

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		15/11/2012	
		N/A		Consultation Expiry Date:		01/11/2012	
Officer				Application Number(s)			
Nicola Tulley				2012/4975/P			
Application Address				Drawing Numbers			
36 Heath Drive London NW3 7SD				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation to create new basement with 3 front and 1 rear lightwells, erection of two storey rear extension including the reconfiguration of existing dormers to single dormer window in rear roofslope, side extensions at ground and first floor (Class 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	04	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed from 05/10/2012 to 26/10/2012 A publicity notice was placed in the Ham & High on 11/10/2012					
CAAC/Local groups* comments: <small>*Please Specify</small>		Redington & Frognaal CAAC have raised the following objections: The excessive mass which is achieved through building a new basement beyond the existing envelope and building up three floors is unacceptable. The garden take up is unacceptable.					

Site Description

The application site is a large two storey detached dwelling-house located on Heath Drive in close proximity to the junction with Finchley Road and set back away from the principal highway. The surrounding area is predominately residential with large detached and semi-detached dwellings.

The application site is within Redington and Frognal conservation area and is noted as a positive contributor in the Conservation Area Appraisal and Management Strategy.

Relevant History

Full planning application, reference 2011/1132/P, was granted for: Erection of a two storey rear extension including reconfiguration of the dormer windows in the rear roof slope and rebuilding of a single storey side extension to dwelling house (Class C3).

Full planning application, reference 2010/6686/P, was withdrawn for: Alterations to existing side extension to inc. upward extension, new front and rear dormer windows, new skylights and new windows to front and rear. Increase in height of main roof and new dormers to rear roof slope following removal of existing. Creation of full width balcony with pillars. Alterations to windows at ground and first floor level to rear elevation to dwelling (Class C3).

****Extensions were considered excessive and detailed design did not reflect the character or appearance of the original dwelling-house.**

Full planning application, reference 2007/3152/P, was withdrawn for: Erection of a single storey detached building in garden at rear of 264-270 Finchley Road, to be used as a retirement annex ancillary to the main house of 36 Heath Drive.

Full planning application, reference PWX0002151, was refused for: Erection of a single storey house, to be used as a retirement annexe to 36 Heath Drive.

Full planning application, reference 8501473, was granted for: The erection of a side extension at first floor level.

Neighbouring properties

35 Heath Drive was granted planning consent June 2009 (2009/2032/P) Additions and alterations to existing dwelling-house including excavation to provide new basement floor with front lightwells, erection of a two storey side extension, erection of single storey rear and front extensions, erection of two side hipped roofs and erection of 3 roof dormers (As an amendment to previous planning permission, ref 2007/1474/P dated 26/06/2007).

37 Heath Drive was granted planning consent May 2005 (2004/5186/P) Replacement of existing front porch with new rendered stucco entrance porch extension, replacement of existing side/rear conservatory with new side/rear extension at ground floor level, excavation works to enlarge existing basement level incorporating new lightwell with stairs at rear elevation, and removal of a chimney, for the single family dwelling-house

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

CS14 Promoting high quality places and conserving our heritage

LDF Camden Development Policies

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

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

Supplementary Planning Policies

CPG1 Design

CPG4 Basements

Redington/Frognaal conservation area appraisal and management strategy

Assessment

Proposal & Background

The application site relates to a typical two storey red brick detached dwelling with converted loft space in Redington and Frognaal conservation area. Planning permission was granted on 17th May 2011 for substantial extensions to the dwelling-house that were considered against adopted policies in the LDF and Camden Planning Guidance. The Council granted planning consent for the following:

- Erection of a two storey rear extension including reconfiguration of the rear dormer windows;
- Rebuilding of a single storey side extension

Works of construction have not commenced.

Amendments

Initially the current application had proposed additional extensions (to those previously approved) to both sides of the dwelling-house and an infill of the rear extended bays. However, the proportion of extensions proposed were considered excessive and have been removed from the proposal which accords with previous officer advice during the assessment of planning reference 2010/6686/P. Other amendments have been made which include alterations to the basement floor, including a significant set in from the boundary of number 37, and treatment of lightwells.

The reduction in the size of the extensions and basement floor would address the CAAC's comments as reasonably possible.

The applicant has proposed the following works:

- Excavation to create basement level with three front and two rear lightwells;
- Alterations to existing two storey side extension;
- Two storey rear extension and reconfiguration of rear dormer windows

To clarify the while the works would involve works of demolition this is not considered substantial and therefore conservation area consent is not required in this instance.

Considerations

Basement floor

The proposed basement floor would sit beneath the original and extended footprint of the dwelling-house at approximately 3.3m below ground level to provide play rooms and servant accommodation. The proposal also includes the excavation of three front lightwells, 1.6m deep x 3.2m wide, to be secured by metal grilles and one rear lightwell, 2.9m deep x 12m wide, (the majority would be obscured from the patio above) with stair access to the rear garden and secured by a glass balustrade. The front lightwells would be obscured from the street through existing landscaping and low boundary walls and given that the building is sited approximately 9m from the road it is not considered that they would negatively impact upon the character and appearance of the front elevation or local conservation area. The depth and treatment of the rear lightwell ensures that this would not form a prominent feature of the rear elevation and therefore considered acceptable.

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. The applicant has submitted a Basement Impact Assessment (BIA) produced by Site Analytical Services. 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.

Subterranean (groundwater) flow

A site investigation was carried out at the site in July 2012, two boreholes were formed. In borehole 1 located to the north-western section of the site the encountered groundwater is 0.86m above the proposed floor level and in borehole 2 located to the south-eastern section of the site groundwater is at least 1.29m below ground level. It is considered that this water level represents the accumulation of surface run-off emanating from the base of the Claygate Member recorded about 200m from the north of the site. Given the permeability of the near surface cohesive soils it is considered that any changes to the groundwater regime (flow around the property) will be very limited and confined to the immediate vicinity of the site.

It will be necessary to control water during the construction process. The report concludes that consideration should be given to sheet piling in the temporary case to exclude water and to facilitate basement construction. A condition will be attached to ensure that a suitably qualified engineer is appointed to oversee the works.

Nearby watercourses and the lost rivers of London have been considered in the assessment but however concludes that given the low permeability of near surface soils the development will have minimal impact upon any nearby watercourse.

Slope and ground stability

A number of soil samples were taken from the boreholes which showed that they have a high susceptibility of shrink/swell with changes in moisture content. In terms of heave from cohesive soils that will come immediately following the excavation of the basement (when the greatest elastic rebound of the soil will occur) this will be reduced by proceeding with the excavation in stages and observing and recording any movement that occurs in a set period of time. Once the monitoring period has elapsed and a suitably qualified engineer is confident that the majority of uplift has occurred basement construction can commence.

It is understood that a single tree is to be removed from the site as part of the development. In terms of amenity value this is discussed in the amenity section below.

On the basis of the assessment the proposed development will not have a detrimental impact on groundwater or surface flooding in the vicinity of the site subject to control mechanisms outlined in the report in accordance with policy DP27. Appointment of a suitably qualified structural engineer will need to be secured to oversee the works of construction and

monitoring of heave prior to commencement; this shall be secured by condition.

In consultation with Transportation officers have recommended that the development is acceptable in transport terms providing that a Construction Management Plan and financial contribution to repave the footway around the crescent off Heath Drive leading to the site is secured by a S106 agreement.

Extensions

Development Policy DP24 requires all developments including alterations and extensions to existing buildings to be of the highest standard of design and will expect developments to consider: the character, setting, context, form and scale of the building and neighbouring buildings; the quality of materials to be used; and the provision of visually interesting frontages. The site is within Redington & Frognal conservation area as such planning permission will only be granted for development that preserves and enhances that character and appearance of the conservation area in accordance with policy DP25.

The two storey rear extension, associated alterations, and alteration to the two storey side extension were approved under planning reference 2011/1132/P. The current proposal (after subsequent amendment) does not seek to alter the approved plans.

Two storey rear extension and associated alterations

The proposed two storey rear extension would project from the rear wall of the building by approximately 3 metres and would extend the width of the original dwelling house, taking the line of the existing bay windows, but would not include the width of the existing side extensions.

The roof of the proposed extension would be considerably lower than the main roof to the original building, meaning that the extension would appear subordinate to the host building. The proposed extension sits comfortably to the rear of the building within a large plot and, when compared to its immediate neighbours and the wider conservation area, is considered to respect the historic grain of the area.

The detailed design and architectural treatment of the rear façade reflects the architectural period and style of the existing building. The proposed bay window, door detail, fenestration pattern and construction materials would reflect existing, and thus would help to ensure that the extension reflects the character of the existing building. The detailed design of the extension is therefore considered to be acceptable. It is recommended that a planning condition should be attached requiring the materials used to match existing.

Alterations to existing side extension

The existing side extension which was granted planning consent in 1985 is not considered to be of high design quality. It has a squat appearance when viewed against the proportions of the original dwelling house, and the scale and positioning of the dormer to the extension is considered to be poorly positioned and sized.

The proposed replacement extension would be of similar width and length as the existing extension, but would be 80cm taller, with a height of 4.8 metres. This additional height would allow the extension to relate better to the proportions of the host building, as well as allowing the new dormer to sit more comfortably within the front roof slope of the extension. The design of the extension, including fenestration detail, dormer design and materials used, would match existing. This is considered to be appropriate.

Amenity

The proposed rear extension would not be considered to significantly affect the sunlight and daylight available to the adjacent properties (35 and 37 Heath Drive), given the limited length of the proposed extension, the distance of both properties from the proposed extension, and their relative positioning and the location of windows in relation to the extension.

There is an existing window in the first floor side elevation of number 37. It is not clear what this window serves. The proposed two storey rear extension would be located approximately 4m from the window in this property. A 45 degree line would not be breached either in plan or elevation view from the first floor side elevation window and would therefore be considered to have an acceptable relationship with this property in terms of outlook. It is also considered that the proposed extension would not have a significant impact on outlook from the adjacent property at number 35.

The proposed increase in height to the side extension to the property would not significantly affect daylight, sunlight or outlook available to 35 Heath Drive, in particular given that windows to the main (front and rear) elevations of no.35 would be unaffected by the proposals, and given the limited increase in height proposed.

The proposed extension would involve the loss of a pear tree to the side (south west) boundary. However, the tree has been heavily pruned, in most likelihood due to its proximity to the host building and the adjacent property, no. 37 Heath Drive, and is not considered to make a notable contribution to the character or appearance of the area. Given the large number of existing trees in the rear garden of the host property (which would be unaffected by the proposed extension), it is considered that the loss of the plum tree would not cause sufficient harm to warrant refusal, nor to warrant a planning condition requiring the planting of a replacement tree.

Conclusion

In summary, the proposed basement excavation and associated lightwells; two storey rear extension and reconfiguration of rear dormers; and alteration to two storey side extension are considered acceptable in accordance with policies: CS14; DP24; DP25; DP26 & DP27 of Camden's LDF.

Recommendation

Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 12th November 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>