

Delegated Report		Analysis sheet	Expiry Date:	27/07/2012
(Members Briefing)		N/A	Consultation Expiry Date:	12/07/2012
Officer			Application Number(s)	
Nicola Tulley			2012/2842/P	
Application Address			Drawing Numbers	
11 Templewood Avenue London NW3 7UY			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation to condition 10 (development built in accordance with approved plans) of planning permission granted 07/12/11 (ref: 2011/5127/P) for enlargement of basement including creation of two rear lightwells, erection of extensions at rear ground and part first floor level, erection of dormer in rear roofslope, installation of rooflights, alterations to front boundary wall and installation of 2 x air condenser units with acoustic enclosure in rear garden, namely enlargement of basement by 3m to the rear and lowering of floor level, removal of rooflight above conservatory, replacement of 2 small windows with a larger window and alterations to door on north-east side elevation, and alterations to dormer window on rear roofslope.				
Recommendation(s):		Grant variation of condition 10 subject to S106 legal agreement		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from 14/06/2012 to 05/07/2012. A notice was placed in the Ham & High on 21/06/2012.</p> <p>One letter of objection was received from Number 66 Redington Road, the following issues were raised:</p> <ul style="list-style-type: none"> • Number 66 Redington Road abuts both 17 and 11 Templewood Avenue at the corners of the back garden. The works at number 11 Templewood, which have already begun, emanate daily noise making conversation difficult in the back garden. When work commences at both properties would make the situation intolerable. <p>The letter of objection also noted issues with consultation procedure where the objector did not receive a consultation letter for the full application at 11 Templewood Avenue.</p> <p>One letter of comment was received from 64 Redington Road, noting the following:</p> <ul style="list-style-type: none"> • Concerns about the impact on the hydrological environment. <p><u>Officers response:</u> The objector contacted officers in relation to construction works at 11 Templewood Avenue due to levels of noise disruption from construction works. The objector was informed that the consultation was carried out in accordance with the Council's published Statement of Community Involvement SCI whereby letters are sent to occupiers within the same building as the proposed development and to adjoining neighbouring properties to the application site. A CMP was also required to be submitted as part of as106 agreement to planning application reference 2011/5127/P which included details of considerate contractors and the agent has confirmed that the development will be carried out within the consented parameters.</p> <p>In response, a formal consultation letter was sent to no: 66 advising the owner/occupier of the proposed variation of condition.</p> <p>Please see assessment below for further detail.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	Redington and Frognaal CAAC were notified, no response has been received to date.					

Site Description

The application site is a large two-storey detached dwelling-house, neo-Georgian in design, located centrally on Templewood Avenue and within Redington/Frognal conservation area. The subject site is noted as making a positive contribution to the conservation area and is located adjacent to a Grade II Listed Building at No. 15 Templewood Avenue. The surrounding area is predominately residential in character featuring large detached dwellinghouses with mature front gardens and trees.

Relevant History

Application site

Planning permission, reference 2011/5127/P, was **granted** for enlargement of basement including creation of two rear lightwells, erection of extensions at rear ground and part first floor level, erection of dormer in rear roofslope, installation of rooflights, alterations to front boundary wall and installation of 2 x air condenser units within acoustic enclosure in rear garden.

Basement proposals in the locality

4 Templewood Avenue

2011/1710/P: Planning permission was **granted** for excavation and enlargement of existing basement to provide a new swimming pool, gym, utility spaces and associated light wells; erection of a ground floor rear extension, new terraces at ground and first floor levels, new replacement roof, works to chimneys, new dormer windows, new entrance gates and associated external alterations and landscaping to single dwelling house (Class C3) following works of demolition to dwelling.

2010/5119/P: Planning permission was **refused** for excavation and enlargement of existing basement to provide a new swimming pool, gym, utility spaces and associated light wells; erection of a ground floor rear extension, new terraces at ground and first floor levels, new replacement roof, works to chimneys, new dormer windows, new entrance gates and associated external alterations and landscaping to single dwelling house (Class C3).

*An appeal was submitted and was **dismissed** by the Inspectorate on the grounds that the basement was unacceptable by reason of the inclusion of habitable rooms in a location which is prone to surface water flooding and without clear measures in place to substantially reduce the risk of flooding of the basement.*

12 Templewood Avenue

2007/1575/P: Planning permission was **granted** for erection of a new 2 storey plus attic side wing extension with hipped roof, dormers and rooflights to provide additional habitable accommodation for the dwelling house; a new 1 storey plus attic side extension over existing tennis courts to provide garages for 3 cars and an ancillary one bedroom staff flat above; a rear extension to existing basement swimming pool with enlarged roof terrace and privacy screens above; erection of new projecting entrance porch; and alterations to front boundary railings and gates in association with creation of relocated vehicular entrance and new pedestrian entrance.

6 Templewood Avenue

2010/0834/P: Planning permission was **granted** for the conversion of garage and alterations to the rear with extension to the basement of a dwelling house (Class C3).

2007/5596/P: Planning permission was **refused** for excavation of basement accommodation under rear garden, erection of single-storey rear ground floor level glazed extension to link new basement to existing single-family dwellinghouse (Class C3).

The removal of a Cedar and Sycamore tree was considered detrimental to the character and appearance of the conservation area.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

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

CS16 Improving Camden's health and well-being

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

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

DP28 Noise and Vibration

DP32 Air quality.

Camden Planning Guidance (2011)

CPG 1 Design

CPG 4 Basements

CPG6 Amenity

Redington/Frognaal conservation area appraisal and management strategy 2003

Assessment

Planning permission was granted on 7th December 2011 for the enlargement of basement including creation of two rear lightwells, erection of extensions at rear ground and part first floor level, erection of dormer in rear roofslope, installation of rooflights, alterations to front boundary wall and installation of 2 x air condenser units within acoustic enclosure in rear garden (2011/5127/P).

Conditions 2, 4, & 11 of this planning permission have been discharged. There is one outstanding condition to be discharged: condition 3 requiring a sample panel of brickwork. The details are required to be submitted prior to the relevant part of the works commencing on site. Works of construction have commenced on site on 30/04/2012.

The current application seeks to vary Condition 10 (development in accordance with approved plans) to include the following minor material amendments to the approved scheme:

- Enlargement of the basement to the rear of the property by 3m and lowering the floor level by 300mm so that it is in line with the approved basement to the east of the property;
- Removal of the existing rooflight above the conservatory to the side of the property;
- Creation of one large window in replacement of the approved 2x smaller windows to the north eastern (side) elevation;
- Alterations to the side entrance to the north-eastern elevation; and
- Amendments to the dormer window on the rear of the roof.

The agent has advised that the amendments above have been proposed to create a more spacious and useable space for the single family dwelling. The proposed changes to windows and roof are required as a result of detailed refinements to the approved scheme.

The main consideration as part of the application are:

- Enlargement of the basement
- Amenity
- Design & appearance

Basement enlargement

Design & appearance

The basement extension approved under planning reference 2011/5127/P comprised the following *"The basement as existing is confined to either side of the dwelling-house occupying approximately 32% of the original built footprint. The proposed enlargement encompasses the entire built footprint of the original dwelling-house and beneath the proposed extensions, with an additional rear projection beyond each wing, between 1.3m and 2.8m. The proposal also includes excavation to provide an external lightwell at the lower ground floor to provide daylight and outlook to the basement level with a stairwell leading into the rear garden. An additional external lightwell and staircase is sited to the west wing of the property 1.7m in depth. Two rear rooflights are proposed within the areas that protrude beyond the built footprint of the dwelling-house sited at each side wing dimensions, 0.45m x 3.7m and 0.45m x 3.3m. The lightwells are not considered to have an adverse impact on the appearance of the property nor the character and appearance of the conservation area."*

The amended basement would extend 3m at the western projecting wing in line with the eastern wing. The alteration would also include lowering the basement floor level by approximately 300mm to the western wing so that it is in line with the basement extension to the east of the property (from approx. 2.9m to 3m in depth).

Structural impact

The Consulting Engineers, Greig-Ling, have provided an assessment of the structural impact of the enlargement of the basement in a report dated 9th May 2012. In terms of the category of damage according to Burland (CPG4) the category is deemed slight to very slight and therefore not deemed to be detrimental on the structural integrity of the neighbouring buildings.

Arup provided a full BIA as part of the previously approve planning permission (2011/5127/P). In light of the amendments proposed they have provided an addendum to their report, dated 1st May 2012. The following results have been provided within this report:

Groundwater:

The groundwater modelling that was carried out assumed a piled wall was present along the north eastern side of the building. The change in the basements shape does not make it any wider in the direction of groundwater flow. The minor change in depth and area will not significantly impact groundwater flow across the site because

the piling system has not changed and the basement width does not increase perpendicular to the direction of groundwater flow.

Slope stability:

Both changes proposed to the approved basement scheme 2011/5127/P are considered relatively small and do not encroach further upon Number 9 Templewood Avenue compared to the existing BIA appraised scheme. The changes will require local modifications to the temporary works required for basement construction but not a change in concept.

Trees:

A supplementary Arboricultural report has been submitted by 'John Cromar's Arboricultural Company Ltd dated 1st May 2012. All tree protection methods are as previously recommended. The basement enlargement would result in an encroachment on the bay tree (7) by 0.25% of the root protection area, which is considered negligible. No detrimental effect is considered likely. Bay trees as a species are infrequently involved in foundation damage on clay soils and the tree is more likely to develop an increased mass of fine roots within the garden of the application site.

It is considered that the cumulative impact of these proposed changes would have no further impact beyond which has already been assessed as part of the original planning permission (2011/5127/P) and would be considered acceptable.

Amenity:

The neighbouring property at no: 9 Templewood Avenue raised an objection to the previous scheme (specifically the basement) and has been consulted in relation to the proposed amendments. No objection has been received to date. To clarify, the proposed basement enlargement would not however extend towards Number 9. The amendments would not have any further harmful impact on the amenity of this property and neighbouring properties which has not already been assessed as part of the original planning permission.

Design and appearance

Basement extension

The enlargement of the basement would not be expressed externally and would be concealed by the paving at ground level and the steps up from the lower terrace to ground level. Therefore it would not have an impact on the conservation area and would be considered acceptable.

Alterations to fenestration

- Removal of the existing rooflight above the conservatory to the side of the property;

There is an existing pyramid shaped rooflight above the roof of the existing conservatory which is sited to the side of the property adjacent to Number 9 Templewood Avenue. The proposal would include the removal of the existing rooflight and reinstated as a flat roof as existing. This would not be considered harmful to the character and appearance of the property and would help reduce light spillage at night, in accordance with policies: CS14; DP24; DP25 & DP26 of Camden's LDF and CPG1.

- Creation of one large window in replacement of the approved 2x smaller windows to the north eastern elevation;

The recently approved planning permission (2011/5127/P) granted approval for the removal of one window opening of approx. 1.95m with the replacement of 2 smaller windows at ground floor level on the north east elevation adjacent to Number 15 Templewood Avenue. This proposal would retain a large window opening of approx 2.3m with slight realignment. This alteration is considered minor and acceptable in relation to policies: CS14; DP24; DP25; & DP26 of Camden's LDF.

- Alterations to the side entrance to the north-eastern elevation; and

The side entrance door, as approved under planning permission 2011/5127/P, would feature an 850mm deep canopy, 1.28m wide, with decorative bracket detail. In consideration that the proposed canopy would not enclose the side entrance and would be positioned approx. 3.8m from the front building line, it is not considered to be detrimental to the character and appearance of the property, nor would it add undue bulk to the building, in accordance with adopted policies: CS14; DP24 & DP25 of Camden's LDF.

Alterations to rear dormer window

The width of the rear dormer window and roof detail has been reduced from 4.65m to 4.5m. It would be repositioned closer to the chimney as the recently approved rear dormer window (2011/5127/P) conflicts with the stair below and cannot be constructed with a small gap between the chimney and the window. The

proposed alteration would involve a minor change in the position of the dormer and its width and is not deemed detrimental to the character and appearance of the property, in accordance with policies: CS14; DP24; & DP25 of Camden's LDF.

Deed of variation to s106 agreement

The previous planning permission was subject to s106 agreement for a Construction Management Plan and a financial contribution to repave the footway adjacent to the site and vehicular crossover. The proposal would require a deed of variation to the s106 agreement.

Conclusion

The proposed enlargement of the western wing of the basement has not raised any new issues that were not considered during the previous assessment of the BIA that was submitted to support the proposal that was recently approved as part of planning permission (2011/5127/P). As such the enlargement is considered acceptable in relation to policies: CS14; DP24; DP25; DP26 & DP27 of Camden's LDF and CPG4.

In summary, the proposed alterations to fenestration, side entrance, and rear dormer window, are considered minor alterations in response to refining the design detail. These alterations are considered acceptable in accordance with policies: CS14; DP24; DP25 and DP26 of Camden's LDF and guidance in CPG1.

Recommendation

Grant variation of condition 10 subject to S106 legal agreement.

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd July 2012. For further information please click [here](#).