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| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 31/05/2012 |
| | | N/A / attached | | Consultation Expiry Date: | 07/06/2012 |
| Officer | | | Application Number | | |
| Aysegul Olcar-Chamberlin | | | 2012/0867/P | | |
| Application Address | | | Drawing Numbers | | |
| Flat 1, 17 Bracknell Gardens London NW3 7EE | | | See draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal | | | | | |
| Alterations and extensions including erection of two storey rear extension with pitched roof at basement and ground floor levels involving excavation and demolition of existing rear extension, erection of rear ground floor conservatory and infilling of side door in connection with existing flat (Class C3). | | | | | |
| Recommendation: | | Grant conditional planning permission | | | |
| Application Type: | | Full Planning Permission | | | |

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|------------------------------------|--|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 43 | No. of responses | 02 | No. of objections | 02 |
| | | | No. Electronic | 02 | | |
| Summary of consultation responses: | <p>A site notice was displayed from 08/05/2012 to 29/05/2012. A press notice was advertised on 17/05/2012 and expired on 07/06/2012.</p> <p>The Owners of the Garden Flat and Flat 2 15 Bracknell Gardens objected to the proposal. In summary the grounds of their objection are:</p> <p>Amenity:</p> <ul style="list-style-type: none">• Impact on daylight;• Impact on privacy of garden;• Impact on tree;• Noise nuisance during construction works;• Impact on structure of this property; and• The construction works would prevent enjoyment of garden. <p><i>Response: An informative attached to the decision notice for the hours of works. Please refer to the assessment part of the report for the rest of the concerns.</i></p> <p>Others:</p> <ul style="list-style-type: none">• The noise pollution and prolonged disturbance will impact to ability to retain tenants. <p><i>Response: Not a relevant planning consideration.</i></p> | | | | | |
| CAAC/Local groups comments: | Redington/Frognaal CAAC raised no objection as long as there is no detrimental impact to neighbours. | | | | | |

Site Description

The application site is a two storey plus attic level accommodation semi-detached property on the southern side of Bracknell Gardens in the Redington / Frogna Conservation Area.

The property has been divided into three flats and is identified as a positive contributor to the character and appearance of the conservation area.

Relevant History

Application site:

2008/2157/P – Planning permission was granted on 18/08/2008 for the Erection of 1x dormer on the rear roof slope and 1x dormer on the roof slope of the rear projecting wing, and the installation of roof lights (2x in front roof slope; 3x in south side roof slope; and 1x in rear roof slope), all in connection with providing additional accommodation existing second floor flat.

PW9802199R2 - Planning permission was granted on 12/10/1998 for the alterations to the hipped roof of the rear extension at first floor level, together with the installation of a dormer at the rear and two Velux windows to the front of the main roof.

53803/734 - Planning permission was granted on 16/05/1955 for the conversion of the maisonette on the ground and first floors.

15 Bracknell Gardens:

8803901 – Planning permission was granted on 28/09/1988 for the erection of a conservatory to the rear.

TP/3225/3002 - Planning permission was granted on 10/10/1988 for the erection of a conservatory to the rear.

CTP/F5/2/1/32536 – Planning permission was granted on 14/08/1981 for the erection of a single storey rear extension to enlarge existing flat.

19 Bracknell Gardens:

2011/0600/P – Planning permission was granted on 10/05/2011 for the erection of a single storey ground floor extension, installation of basement at rear and replacement of two windows with doors on rear elevation.

2011/3489/P – Planning permission was granted on 15/09/2011 for the Amendments to planning permission granted on 10/05/11 (2011/0600/P), namely installation of new windows on rear and side elevation of rear extension, alterations to design of rear window on extension, relocation of rooflight and alterations to rear stairs.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

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

Development Policies

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

CPG 1 - Design

Redington/Frogna Conservation Area Appraisal

Assessment

Proposal

The proposal is for the erection of a two storey rear extension with pitched roof at basement and ground floor levels (involving excavation works to the rear garden and demolition of the existing rear extension) and rear ground floor conservatory to extend the living room and infilling of the side door. The proposal would add an additional floor area of approximately 88sqm to the existing garden flat and would result in one additional bedroom to the existing flat.

The proposed two storey rear extension would replace the existing single storey rear extension at the rear wing of the building and would be 8.5m deep. It would have matching materials to the existing building fabric. The roof profile and height of the proposed extension and would be similar to that of the existing rear extension. The proposed basement/lower ground floor level of the extension would be approximately 2.5m below the rear garden level and would have windows and doors served by the proposed sunken garden.

The proposed sunken garden would be 2.5m by 4.4m. It would have a cascade arrangement towards the rear garden to allow planting and retaining walls on both sides.

The proposed rear ground floor conservatory would be attached to the main building part above the paved terrace area. It would have a maximum width of 6m and depth of 3.3m and a flat roof with a height of 3.4m. The flat roof would have a rooflight in the centre projecting 65cm above the parapet wall.

The opening of the removed side door would be infilled with the matching brickwork to the existing.

Design

Policy DP24 requires extensions and alterations to respect the character and proportions of the existing buildings and character, context and scale of the neighbouring properties. In addition to that Section 4 of Camden Planning Guidance for Design (CPG1) states that rear extension should be secondary and subordinate to the building being extended and respect the existing pattern of rear extensions.

The proposed works, which affect the rear of the property, would not be visible from the public realm. Views from other properties (e.g. from the rear windows of buildings along Finchley Road) would be restricted by existing boundary treatments and mature planting in the rear gardens of properties in the area.

Proposed two storey rear extension replacing the existing rear extension:

The pitched roof of the proposed two storey rear extension would be similarly detailed in terms of roof slopes, eaves height and ridge height to the pitched roof profile of the existing single storey rear extension. It would project approximately 2.7m beyond the existing rear extension. Whilst this would add to the length of an existing extended area to the rear of the property, it is considered that the proposed extension would appear relatively modest, allowing the extended area to remain subordinate to the original building. It is also noted that a number of neighbouring properties benefit from planning permission for substantial rear extensions.

The fenestration detailing of the proposed two storey rear extension would respect the fenestration detailing of the existing building. Although the proposed basement level would have new openings facing to the proposed sunken garden that type of development in principle has already been established to be suitable in this area as basement level with patio doors (accessible from the rear garden via external steps) was approved to no. 19 (other semi-detached pair). In addition that the basement level openings of the proposed extension would not be readily visible as it would be below

the rear garden level.

In terms of location, form, scale, proportions and dimensions the proposed extension is considered subordinate to the existing building and would respect and preserve the character of the existing building and the wider conservation area. The proposed extension would also retain an appropriate relationship between the extent of the rear garden area and the built area of the property.

Proposed rear conservatory

The proposed rear conservatory on the ground floor level would be on the paved terrace area and would be approximately 1m from the shared boundary with no19. There would also be a gap of 40cm between the flank of the rear window and the proposed conservatory. The proposed conservatory would be constructed of timber and would have a traditional appearance which would respect the character and appearance of the existing building.

In terms of location, form, scale, proportions and dimensions the proposed conservatory is considered subordinate to the existing building and would respect and preserve the character of the existing building and the wider conservation area.

Infilling of the side door:

The infilling of the side door on the ground floor on the eastern side elevation would be a very minor alteration and is acceptable in design terms.

Cumulatively the proposed extensions and alterations are considered not to compromise the architectural form of the existing building or harm the appearance and character of the conservation area.

Amenity

Policy DP26 sets out a range of issues that will be considered in protecting the amenity of neighbours, including sunlight and daylight, and overshadowing and outlook.

It is considered that both the proposed two storey rear extension and rear conservatory would not affect the amenity of adjoining properties (nos 15 and 19 Bracknell Gardens).

The privacy of no 15 is protected by the high boundary fencing between the application property and that property. There would be a separation distance of approximately 2.8m between the proposed two storey rear extension and the existing two storey rear addition (on ground and first floor levels) at no 15. The lower level of the proposed two storey rear extension would be below the rear garden level and its roof profile would be similar to that of the existing rear extension adjacent to the shared boundary. The only difference to the existing situation would be the further projection of the proposed two storey rear extension beyond the existing rear extension at the application property. Given the separation distance, height and limited projection the proposed two storey rear extension would not be likely to affect the daylight to habitable rooms of no 15.

The high boundary wall between the application property and no 19 protects the privacy of this neighbour. The proposed conservatory would reach its maximum depth within 2.4m from its shared boundary with no 19. The proposed conservatory because of its location, height and shape would not have an unacceptable impact on the sunlight and daylight available to the habitable rooms of this property.

The proposal is considered to comply with the Council's guidance for daylight and sunlight and the privacy of the adjoining occupiers in accordance with policies CS5 and DP26.

Impact on trees

Policy CS15 states that, in order to protect and improve biodiversity, Camden will protect trees and promote the provision of new trees. Policy DP24 expects developments to consider existing natural features, such as topography and trees.

There are trees on the application site and adjoining sites. The closest tree to the proposed excavated areas in the rear garden would be the mature tree in the rear garden of no15 as shown on the

proposed and existing site plans. If the excavation works are not carried out carefully in accordance with the British standards the proposed works could harm that tree and the trees in the rear garden of the application property. Therefore, a condition is recommended for a submission of a tree survey and protection measures to mitigate the impact of the proposal on the nearby trees.

Proposed basement: structural and hydrological issues

The proposals would involve excavation of 58sqm area below the existing rear garden by no more than a single storey level (between 3.5m and 2.5m).

Under Development Policy DP27, Camden will seek to ensure that basements maintain the structural stability of the building and neighbouring properties, and do not adversely affect drainage and run-off or cause other damage to the water environment.

The applicants submitted Basement Impact Assessment (screening), Hydrology Assessment and Structural Stability Report address policy DP27. According to the Basement Impact Assessment the application site is underlain by London Clay, the nearest aquifer is 60m to the north east of the site, no surface water features are noted within 100m from a watercourse or a potential spring line and the nearest catchment of pond chains at Hampstead is 750m from the site. The Hydrology Assessment confirms that the site does not lie within a ground water source protection zone (the nearest zone is some 1500m to the south east of the site) and recommends incorporation of a geocomposite studded drainage membrane in the vertical face of the perimeter walls to the basement. The Structural Stability Report confirms that the proposed works would include underpinning of the rear wall of the existing building and the three walls of the basement level would be contracted in reinforced concrete.

The application site is not in an area at risk of surface water flooding. These conclusions are considered to satisfy that the proposed basement and associated excavation works would not significantly disturb the adjacent ground, affect the structural stability of the existing buildings on the application and adjoining sites and do not impact ground water conditions. The proposal is considered to satisfy policy DP27 and Camden's guidance on basements and other underground development.

Others

Given the small scale of the proposed works a Construction Management Plan is not considered to be necessary in this case.

As the additional floorspace would be below 100sqm the CIL is not applicable in this case.

Conclusion

The proposal is considered to be acceptable in terms of design, amenity and hydrological and structural issues subject to a safeguarding condition for the protection of the nearby trees.

Recommendation

Grant conditional planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th July 2012. For further information please click [here](#).