

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	11/12/2012
		N/A		Consultation Expiry Date:	22/11/2012
Officer			Application Number(s)		
Nicola Tulley			2012/5389/P		
Application Address			Drawing Numbers		
Flat A 10 Greenaway Gardens London NW3 7DJ			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Excavation to enlarge lower ground floor of existing residential flat (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	02	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 26/10/2012 to 16/11/2012. A notice was placed in the Ham and High on 01/11/2012.</p> <p>One letter of comment was received from Flat D 10 Greenaway Gardens stating they have no objections to the proposal.</p> <p>One letter of objection was received from 19 Oakhill Avenue, the following issues were raised:</p> <ul style="list-style-type: none"> The excavation of basements seriously affects water tables and water courses. The garden (Number 19 Oakhill) already suffers from inundation and flooding which has arisen from building works. Concerned that the works would worsen this situation. <p><u>Officers response</u> See assessment below.</p>					
CAAC/Local groups* comments: *Please Specify	Redington and Frognal CAAC raise no objection to the proposals.					

Site Description

The application site is a large detached two storey with lower ground floor building located on Greenaway Gardens in close proximity to the junction with Oakhill Avenue. The building has been subdivided into four self contained flats. The surrounding area is predominately residential with similar detached dwelling-houses.

The site is noted within Redington and Frognal Conservation Area Appraisal and Management Strategy as a positive contributor.

Relevant History

Full planning application, reference 2004/1388/P, Creation of roof top balcony, involving the linking of 2 existing dormer balconies at rear roof level. Granted.

Full planning application, reference PWX0302021, for: The extension of the existing 2 rear dormer windows to form one large rear dormer window with terraced area and associated railings.

Full planning application, reference 9400916, for: Erection of an inset roof terrace at third floor level, Granted.

Full planning application, reference 9301413, for: The erection of an additional dormer window and roof terrace at third floor level at the rear. Refused.

Full planning application, reference 9101238, for: The insertion of two velux windows into the roof at rear third floor level and two into both of the side elevations at this level in connection with the creation of additional habitable space for the second floor flat. Granted.

Relevant policies

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

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

LDF Camden Development Policies

DP27 Basements and lightwells

Supplementary Planning Policies

CPG4 Basements

Redington/Frognal conservation area appraisal and management strategy 2003

Assessment

Proposal and background

The property has been subdivided into four self contained flats, the application relates to the lower ground flat which is accessed from the ground floor front entrance. The property has been extended at roof level but there are no extensions to the rear of the dwelling.

Due to the slope of the ground, the lower ground floor level is level with the garden to the rear. The lower ground floor area is confined within the built footprint of the building however the area below the front bay and main front entrance remains inaccessible. The applicant has requested full planning permission to excavate the material within the existing envelope of the building to utilise this area to the lower ground floor at the front of the building as additional habitable space.

Basement excavation

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. To confirm the site is not located in an area which has experienced surface water flooding. The following text sets out the results of the

BIA.

The proposed work would not involve any changes to the external appearance of the building. Exploratory work has been undertaken at the site to determine the depth of existing foundations. The front bay wall extends beneath ground level to the lower ground floor of the building and this area is currently infilled by rubble. As such the proposal would not involve lowering the existing floor level. It is proposed to strengthen the ground floor joists above the excavated area and improve the acoustic separation between the floors.

As such the proposal would only involve the removal of concrete and rubble which sits within the footprint of the existing building. Nonetheless, a basement impact report has been submitted in support of the proposal by Concept Consultancy (Chartered Civil and Structural Engineers) dated August 2012. The report clearly outlines the scope of the work and has undertaken a screening process to identify potential impacts in relation to surface flow and flooding, groundwater flow, and slope stability. The assessment concluded that there are no potential issues that require further investigation.

Residents have raised concern of flooding and the water environment. The report by Concept Consultancy note that the site is shown as unproductive strata which is defined as “rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow”. In addition, no culvert, rivers or other water bodies are known within the immediate vicinity of the site.

Structural works

The basement impact report states that the existing external walls of the building are founded at a depth of 600mm below the proposed lower ground floor level and therefore do not require any underpinning. The existing internal walls are founded on an existing concrete underpin which is approximately 200mm above the proposed lower ground floor level and these walls would be underpinned with new concrete underpinning which shall extend to a depth of 1m below the proposed lower ground floor level.

A reinforced concrete liner retaining wall will be constructed for the full perimeter of the new floor plan. This would resist lateral loads from the existing retained earth to the front of the building along with the surcharge of loading from vehicles at ground level directly adjacent to the wall. The liner wall will be tied to the new floor plate and this would have the added advantage of providing an additional waterproof barrier to the habitable space. The existing timber floor joists of the ground floor are currently supported on a timber trimming beam. It is proposed to strengthen the existing joists and remove the trimming beam to increase the headroom.

Conclusion

In summary the proposed works of excavation, which would be contained within the footprint of the building, would not alter the external appearance of the property. It is considered that the exploratory work undertaken and accompanying basement impact report demonstrates that the development would not cause harm to the built and natural environment in accordance with policy DP27 of the Council's LDF 2010.

Recommendation

Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th December 2012.
For further information please click [here](#).