

|   |                            |                                       |                                     |                                  |                   |                   |  |
|---|----------------------------|---------------------------------------|-------------------------------------|----------------------------------|-------------------|-------------------|--|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>                 |                                     | <b>Expiry Date:</b>              |                   | <b>04/09/2012</b> |  |
|   |                            | N/A / attached                        |                                     | <b>Consultation Expiry Date:</b> |                   | N/a               |  |
| <b>Officer</b>  |                            |                                       |                                     | <b>Application Number(s)</b>     |                   |                   |  |
| Rob Tulloch   |                            |                                       |                                     | 2012/3555/P                      |                   |                   |  |
| <b>Application Address</b>  |                            |                                       |                                     | <b>Drawing Numbers</b>           |                   |                   |  |
| 1 HAVERSHAM PLACE<br>LONDON<br>N6 6NG   |                            |                                       |                                     | See decision notice              |                   |                   |  |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>                       | <b>Authorised Officer Signature</b> |                                  |                   |                   |  |
|   |                            |                                       |                                     |                                  |                   |                   |  |
| <b>Proposal(s)</b>  |                            |                                       |                                     |                                  |                   |                   |  |
| Details pursuant to conditions 4 (appointment of chartered engineer), 5 (tree protection measures) and 6 (sustainable urban drainage system) of planning permission dated 2/7/12 (ref. 2012/0973/P) for the erection of a three storey plus roof level side extension; part two storey, part single storey rear extension, two rear dormers and a raised rear terrace to dwelling house (Class C3).   |                            |                                       |                                     |                                  |                   |                   |  |
| <b>Recommendation(s):</b>   |                            | <b>Grant Approval of Details</b>      |                                     |                                  |                   |                   |  |
| <b>Application Type:</b>  |                            | <b>Approval of Details</b>            |                                     |                                  |                   |                   |  |
| <b>Conditions:</b>  |                            | <b>Refer to Draft Decision Notice</b> |                                     |                                  |                   |                   |  |
| <b>Informatives:</b>  |                            |                                       |                                     |                                  |                   |                   |  |
| <b>Consultations</b>  |                            |                                       |                                     |                                  |                   |                   |  |
| <b>Adjoining Occupiers:</b>   | No. notified               | <b>00</b>                             | No. of responses                    | <b>00</b>                        | No. of objections | <b>00</b>         |  |
| <b>Summary of consultation responses:</b>   | <b>N/a</b>                 |                                       |                                     |                                  |                   |                   |  |
| <b>CAAC/Local group comments:</b>   | <b>N/a</b>                 |                                       |                                     |                                  |                   |                   |  |
| <b>Site Description</b>   |                            |                                       |                                     |                                  |                   |                   |  |
| Haversham Place is a modern, gated development of 7 dwellings built on the Holly Court School site after in 1995. The estate is accessed from Merton Lane and borders Fitzroy park. The application site comprises a detached single family dwellinghouse located within a large plot. The property lies within the Highgate Village Conservation Area and part of the garden to the property is woodland designated as Private Open Space. |                            |                                       |                                     |                                  |                   |                   |  |
| <b>Relevant History</b>   |                            |                                       |                                     |                                  |                   |                   |  |
| 2012/0973/P Extensions and alterations for the erection of a three storey (basement, ground and first floor) plus roof level side extension; part two storey, part single storey rear extension, two rear dormers and a raised rear terrace in connection with the use as residential dwelling house (Class C3). Granted 02/07/2012   |                            |                                       |                                     |                                  |                   |                   |  |
| <b>Enforcement</b>  |                            |                                       |                                     |                                  |                   |                   |  |
| EN12/0472 A complaint has been received by the Council that work has already begun even though permission has not been granted and a loading platform has been erected on Merton lane resulting in damage to trees.   |                            |                                       |                                     |                                  |                   |                   |  |

## 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

CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

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

### Highgate Conservation Area Appraisal and Management Strategy 2007

## NPPF 2012

## Assessment

### 1 Introduction

- 1.1 Planning permission was granted on 02/07/2012 for the erection of a three storey side extension with hipped roof to the south east side of the property (effectively adding another wing to the building); a two storey rear extension at lower ground and ground floor levels to the south west side, a side extension with hipped roof at first floor level to the north west side, the creation of terracing at rear ground floor level and the installation of two dormer windows to the rear roofslope. The permission was subject to a number of conditions including:

*Condition 4 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 Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.*

*Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.*

*Condition 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Local Planning Authority before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to design, demolition and construction".*

*Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.*

*Condition 6 Prior to commencement of development details of the 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 .*

*Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 (Tackling climate change and promoting higher environmental standards) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's clear zone) of the London Borough of Camden Local Development Framework Development Policies.*

1.2 The applicant has submitted details to discharge these conditions.

## **2 Assessment**

2.1 In relation to condition, 4 the applicant has indicated that David Banks C.Eng., M.I.C.E., M.I.Struct.E., F.Cons.E., Consulting Structural and Civil Engineer, Registration Number 4514619 of David Banks Ltd, was instructed on 16<sup>th</sup> September 2011, and will continue to be responsible for the structural design specification and drawings and will frequently visit the site to inspect, approve and monitor the critical elements of both the temporary and permanent basement construction works throughout their duration

2.2 The applicant has also submitted a letter from David Banks dated 16<sup>th</sup> August 2012 confirming his appointment as a structural and civil engineer to inspect, approve and monitor the critical elements of the basement works throughout their duration. Thus details in respect of this condition have been satisfied.

2.3 In relation to condition 5, the applicants have submitted an Arboricultural Survey and Method Statement (AMS) by Wassells Arboricultural Services. There are four trees on site T1 (Sycamore), T2 & T3 (Bays), and T4 (Fastigiata). No trees are to be removed, and tree protection fencing will be provided by site hoarding prior to construction and apply to T1 and possibly T2 and T3. The hoarding will be at least 1.5m away from the trunk and consist of 20mm plywood sheets supported by square posts and rails. A ground protection system will protect the Root Protection Area (RPA) of T1 from the impact of construction activity.

2.4 A loading platform has been constructed on the edge of the site for unloading materials from Millfield Lane. The platform has been built within a row of Holly Trees that are not shown on the AMS, but no trees have been removed. The AMS states that it may become a requirement for certain trees to be pruned to prevent damage from construction related activity and any such works will be undertaken by a competent arborist in line with the relevant standards and guidelines.

2.5 The AMS concludes that construction will not affect trees on site, and a Council Tree Officer agrees with this conclusion. Thus details in respect of this condition have been satisfied.

2.6 In relation to condition 6, the Basement Impact Assessment (BIA) submitted with the original application indicated that although groundwater was encountered at a depth of 5-6m bgl, below the depth of the proposed basement, as a precaution a drainage membrane with trench drain collector is proposed. This system would permit groundwater to flow around the new basement and into two existing groundwater soakaways. The drainage system to be used is an RIW Double-Drain as referred to in the BIA.

2.7 A rainwater harvesting and storage system is also proposed as recommended by the BIA with.

The system would collect run-off from 50% of the roof into two underground 7,500L tanks to mitigate the increase in impermeable area resulting from the proposed extensions. The water would be used for garden irrigation with overflow diverted to the existing soakaways. Thus details in respect of this condition have been satisfied.

**3 Recommendation:** Approve details of conditions 4, 5 and 6.

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