| Delegated Report | Analysis sheet | Expiry Date: | 24/08/2012 |
|---|---|---|---|
| | N/A | Consultation Expiry Date: | 27/07/2012 |

| Officer | Application Number(s) |
|---|---|
| Nicola Tulley | 2012/3107/P |
| **Application Address** | **Drawing Numbers** |
| 98 Sumatra Road<br>London<br>NW6 1PP | See draft decision notice |

| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature |
|---|---|---|---|
| | | | |

**Proposal(s)**

Erection of 2-storey plus basement single-family dwelling-house (following demolition of an existing garage) (Class C3).

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| **Recommendation(s):** | Grant conditional permission subject to S106 agreement |
| **Application Type:** | **Full Planning Permission** |
| **Conditions or Reasons for Refusal:** | **Refer to Draft Decision Notice** |
| **Informatives:** | |

**Consultations**

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|---|---|---|---|---|---|---|
| **Adjoining Occupiers:** | No. notified | **39** | No. of responses<br>No. electronic | **00**<br>**00** | No. of objections | **00** |
| **Summary of consultation responses:** | A site notice was displayed from 06/07/2012 to 27/07/2012.<br>No letters of comment or objection have been received to date. | | | | | |
| **CAAC/Local groups* comments:**<br>*Please Specify | No local groups have commented to date. | | | | | |

## Site Description

The application site relates to a parcel of land located on the northern side of Sumatra Road containing a single storey garage and part of the rear garden at 66 Dennington Park Road. Originally the garage formed part of the rear of the garden to 68 Dennington Park Road.

The area is residential in character with terraced housing 2 & 3 storeys in height. Many of the properties in the surrounding streets have accommodation at basement level.

The site is not located in a Conservation Area, nor does it relate to a listed building.

## Relevant History

Variation of condition, reference 2012/1540/P, was granted for: Variation of condition 3 (development in accordance with approved plans) of planning permission granted 07/10/10 (ref: 2010/2597/P) for erection of a 2 storey with basement dwelling house in place of an existing garage, namely alterations to fenestration on eastern side elevation and changes to pattern/ layout of glass bricks on side and rear walls of the approved house.

Approval of details, reference 2011/4874/P, was granted for: Details pursuant to condition 4 (front garden/bike store) and 5 (green roof) of planning permission dated 07/10/11 (2010/2597/P) for erection of a 2 storey with basement dwelling-house in place of an existing garage.

Variation of condition, reference 2011/4866/P, was withdrawn for: Minor material amendment to planning permission dated 07/10/10 (2010/2597/P) for erection of a 2 storey with basement dwelling-house in place of an existing garage, namely to install windows at ground and first floor level on rear and side elevations.

Full planning application, reference 2010/2597/P, was granted 07/10/2010 subject to S106, Erection of a 2 storey with basement dwelling-house in place of an existing garage.

Full planning application, reference 2009/4375/P, was withdrawn: Conversion of existing side garage into a single dwelling house and erection of two additional storeys.

## Relevant policies

**National Planning Policy Framework (NPPF) 2012**

**The London Plan: Spatial Development Strategy for Greater London 2011**

**LDF Core Strategy and Development Policies 2010**
CS5 Managing the impact of growth and development
CS6 Providing quality homes
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
CS16 Improving Camden's health and well-being

DP2 Making full use of Camden’s capacity for housing
DP5 Homes of different sizes
DP6 Lifetime homes
DP20 Movement of goods and materials
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

**Supplementary Planning Policies**

**Camden Planning Guidance (2011)**
CPG 1 Design
CPG2 Housing
CPG3 Sustainability
CPG 4 Basements
CPG7 Transport
CPG8 Planning obligations

## Assessment

**Proposal and background**
Planning permission was granted on 7th July 2010, reference 2010/2597/P, for: erection of a 2 storey with basement dwelling-house in place of an existing garage. The permission has been subject to amendment under planning references: 2012/1540/P & 2011/4866/P for alterations to fenestration.

The application site relates to a single storey garage situated to the rear of Number 68 Dennington Park Road with gate access from Sumatra Road. The applicant is now seeking full planning permission for a similar but altered scheme, post news of possible purchase of land behind the original site at Number 66 Dennington Park Road. The footprint of the granted scheme, reference 2010/2597/P, would be 5.3m long x 4.8m wide and 5.7m in height measured from ground level. The proposed footprint subject of this application would be 7.15m long x 4.8m wide and 5.7m in height.

The main considerations subject of this assessment are: design & appearance; quality of residential accommodation; impact upon neighbouring amenity; impact upon biodiversity; basement impact; sustainability; transportation, refuse & recycling. In view that the detailed design, other than the increase in depth to the rear, has not differed significantly from the approved scheme the officer's delegated report of planning reference 2010/2597/P is quoted below.

At the time of site inspection the garage had been demolished with the site cleared and was secured by hoardings.

**Basement Impact**
*Assessing basement impact*
Development Policy DP27 'Basements and lightwells' seeks to ensure that basement development does not prejudice the structural stability; drainage; and character and appearance of the existing property within the locality. In addition CPG4 'Basements and lightwells' provides more detailed design guidance in respect of basement development.

The proposed basement would be formed within a contiguous bored pile wall box, a 300mm slab of reinforced concrete connected to the piles and constructed over a compression layer to isolate the slab from ground heave. The depth of excavation for the basement slab and compression layer would be 3.2m. The basement would sit under the footprint of the proposed dwelling with excavated lightwell measuring 4.4m x 2.8m.

The applicant has submitted a Basement Impact Assessment (BIA) produced by Chelmer Site Investigations dated November 2012. Screening has been carried out in accordance with CPG4 for groundwater, slope and ground stability, and surface flow. A scoping and site investigation followed the screening stage to further assess potential impacts. One borehole was drilled in January 2012 and while three boreholes are recommended the size of the site is small and the nature of geology would mean that minimal or no groundwater flows are anticipated. The following text sets out the results of the BIA.

*Subterranean (groundwater) flow*
The site is to the west of, and within the catchment of, one of the former northern tributaries of the Westbourne. The natural surface water catchment upslope of the site is large but has been substantially altered by development and now comprises of: surface water run off from the rear gardens of properties on Pandora Road, Holmdale Road and Dennington Park Road; and the local (hard-cover) road network, the low point which is the junction of Sumatra Road with Pandora Road. The site has been subject to surface water flooding in 1975 and 2002.

The cross slope width of the basement would be the same as the former garage. The additional 2m now proposed is not considered to alter this cross slope width so that the basement is unlikely to represent any change as far as groundwater flow in the made ground is concerned. The basement excavation would be 3.2m, as such the contiguous bored pile perimeter retaining wall for the basement would extend at 6.5 -7.5m below ground level. The partings of silt and sand are minimal at that level so that groundwater through them is minimal. Any flows would be prevented by the basement at slab level but the use of contiguous piles should allow some water to pass through.

The basement would need to be fully waterproofed to provide adequate long term control of moisture ingress from groundwater. The recommendations detailed in the report for waterproofing should be carried out. In consideration of groundwater pressures it is also recommended that the basement slab is designed to resist buoyant uplift pressure of up to 36Kn/m² from the maximum depth of water which might act beneath the rear end of the basement.

Groundwater control will be required during basement works and considering its method of construction, this should be manageable by sump pumping. An appropriate discharge location must be identified for the groundwater removed by this method.

*Slope and ground stability*
The site is documented as being within the London Clay formation which is typically overlain by made ground. London Clay is typically of high or very high plasticity and high shrinkage potential. As a result the ground expriences considerable volume changes in response to moisture content. The clay will swell when unloaded by excavations such as those required for the construction of basements.

The use of a contiguous bored pile perimeter retaining wall to form a box around the whole perimeter of the dwelling is considered an appropriate form of construction provided that: temporary support is used to support adjoining gardens, path and footway above the level of the piling platform until the capping beams have been completed and the external walls have been built to above the surrounding ground level; and that adequate temporary support is installed to minimise lateral movement of the piles before the permanent basement and ground slabs are constructed.

Minimisation of ground movements will be particularly important on the south and west sides of the retaining wall box where it will support: the footway and services laid beneath it; and loads from the foundations to 98 Sumatra Road. The recommended construction sequence of page 15 of the report should be followed. The assessment provides a detailed analysis on possible damage an adjacent property may suffer. It concludes that this damage would fall under the ‘very slight’ category as defined in Ciria C580.

The previously approved scheme proposed the removal of a hazardous lime and the pruning or removal of the sycamore. In view that the Sycamore is now within the footprint of the building it would have to be removed and taken into consideration of the retaining wall design. A Tree Risk Assessment was submitted in support of the application. Tree officers commented on planning application 2010/2597/P and stated that it is likely that the Sycamore will need to be removed or significantly reduced to implement the development. The tree is not however, considered a particularly good specimen and thus there would be limited impact on the character of the area.

*Surface flow and flooding*
While the London Clay is classified as unproductive strata it can still be water bearing. Perched groundwater would typically be expected in any made ground and possibly also in head deposits. Variations in groundwater levels and pressures will occur seasonally.

The site lies within the Environmental Agency flood zone 1 which means that it is considered to be little or no risk of fluvial flooding. The Floods in Camden report records that Sumatra Road flooded in both 1975 and 2002. Since then however Thames Water has constructed the Sumatra Road Flood Alleviation Scheme which involved improvements to the sewers in Holmdale Road, Pandora Road,

Solent Road and Sumatra Road. The maintenance of the system is the responsibility of Thames Water and is such out of the control of the applicant and the Council. Thus the possibility remains that pluvial flooding could reoccur its risk however has been substantially reduced.

The only changes to surface water run-off as a result of the development would be: an increase in impermeable area of 10m²; incorporation of a green roof which would absorb/retard rainfall; and direct run-off peak flows would be later.

In summary, the proposed basement is considered acceptable in relation to groundwater flow and no mitigation measures are proposed. The basement will need to be fully waterproofed and able to resist buoyant uplift pressures of up to 36kn/m². In order to control movements the refined construction sequence set out in 10.4.3 should be followed in addition to recommended construction methods set out in 10.4.4 and 10.4.6.

On the basis of the assessment the proposed development will not have a detrimental impact on groundwater or surface flooding in the vicinity of the site subject to control mechanisms outlined in the report in accordance with policy DP27. The appointment of a suitably qualified structural engineer will need to be secured to oversee the works of construction and monitoring of heave prior to commencement; this shall be secured by condition.

**Design and appearance**

The site currently forms part of a visual break in the built environment between terraced housing on Dennington Park Road and the converted school on Sumatra Road. Officers considered that "The visual break between the terraces at Dennington Park Road and Pandora Road has already been significantly infilled by number 98. An appropriately-scaled additional building at 98B would not necessarily add to this impact in a harmful manner: there would still be a large enough visual break between the two parallel terraces."

*"A modern design approach has been taken for the building which is acceptable in principle on this site. The building would stand on its own and would be of a different scale to the surrounding buildings. In the previous application a more traditional design approach was taken which used the details from the buildings in the surrounding area, however this was unsuccessful.*

*The constraints of the site (small plot size and potential overlooking into neighbouring properties) has dictated the proposed design which consists of a simple box like form and single aspect outlook to the front. Given the small plot size a large degree of modulation to the basic cubic form is not possible without producing an unusable floor area.*

*The front elevation is almost totally glazed but the large expanses of glazing are broken up by timber panels. This breaks up the mass of the building into much smaller components and creates an appropriate human scale for a residential building. Interest into the side elevation is provided by the slit window which is recessed into the building. This has been designed to minimise overlooking into neighbouring properties but although provides an interesting feature into what would otherwise be an unrelieved façade. High level glass perforations are also added to the side and rear elevations which provide natural light but also break up the facades.*
*Red brick will be the main external material which is also the predominant building material of the surrounding streets. Unpainted timber will also be used for the screens and front door which is considered complimentary to the red brick and reflects the more modern appearance of the building (as opposed to painted timber which was the original material on the surrounding buildings but in many cases has been changed for plastic or metal).*

*The front boundary treatment is proposed to be a timber fence with refuse storage. This section of Sumatra Road is defined by a strong red brick wall (the existing garage is open to the street and has no gate). The design of the front boundary area, including the balustrade around the lightwell and the layout of the refuse storage area, is reserved by condition to ensure that the detailed design of this element of the proposal is strictly controlled.*

*The open basement may expose a significant amount of the basement level of the building to views from the street, adding bulk to the appearance of the building. The lightwell would be enclosed with a planted canopy grid: this would allow light to penetrate to the basement but shield it in views from the street.*

*In order to afford some control over further alterations and extensions to the building a condition withdrawing permitted development rights has been included in the decision notice.*

*The proposed scheme is generally considered to address the concerns raised by the previous application* (2009/4375/p) *and is acceptable in terms of design."*

**Quality of residential accommodation**
The proposed dwelling-house would provide a two double bedroom unit with study which could accommodate 4 persons. The minimum floorspace for a 4 person unit as required by Camden Planning Guidance CPG2 is 75m²; the proposal would provide approximately 82m². First and double bedrooms should have a minimum floor area of 11m² and the bedrooms proposed would fall below this requirement by approximately 0.5m². These bedrooms would however offer a suitable layout and the first bedroom would have an en-suite shower room (not included in the measurement of floorspace).

The dwelling-house would be single aspect but would be south facing allowing for reasonable levels of sunlight/daylight. While officers consider that the living space would benefit from being located on the ground floor rather than the basement, this layout has been devised to comply with building regulations. The ratio of glazing to floorspace would meet the required standard in CPG2 and is therefore not considered reason to refuse the application.

A lifetime homes checklist has been submitted in accordance with policy DP6. Officers agreed in the assessment of the approved planning application 2010/2597/P that it was not possible to meet all the criteria, nonetheless all have been considered and fully justified. The dwelling would have access to a reasonably sized garden (23m²) and internal floorspace which is above minimum floorspace standards and as such is considered acceptable in relation to policies CS6, DP2, DP26 of Camden's LDF.

**Impact on neighbouring amenity**
Development policy DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly affected by development from overlooking, loss of daylight/sunlight, and noise. The only opening windows would be located to the front elevation facing Sumatra Road and the separation distance between facing habitable windows is not dissimilar to other facing properties on Sumatra and Dennington Park Road. As such it is not considered that the proposed dwelling would cause undue loss of privacy to neighbouring occupiers.

The proposed structure would not increase in height from the previously approved scheme 2010/2597/P. The drawings submitted previously to demonstrate that the proposal would not adversely impact the amenities of adjoining occupiers, in terms of sunlight and daylight, have been considered in this application. Although the two storey structure would extend 1.85m further into the rear garden of Number 66 Dennington Park Road it is not considered to cause harm as the rear building line of properties 68 to 66 on Dennington Park Road is continuous.

Camden Planning Guidance 6 'Amenity' provides the following rule "project a 25º line from the centre of the lowest window on the existing building, if the whole development is lower than this line then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building." It has been demonstrated that the development would not cut this 25º line at Number 68 Dennington Park Road and in view that Number 66 has a similar window arrangement it is considered that the proposed building will not unduly impact the proportion of daylight enjoyed by neighbouring occupiers.

**Impact upon biodiversity**
The supporting text of policy DP24 states that new developments should respond to the natural assets of a site and its surroundings and that extensions and new developments should not cause the loss of existing natural habitats, including private gardens. Development in rear gardens can often have a significant impact upon the amenity and character of an area as gardens help shape their local area, provide a setting for buildings and be important visually. Development will be resisted that occupies an excessive proportion of a garden and where this garden contributes to the character of the townscape. Where any development may be appropriate a full assessment should be made to avoid any potential impact on trees or other vegetation.

The proposed development would occupy the end of a private rear garden, at Number 66 Dennington Park Road. The building would extend approximately 1.85m into this garden with the resultant 4.85m used as private garden space. The design and access statement states that the building would have a green roof which is welcomed by policies: CS13; DP22 and DP23 of Camden's LDF. Tree officers recommended that bird bricks should be incorporated into the design of the building to provide a habitat. The details of the green roof have

not been submitted and will therefore be requested by condition. The proposals to extend the building a further 1.86m into the rear garden area of number 66 Dennington Park Road are not considered excessive, particularly when considered against the biodiverse gain from the green roof.

**Sustainability**
Core policy CS13 requires all development to take measures to minimise the effects of and adapt to climate change. Development policy DP22 seeks to secure sustainable design and construction requiring development to meet Code Level 3 for sustainable homes (CfSH) with further guidance contained in CPG3. Camden Planning Guidance 3 requires development to meet a minimum of 50% un-weighted credits of CfSH in the following categories: Water, Materials, and Energy.

The applicant has submitted a CfSH assessment by Ashmount Consulting Engineers which demonstrates that the development should reach Code Level 3 and meets minimum level of credits in water, energy and materials and will be secured by a S106 agreement.

**Transportation**
The site has a Public Transport Accessibility Level of (PTAL) of 5 (very good) and is within a Controlled Parking Zone. The proposed house would occupy the site of a former garage, however it would not displace parking onto the highway as the garage is not currently used for car-parking. The new house is to be secured as car-free secured via a Section 106 Legal Agreement in accordance with policies CS11 and DP18 of Camden's LDF.

The Section 106 Legal Agreement also secures a financial contribution to reinstate the kerb.

There would be sufficient space to store cycles in either the front lightwell or rear garden area in accordance with policies CS11 and DP18 of Camden's LDF. Refuse & recycling would be accommodated in the front lightwell as shown on plan RS/3155/12/01.

**Conclusion**
The proposal to build a two storey dwelling and basement is considered acceptable in relation to policies: CS5; CS6; CS11; CS13; CS14; CS15; CS16; DP20; DP21; DP22; DP23; DP24; DP25; DP26; DP27; DP28.

**Recommendation**
Approve planning permission subject to condition and S106 legal agreement to secure 'car free', reinstatement of kerb, and code level 3 for sustainable homes.