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|---|----------------------------|--------------------------------|-------------------------------------|----------------------------------|----|-------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 08/03/2013 | |
| | | N/A / attached | | Consultation Expiry Date: | | N/a | |
| Officer | | | | Application Number(s) | | | |
| Jason Traves | | | | 2013/0173/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 8 Antrim Grove London NW3 4XR | | | | Refer to decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Details pursuant to condition 4 (hard and soft landscaping), 8 (sustainable urban drainage system), 9 (construction method statement) and 10 (appointment of engineer) of planning permission dated 13/08/12 (Ref: 2012/3030/P) for 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. | | | | | | | |
| Recommendation(s): | | Granted | | | | | |
| Application Type: | | Approval of Details | | | | | |
| 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: | | N/a | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/a | | | | | |

Site Description

The 2-storey plus roof level semi-detached dwelling house forms part of the pair with adjoining No. 10 on the north west side of Antrim Grove. The site is within the Belsize Park Conservation Area and is covered by an Article 4 Direction.

Relevant History

Subject site:

2012/3030/P - 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. Granted 13/08/2012

2012/0994/P - 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). Granted – 11/04/2012.

Neighbouring properties:

No. 10 Antrim Grove: Planning permission was granted on 2nd November 2010 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 (Ref: 2010/4405/P).

No 15 Antrim Grove: Planning permission was granted on 10th May 2011 (subject to a S106 Legal Agreement) for the excavation of a new basement within the rear garden of the dwelling house and creation of garden access stairs and light wells (Ref: 2010/4152/P).

Relevant policies

LDF Core Strategy and Development Policies

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
DP16 The transport implications of development
DP20 Movement of goods and materials
DP22 Promoting sustainable design and construction
DP23 Water
DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and lightwells
DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance 2011

CPG1 (Design)
CPG4 (Basements and lightwells)

Belsize Park Conservation Area Statement

Assessment

Condition 4:

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Comment: Councils trees and landscape officer is satisfied with the proposed reflecting in detail the in principle arrangements approved at the application stage. Soft landscaped areas is maintained at the front and the rear of the property to maintain the visual amenity of the site and locality in accordance with the abovementioned policies.

Condition 8:

Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Comment: The details of drainage and the minimisation of the effect of any hard surfacing and runoff, including provision of at least 500mm of deep soil planting above the basement is achieved to the satisfaction of the trees and landscape officer

Condition 9:

No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors*
- ii. loading and unloading of plant and materials*
- iii. set down and collection of skips*
- iv. storage of plant and materials used in constructing the development*
- v. measures to control the emission of dust and dirt during construction*
- vi. a scheme for recycling/disposing of waste resulting from demolition and construction works*

Reason: To minimise traffic disruption and avoid dangerous situations for pedestrians and other road users in accordance with policy CS11 (Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16 (Development and transport implications), DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) the London Borough of Camden Local Development

Framework Development Policies.

Comment: The council's transport officer is satisfied that the construction management plan addressed the requirement for minimising disruption and avoiding any dangerous situations in accordance with the above-mentioned policies to enable the condition to be discharged. It was noted for information that a separate network management highway license will be needed for oversailing the public highway with the conveyor belt and the minimum 1.8m pathway width will need to be maintained.

Condition 10:

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 Council 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 policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Comment: The structural engineer MMP Design is confirmed as being retained for the permanent design as well as temporary works and procedures, Party Wall act, construction and post construction stages which is acceptable

Recommendation: Approve details for conditions 4, 8, 9, 10

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