

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/03/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>14/02/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Neil Quinn				1. 2013/0080/P; and 2. 2013/0104/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Grove Terrace London NW5 1PH				Refer to Draft Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
P & L- Excavation in front garden to increase depth of front lightwell and to provide new basement cycle store and plant room plus associated alterations to staircase and railings.							
<b>Recommendation(s):</b>		1. Grant planning permission. 2. Grant listed building consent.					
<b>Application Type:</b>		1. Full Planning Permission 2. Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notices					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>6</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site Notice 15/01/2013 until 05/02/2013 Press Notice 24/01/2013 until 14/02/2013  No response was received.					
<b>CAAC/Local groups comments:</b>		No response from Dartmouth Park CAAC.					

## Site Description

The application site forms part of Grove Terrace, situated on the eastern side of Highgate Road. The application relates to a four storey plus basement mid-terrace property, which has recently been converted back to a single family dwelling as a result of an approved application in December 2012. The subject property has also been extended at basement level by means of a small infill extension.

Grove Terrace is grade II listed. The houses are flat fronted in brown brick with rusticated stucco ground floors. The site falls within the Dartmouth Park Conservation Area.

## Relevant History

**PEX0001076 & LEX0001077** The formation of a self-contained flat in the basement; the erection of a single storey conservatory and a second floor extension at the rear, and tank housing on the roof; internal and external alterations and works of refurbishment. **Granted** on 14/01/2002

**2003/0617/P & 2003/0320/L** The installation of new railings within the front garden and the replacement and installation of new railings along the side boundary shared with Number 5 Grove Terrace. **Granted** on 06/08/2003

**2012/2387/L** Retention of an existing opening formed between dining room and kitchen at ground floor level (Class C3). **Granted** on 18/05/2012

**2012/5365/P & 2012/5457/L** Reinstatement of single family dwellinghouse (C3) involving the loss of the lower ground floor flat, the erection of a replacement single storey rear extension with roof terrace, changes to the fenestration and other associated internal and external works. **Granted** on 06/12/2012

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

### Camden Planning Guidance, 2011

CPG1 (Design)

CPG4 (Basements)

CPG6 (Amenity)

### Dartmouth Park Conservation Area Appraisal and Management Statement, 2009

### London Plan, 2011

### NPPF, 2012

## Assessment

### Proposal

Planning permission and listed building consent are sought to excavate an increased depth to the front lightwell and a new basement store for bikes and new domestic plant. The proposal also involves alterations to the existing wrought iron railings and Yorkstone paving to the front garden, reusing and reinstating these.

### Considerations

Design / Impact on Listed Building

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. The application building is grade II listed and special regard should therefore be given to the special historic interest of the building itself. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'*. The property lies within Dartmouth Park Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

The proposal would maintain a sufficient amount of front garden, including planting to the ground floor section of the garden. Many of the other properties along the terrace have had similar works completed recently or in the past. As such the works would not look out of place with regard to the setting of the terrace. Moreover the front garden is deep and the enlargement would not be readily visible from the street.

The detailed design satisfactorily demonstrates that the existing York stone steps and iron railings would be retained and reused as part of the enlargement. Where necessary traditional wrought iron railings would be used to enclose the lightwell. Concrete pavements to match existing would be used as the base of the new lightwell. A condition is attached requiring detailed drawings of the new railings (including finials) to ensure they would be appropriate to the setting of the listed building.

For the reasons outlined above the works would not harm the special interest of the grade II listed house or terrace, nor would they harm the character and appearance of the Dartmouth Park CA of which they form a part.

#### Residential amenity

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with Policy DP26.

The proposal would not raise any issues with regard to harm to residential amenity through loss of daylight/sunlight, loss of privacy or overshadowing.

#### Structural stability/hydrology

Policy DP27 states that developers would 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 impact upon structural stability or water environment in the local area.

The application is accompanied by a Basement Impact Assessment undertaken by a Chartered Structural Engineer (John Pakenham of GTA Civils Ltd) dated November 2012. The report confirms that a screening exercise was carried out in accordance with the recommendations of CPG4 (Basements) in respect of surface flow and flooding, ground water flow and slope stability. Soil investigations have been carried out which show that the subsoil is London Clay. The Basement Impact Assessment identifies that the ground conditions are such that there would be no significant impact on soils, land use, water quality and hydrology. In addition, Grove Terrace did not flood in either 1979 or 2002 and the proposal would not be considered to increase flood risk in the area.

#### **Recommendation**

1. Grant planning permission; and
2. Grant listed building consent

#### **Disclaimer**

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