

Delegated Report		Analysis sheet		Expiry Date:		08/02/2013	
		N/A		Consultation Expiry Date:		11/01/2013	
Officer				Application Number(s)			
Nicola Tulley				2012/6640/P			
Application Address				Drawing Numbers			
6 Fairfax Road London NW6 4HA				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey extension and installation of window at ground floor level to south elevation. Excavation of 2m deep extension beneath extension to north elevation and alterations to steps from street to garden level (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	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Three neighbours were consulted. No letters of comment or objection have been received to date.					
CAAC/Local groups* comments: *Please Specify		No local groups have commented on the application to date					

Site Description

The application site relates to a two storey detached dwelling house (C3) with lower ground floor and converted roof sited on the corner junction of Fairfax Road and Harben Road. The surrounding area is predominately residential and supports a mix of building styles interspersed with large residential blocks.

The application site is not in a designated area nor does it relate to a listed building.

Relevant History

No relevant planning history.

Relevant policies

National Planning Policy Framework 2012

London Plan Spatial Strategy 2011

LDF Core Strategy and Development Policies 2010

Core Strategy

CS5 Managing the Impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

Supplementary Planning Documents

CPG1 Design (Chapters 2; 3; 5)

CPG4 Basements

CPG6 Amenity (Chapters 6 & 7)

Assessment

Proposal & background

The application site relates to a detached two storey dwelling-house with lower ground floor and converted roof space on the corner of Fairfax Road and Harben Road. It has an attractive corner setting with trees and brick boundary wall. At ground level the building has an existing single storey side extension facing Harben Road. The extension does not have the benefit of planning permission but appears historic and therefore exempt from planning control. While the principle entrance of the property fronts onto Fairfax Road the architecture relates more to properties on the southern side of Harben Road than Fairfax Road.

The application site slopes from south to north and as such has a lower ground floor level (garden level).

Initially, the applicant had proposed the enlargement of the existing single storey side extension sited on the north elevation of the building, this has however been removed from the proposals.

The applicant has requested permission for the following works:

- Works of excavation beneath the extension on the north elevation;
- Erection of single storey side extension to south elevation (garden level); and
- Installation of one window on south elevation.

Basement enlargement

As noted above, the application site has an existing lower ground floor of the same dimensions as the original ground floor footprint. The applicant has proposed to excavate the area beneath the existing side extension (2.6m wide by 4.4m long) which fronts onto Harben Road for a utility and bathroom. The basement slab would sit approximately 2m below the existing finished floor level. No windows or lightwells are proposed.

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 applicant has submitted the following documents in support of the application proposals: Structural assessment produced by ALECK Associates; Ground investigation report produced by Land Science. The site is on a street which experienced surface water flooding in 2002. However, a Flood Risk Assessment has not been requested given the scope of the basement excavation proposed underneath an existing structure.

A screening stage identifies any matters of concern which should be investigated. The excavation proposed would be confined underneath existing structures, approximately 5.6m from a public footpath and is not sited in proximity to a watercourse or potential spring line. The screening process has identified the site as being underlain by London Clay.

Site investigation

The ground investigation report noted that the existing extension had experienced movement and the boundary wall between the site and the adjacent property to the east showed some sign of movement. The application site is founded on London Clay which is classified as unproductive strata that has low permeability. No groundwater source protection zones were identified within 250m of the site. The site does not lie in an area classified as being susceptible to significant flooding as noted from the Environmental Agency.

Two window sampler boreholes and four foundation exposure tests were carried out at the application site. Given the scope of excavation works, a smaller sample of ground investigation is considered acceptable in this instance. The window sampler boreholes were sited at a depth of 5m in proximity of the proposed basement. The investigation found that Made Ground was found at a base depth of 1.2-1.8m with London Clay below. Groundwater was not encountered during excavation however,

perched (trapped) water was recorded in the Made Ground.

It is noted that excavations of the made ground are unlikely to remain stable in the short term as deeper pockets of made ground and perched water may be prone to instability and collapse. As such temporary support has been recommended alongside dewatering, if necessary.

Trees
A tree protection plan has been submitted in view that there are existing trees at the application site. The proposal involves the removal of three trees: an ornamental Cordyline (front elevation raised bed); a Ceanothus shrub and an overmature Laburnum. The Holly and Bay would not be affected by the proposed development. The plan notes that a Sycamore tree may be affected by the development and as such special foundation design is proposed in addition to ground protection measures during construction. A condition shall be attached to ensure protection measures are carried out during construction works.

Construction
A construction design and sequence has been recommended. The perimeter basement retaining wall would be formed with reinforced concrete underpin retaining walls beneath existing footing foundations which support the existing extension above. The underpin retaining walls will be designed to support the lateral surcharge, earth and water pressures, to ensure that ground movements are limited to acceptable values. Temporary walling and propping will be provided where necessary to support the retaining wall. The underpinning of the existing wall is suggested to be built in sequences, so that the land retained on the other side would not be affected by excavation works. The basement slab would be formed with a reinforced concrete construction at an approximate depth of 2m below existing finished floor level.

An appropriate sequence of works has been recommended. A condition will be attached to ensure that an appropriately qualified engineer will oversee construction works.

In summary, while the information provided in support of the excavation works is limited, the level of detail is considered acceptable in relation to policy DP27 given the proportion of excavation proposed.

Design & appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

Single storey extension (lower ground level)

A single storey rear extension is proposed at lower ground floor level on the south elevation of the building and would measure approximately 2.9m wide x 6.2m long with a flat roof and parapet at 3.25m in height. The dimensions and detailed design of the proposed extension have been revised to ensure that the extension would appear subordinate and relate better to the character and appearance of the building.

The proposed elevation fronting Fairfax Road would match the stucco at this level in addition to the insertion of a similarly detailed window. The rear elevation would be mainly glazed with a sliding door system and brick surround to match the building as closely as possible. Given that the rear elevation of the extension would not be visible at street level the proportion of glazing is considered acceptable.

A window is proposed at ground floor level on the south (side) elevation of the building. The window would not interfere with original architectural features and would match the scale, proportions and detailed design of the window above at first floor level.

In summary, the proposed extension has been designed to relate to the front elevation of the building

and would form a subordinate extension to the existing dwelling-house in accordance with policies CS14 and DP24 of Camden's LDF.

Amenity

Development policy DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed by development in terms of overlooking, loss of daylight/sunlight, and noise.

The proposed single storey rear extension would be sited in close proximity to the side boundary of 27 Harben Road. The distance between the proposed extension and the side boundary would be approximately 1m and no windows are proposed in the side elevation facing this side boundary. In consideration of the size and scale of the proposed extension the amenities of neighbouring occupiers should not be unduly harmed.

The proposed window at ground floor level would not raise new issues of amenity to be considered given its siting facing the rear garden area.

Conclusion

The proposed enlargement of the lower ground floor, erection of single storey rear extension and windows on south elevation are considered acceptable for the reasons outlined above, in accordance with policies CS14; DP24; DP26 and DP27 of Camden's LDF.

Recommendation

Grant conditional permission.

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