

Delegated Report		Analysis sheet		Expiry Date:		13/02/2013	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sam Fowler				2012/6768/P			
Application Address				Drawing Numbers			
18 Ferncroft Avenue London NW3 7PH				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 4 (sustainable urban drainage system) and condition 6 (appointment of chartered engineer) of planning permission dated 19/11/12 (Ref:2012/4785/P) for amendments to planning permission granted 26/04/11 (Ref: 2011/1020/P) which was for the erection of new ground floor rear extension with terrace at first floor level following demolition of existing extension, excavation to provide rear basement and remodelling of front and rear gardens in connection with existing dwellinghouse (Class C3). Amendments are the enlargement of the basement, creation of front lightwell, creation of a new entry and stairs to a rear lightwell.							
Recommendation(s):		Approve					
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:		N/A					
Site Description							
The application site is a two storey, plus attic, semi-detached house on the northern side of Ferncroft Avenue. It has a red brick frontage at ground floor level with a white rendered first floor. The site lies within the Redington/Frognaal Conservation Area and is listed as a building that makes a positive contribution to the conservation area.							

Relevant History

2012/4785/P: Amendments to planning permission granted 26/04/11 (Ref: 2011/1020/P) which was for the erection of new ground floor rear extension with terrace at first floor level following demolition of existing extension, excavation to provide rear basement and remodelling of front and rear gardens in connection with existing dwellinghouse (Class C3). Amendments are the enlargement of the basement, creation of front lightwell, creation of a new entry and stairs to a rear lightwell. Granted 23rd October 2012.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change and promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP20 Movement of goods and materials

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:

CPG1 Design

CPG4 Basements

CPG6 Sustainability

Redington/Frogna Conservation Area Statement 2003

National Planning Policy Framework 2012

London Plan 2011

Assessment

Proposal

Planning permission for 18 Ferncroft Gardens was granted on 23rd October 2012, planning reference 2012/4785/P. The planning application had the following description:

"Amendments to planning permission granted 26/04/11 (Ref: 2011/1020/P) which was for the erection of new ground floor rear extension with terrace at first floor level following demolition of existing extension, excavation to provide rear basement and remodelling of front and rear gardens in connection with existing dwellinghouse (Class C3). Amendments are the enlargement of the basement, creation of front lightwell, creation of a new entry and stairs to a rear lightwell."

Two conditions were set that required the submission of further information before the development could commence on site. These conditions related to a sustainable urban drainage system and details on the engineer that would oversee the development.

Submitted

- Proposed Extension, Basement Floor, Drainage Plan. (Drawing Number 18FA/D101C)
- Proposed Ground Floor Drainage Plan. (Drawing Number 18FA/D102C)
- Existing and Proposed Surface Water Rain Water Drainage (Drawing Number 18FA/D105)
- Statement from KP Elliot of the Elliot Partnership, Consulting Engineers.

Assessment

The first condition stated that that:

“4. Prior to commencement of the 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.”

The applicant has submitted details showing the soakaway drainage system that the development will use. The applicant has also submitted details and calculations which demonstrate that the proposal would reduce the demand on the public sewerage system and stormwater drains by roughly 50%. These details are in accordance with CPG4 and DP27, and are considered more than sufficient enough to allow the condition to be discharged.

“6. 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.”

It is considered that the details that the statement that the applicant has submitted as part of this application are satisfactory, and that both of these conditions can be discharged. There are no other conditions that are required to be discharged before the proposal can be undertaken.

Recommendation: Grant approval and discharge conditions 4 and 6

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