planting in line with CPG4 guidance. It must be noted that SUDS measures were included in the BIA that formed part of the original planning permission. As the proposed development would not increase the amount of hard-standing on the site it is considered that it would not be necessary to require a SUDS condition as the proposal would not increase surface run-off.

Slope stability

2.7 In terms of slope stability the screening flowchart has confirmed yes to two of the questions which include:

(i) Question 12: The site is within 5m of a highway (Antrim Grove)

It confirms the location of the basement in relation to the public highway (2m). This would be sufficient to allow the construction of any temporary and permanent works required by the scheme to ensure that the stability of the highway is maintained

(ii) Question 13: The proposed basement would significantly increase the differential depth of foundations relative to neighbouring properties

Although there is a change in the differential depth of the foundations between the new development and the adjacent properties, it must be noted that there is an almost completed basement extension of a similar size and nature at no. 8. The proposed extended basement would not have an impact on the stability of this property. No. 12 does not appear to have a basement floor. However it is considered that the arrangements that were made as part of the approved basement works at the property would be sufficient to ensure that the stability of this property would not be affected by the additional excavation works at the front of the property.

2.8 Belsize Residents Association has objected to the proposal on the basis of its size and the fact that the basement would extend beyond the footprint of the house. The excavation of a basement floor underneath part of the front garden is modest in terms of the additional floor area created (18 sq. m) and would not be considered excessive in terms of its size. Taking this proposal together with the extent of the basement works approved under the original planning permission in 2010 there would still be a substantial rear garden to the rear of the property and the front garden area would be retained. It must be noted that a similar basement extension underneath part of the front garden has been approved at the neighbouring property at no. 8 in 2012 (see planning history section above for details).

TREES AND LANDSCAPING

2.9 There are no trees in the front garden or the gardens of the neighbouring properties. Therefore no trees would be affected by the proposed works.

2.10 DP27 (f) states that the Council will consider whether basement proposals will provide satisfactory landscaping and adequate soil depth ('a minimum of 0.5 metres') to enable garden planting.

2.11 The CAAC has advised that it would raise no objection to the proposal providing suitable green cover is provided and maintained in order to preserve the garden and the character and appearance of the conservation area. The basement would be covered by a layer of topsoil measuring 0.5m in depth. This would ensure that planting in the front garden could be sustained and would not restrict the provision of satisfactory landscaping of the front garden thereby preserving the garden and the character and appearance of the conservation area.

TRANSPORT

2.12 The original permission for more extensive basement works underneath the footprint of the house and into the rear garden did not include the requirement for a construction management plan to be secured by s106. Given the size of the proposal it would be difficult to insist that a CMP is submitted for the additional excavation works underneath part of the front garden. Comments have been received from the neighbouring occupier about the location of construction vehicles outside their property and the associated cement debris that arises from the excavation of the approved basement works. The suspension of parking bays falls outside planning control and requires permission from the Council's Highways Department.

RECOMMENDATION:

2.13 Overall, the proposed works are considered to preserve the character and appearance of the host property and the conservation area and the amenity of neighbours.

2.14 Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd December 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'

Bchitecture
11A Beresford Road
LONDON
N2 8ATApplication Ref: **2013/6337/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

28 November 2013

Dear Sir/Madam

DRAFT
DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Householder Application Granted**Address:
10 Antrim Grove
London
NW3 4XR**DECISION**

Proposal:

Excavation to extend existing basement under part of the front garden in connection with dwelling house (class C3).

Drawing Nos: 110/J; 115/F; 116/E; 118; Basement Impact Assessment produced by Knapp Hicks and Partners Ltd dated October 2013.

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

Conditions and Reasons:

- 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 110/J; 115/F; 116/E; 118; Basement Impact Assessment produced by Knapp Hicks and Partners Ltd dated October 2013.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

DRAFT

DECISION