

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		14/09/2012	
		N/A / attached		Consultation Expiry Date:		23/08/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/3795/P			
Application Address				Drawing Numbers			
45 St. Augustine's Road London NW1 9RL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation to create a new basement level with front rooflight and rear lightwell, and erection of a single-storey rear extension at ground floor level of dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	02	No. of objections	02
Summary of consultation responses:		<p>Site notice 27/07/2012-17/08/2012 Press advert 02/08/2012-23/08/2012</p> <p>43 St Augustine's Road objects: If they lose tenants because of noise or dust they will be suing. They require a copy of insurance policy as the Council has already given permission.</p> <p>Officer comment: These are not planning matters.</p> <p>47 St Augustine's Road objects on the same grounds as their objection to the previously withdrawn scheme (2011/60089/P).</p> <p>Officer comment: The scheme was withdrawn due to an insufficient Basement Impact Assessment (BIA). A subsequent scheme was considered acceptable and recommended for approval (see history section and section 1.2).</p>					
CAAC/Local group comments:		Camden Square CAAC were notified, but did not respond					
Site Description							
The application site comprises a four storey semi-detached building located on the north-west side of St Augustine's Road, close to the junction with Cantelowes Road. The building is divided into 4 x self contained flats, the application relates to flat A which is a 1 x bedroom flat at ground floor level. The property is located within the Camden Square Conservation Area and is identified as making a							

positive contribution to the character and appearance of the conservation area.

Relevant History

2012/1876/P Excavation to create a new basement level with a rear lightwell, erection of a single-storey rear extension at ground floor with two velux windows and bi-fold doors to the rear and conversion from 1 x self contained flat (1 x bed) at ground floor to 2 x self contained flats (1 x 1 bed and 1 x 2 bed) at basement and ground floor (Class C3). A recommendation to grant planning permission (subject to a section 106 agreement for car-free hosing) was agreed at Members' Briefing on 9th July 2012. The s106 has yet to be signed.

2011/6008/P Excavation to form a new basement level with new lightwells and associated railings to the front and rear which would create a new 3 x bedroom flat. The conversion of the 1 x bedroom ground floor flat into a 3 x bedroom flat and the erection of single storey rear extension (Class C3). Withdrawn 03/02/2012 due to inadequate Basement Impact Assessment.

9424 Conversion into four flats. Granted 10/09/1970

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

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

Camden Square Conservation Area Appraisal and Management Strategy

NPPF 2012

Assessment

1 Proposal

- 1.1 The proposal is for the excavation of a basement extension, including a front rooflight at ground floor level and a rear lightwell, and a rear extension at ground floor level.
- 1.2 A previous application (2012/1876/P) was recommended for approval subject to a section 106 agreement for car-free housing, but the agreement has not been signed. The application included a basement of a slightly different footprint with a front lightwell, as opposed to rooflights, and an identical rear lightwell and rear extension. The main difference between the two schemes being that the former was for a separate flat in the basement whereas the current scheme is for a basement extension to the existing lower ground floor flat.
- 1.3 The current scheme has been revised slightly to address party wall concerns. The main issues are:
 - Design
 - Basement impact
 - Neighbour amenity
 - Transport

2 Design

- 2.1 Planning permission is sought to create a new basement level under the majority of the existing building footprint. The basement would also extend 1m into the front garden, and under the proposed ground floor rear extension. The proposed basement would have a maximum width of 7.8m, length of 16.5m and a maximum depth of 3m when measured externally. The proposed rear lightwell would be 3.3m wide and 2.8m long with railings. The single-storey rear extension at ground floor level would be 3.8m deep and 4.2m wide with a mono-pitched roof behind a parapet. The extension would incorporate two velux windows and bi-fold doors to the rear elevation.
- 2.2 The rear extension at ground floor level would be half-width and is considered to be subordinate to the host building and the design and materials appropriate. CPG 5 stipulates that lightwells to the rear of a property are often the most appropriate way to provide a means of providing light to a new basement level, and the rear lightwell is not considered to harm the appearance of the building.
- 2.3 The previous scheme noted that given that there are large rear extensions near the subject site (at nos. 1, 2 and 3 Canteloves Road) and a rear extension along the subject row of terraces at no. 33 St Augustine's Road, the proposed rear extension was not considered to be uncharacteristic or to set a precedent for such development in the area generally.
- 2.4 The previous scheme featured a basement of similar area, but slightly different shape. The basement of the previous scheme covered the whole footprint of the building whereas the proposed scheme leaves a 4m x 1.5m area under the ground floor entrance hall unexcavated. The previous scheme also featured a front lightwell measuring 1.8m x 3.6 surrounded by railings, whereas the proposed scheme extends into the lightwell area, which would be glazed over rather than open. The rooflight would be 5.5m back from the front boundary wall and 700mm below the garden level, and is not considered to have a harmful impact on the streetscene. The only other minor external differences are that the proposed scheme seeks to replace the existing casement window at front lower ground floor level with a sliding sash window.
- 2.5 The external alterations are considered acceptable and the overall visual impact is not significantly different from the scheme that was previously considered acceptable.

3 Basement impact

- 3.1 A Basement Impact Assessment (BIA) has been prepared by Card Geotechnics Limited on behalf of the applicant. The BIA details the screening process, a further scoping which identifies relevant issues and impacts; and from there a desk study and site investigation to enable an accurate assessment of the impacts identified in the first two stages.
- 3.2 The basement construction is considered to have a negligible affect on groundwater, surface water and flooding at the site largely due to the impermeable nature of the London Clay found beneath the site. A potential settlement issue has been identified at the party wall with no. 47 which is to be closely monitored. The previous basement impact assessment was considered acceptable, and as the proposed basement is the same depth and virtually the same footprint, apart from a small area under the entrance hall which will remain unexcavated and therefore slightly smaller than the previous scheme, the proposed BIA is considered to satisfy the requirements of policy DP27 and CPG4.

4 Amenity

- 4.1 The single-storey extension would result in a wall 3.8m long and 2.3m to 3.3m high along the side (north-west) boundary with no. 47 St Augustine's Road. The proposal would result in a minor sense of enclosure and loss of afternoon sunlight to their rear garden of no. 47 however given the extension is of a modest size the impact is considered to be reasonable. To the rear of

no. 47 is a garage door at ground floor level and the proposal would not significantly impact upon the ground floor of no. 47 given there is no current outlook or daylight/sunlight from the rear room. The proposal would not significantly impact upon the amenity of no. 43 to the south-west.

- 4.2 One difference in the proposed scheme is that the front lightwell would be replaced by a glazed rooflight. Basement rooflights have the potential for light pollution to the residential accommodation above. The proposed rooflight would be approximately 3m below the windows of the flat above and the applicant has indicated that the rooflight would be obscured to protect the amenity of the flats above. This is considered acceptable and can be secured by a condition.
- 4.3 The rooflight would be to a media room and such lighting is considered acceptable in terms of providing light to this type of room. The rooms to the rear are bedrooms and would have full length doors or windows opening out to the rear lightwell so access to natural daylight and ventilation would be acceptable.
- 4.4 Again, the proposal is not significantly different from that which was previously considered to be acceptable, and is not considered to harm the amenity of future or adjoining occupiers and would comply with policies CS5, DP26 and DP27 of the LDF and Camden Planning Guidance.

5 Transport

- 5.1 A Construction Management Plan was not considered necessary for the previous application and as the scale and nature of the proposal are similar a CMP is not required in this instance.

6 Community infrastructure levy

- 6.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index. The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge for this scheme would be on the additional floor space which is likely to be £5,350 (107sqm x £50).

7 Recommendation: Grant Planning Permission

DISCLAIMER

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