

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>13/06/2012</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	07/06/2012
<b>Officer</b>			<b>Application Number(s)</b>	
Lauren McMahon			2012/1876/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
45a St Augustines Road LONDON NW1 9RL			Refer to draft 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>				
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).				
<b>Recommendation(s):</b>		Grant full planning permission subject to S106 Legal Agreement		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>11</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. Electronic	<b>01</b>		
Summary of consultation responses:	<p>Ham &amp; High 17/05/12 – 07/06/12 Site Notice 08/05/12 – 29/05/12</p> <p>One objection was received from the occupant at no. 41 St Augustines Road who raised the following concerns:</p> <p><i>I am appalled that is even being considered. The houses in this street are part of a historically unified nature. Other people, over the years, have tried to gain planning permission to extend their garden flats and have been refused. I trust that this application will, likewise, get the short shift it deserves.</i></p> <p><i>Officers response: refer to the 'assessment' section below, the application is considered to be acceptable against Council policy and is therefore recommended for approval.</i></p> <p>One objection was received from the occupant of no. 43 St Augustines Road who raised the following concerns:</p> <p><i>It will blight area for two or more years. It is out of character for the area. It is also dangerous to surrounding properties. My house is part business as I have flat let out. If anything where to happen to effect my income someone will have to pay.</i></p> <p><i>Officers response: it must be acknowledged that the front lightwell was deleted from the scheme. Refer to paragraphs 3.1 to 3.5 with regard to the impact of the proposal on the character of the area. Refer to paragraphs 2.1 to 2.5 with regard to the impact of the basement extension to surrounding properties. The loss of income to the objectors is not a matter to be considered as part of this planning application.</i></p>					
CAAC/Local groups* comments: *Please Specify	Camden Square CAAC – no response.					

## Site Description

The application site comprises a four storey semi-detached building located on the north-west side of St Augustines Road, close to the junction with Canteloves Road. The subject building contains 4 x self contained flats, this planning application is associated with flat A which is a 1 x bedroom flat at ground floor level. The host building is paired with no. 47 St Augustines Road and there is a gap inbetween the subject building and no. 43 St Augustines Road to the south-west. The property is located within the Camden Square Conservation Area.

## Relevant History

10/09/1970 planning permission was granted to convert the property into four flats (reference 9424).

## Relevant policies

### LDF Core Strategy

- CS1 - Distribution of growth
- CS5 – Managing the impact of growth and development
- CS6 - Providing quality homes
- CS11 - Promoting sustainable and efficient travel
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage
- CS19 - Delivering and monitoring the Core Strategy

### Development Policies

- DP2 - Making full use of Camden's capacity for housing
- DP5 - Homes of different sizes
- DP6 - Lifetime homes and wheelchair homes
- DP17 – Walking, cycling and public transport
- DP18 – Parking standards and the availability of car parking
- DP19 - Managing the impact of parking
- DP22 – Promoting sustainable design and construction
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- DP27 – Basement and lightwells

**Camden Square conservation area appraisal and management strategy  
Camden Planning Guidance 2011**

## Assessment

### 1.0 Proposal

- 1.1 Planning permission is sought to create a new basement level under the existing building footprint and would extend under the proposed ground floor rear extension. The proposed basement would have a maximum width of 6.9m, a length of 14.5m and a maximum depth of 2.6m. The proposed rear lightwell (along the south-western side boundary) would be 3.3m wide, 2.8m long and 3m deep and would incorporate railings along the rear (north-west) and side (south-west) elevations. The single-storey rear extension at the ground floor is to extend 3.8m from the rear at a width of 4.2m and would vary in height from 2.3m to 3.3m. The extension would incorporate a pitched roof with a built up parapet to the rear, two velux windows and bi-fold doors to the rear elevation. The extensions would be in conjunction with the conversion of the 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.
- 1.2 Following concerns raised by the planning officer the scheme was amended. The original scheme proposed 1 x self contained flat at basement level however this accommodation was considered to be sub-standard given its insufficient natural light, outlook and ventilation. The layout of the 2 x self contained flats over the ground and basement levels were amended to improve the standard of accommodation. Furthermore, the proposed front lightwell was deleted from the scheme as it would relate poorly to the appearance of the front elevation and the wider streetscene and conservation area.

### 2.0 Basement impact

- 2.1 A basement impact assessment has been carried out with regard to the proposed basement level. A report has been prepared by Card Geotechnics Limited on behalf of the applicant detailing the screening process, onto 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.
- 2.2 The screening process has been adopted in accordance with CPG4 based on the relevant flow charts presented in

that document. The screening stage identified three matters for further investigation. The first being the potential of perched water on site within Made Ground or in the London Clay Formation. A site investigation was undertaken which included collecting soil samples from 6m deep boreholes and standpipes were installed to allow for monitoring of ground water and soil borne gas. It is anticipated that due to the low permeability of the London Clay, there will be no significant seepage/inflows during the excavation however perched water may be encountered in the shallow Made Ground. The BIA recommends that observations on groundwater should be carefully recorded during excavation and appropriate mitigation strategies should be put in place prior to excavation. Should perched groundwater be encountered, a temporary pumping strategy will then be implemented to enable the underpins to be cast.

- 2.3 The screening stage also identified there would be two potential issues affecting slope stability of the site these being: 1) movements associated with construction in the London Clay, including short and long term heave movements, settlement associated with retaining wall deflections and underpinning and ground movements around the basement perimeter and 2) impacts on adjacent structures including neighbouring properties and public highways and tunnels. The scoping stage has taken into consideration the impact upon the adjacent structures at nos. 43 and 47 St Augustines Road. A ground movement assessment has been undertaken using analysis software and investigates potential short and long term heave movements arising from the excavation. The short term heave would be 4mm at the centre of the excavation and negligible in the locale of the party walls however short term heave would be removed in the centre during construction by re-levelling to achieve foundation/slab formation levels. The long term heave movements would be 8mm-10mm, reducing to about 6mm-8mm close to the edges however the skin friction of the underpins acting in resistance, it is anticipated that heave values around the basement perimeter will be considerably lower than calculated. The perimeter wall foundation loads will also act to reduce the heave movements around the basement perimeter by generating a positive net load in these areas, limiting heave movements to the central areas of the basement and between columns/strips.
- 2.4 With regard to structural stability, Croft Structural Engineers have completed gravity wall designs at all relevant underpin sections which have been investigated using specialist analysis software at two critical sections being the party wall with no. 47 (underpin E) and along the south-eastern wall section (underpin B). The results indicate that the underpin dimensions will be stable in both the short and long term against sliding and overturning. Specialist analysis software was also used to determine lateral deflections which revealed that horizontal ground movements are likely to be <2mm at underpins B and E which would generate negligible vertical surface settlement of less than 1mm in these sensitive areas. The report concluded that damage associated with excessive settlements of the underpins is not considered to present a risk to adjacent structures, although monitoring of settlement should be closely recorded at the party wall with no. 47. Ground movements have also been calculated to assess the damage category of the neighbouring properties and the report indicates that adjacent structures are likely to be no worse than category 1 (comprising of fine cracks that can be easily treated during normal decoration).
- 2.5 In conclusion, the basement construction will 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.

### **3.0 Design and amenity**

- 3.1 The rear of the properties along the north-western side of St Augustines Road generally have flat backs and planning permission has not been granted for any single-storey rear extensions along the subject row of terraces (nos. 5-51). Therefore if this extension is granted planning permission it would set a precedent for the subject row of terraces. The proposed single-storey would extend 3.8m from the rear building line for only half the width and would be no higher than 3.3m. Therefore the proposal is considered to be secondary to the subject building in terms of form, scale and proportions and would retain a reasonable size garden for the future occupants. Furthermore, the materials for the single-storey extension would incorporate London stock brick for the walls and timber frames for the doors which would match the existing. Therefore the single-storey extension would not significantly harm the appearance of the host building or the wider Camden Square Conservation Area.
- 3.2 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 Augustines 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.
- 3.3 Paragraph 2.71 of 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 rear lightwells should be set away from the boundary to a neighbouring property. Although the proposed rear lightwell abuts the south-west boundary with no. 43 St Augustines Road it is of a modest size and would not significantly harm the amenity of this neighbour. Furthermore, the rear lightwell would retain a reasonable size garden for the future occupants.

### **4.0 Standard of the proposed residential accommodation**

- 4.1 The application proposes to create two self contained units (A and B): flat A is 2 x bedroom flat at basement and

ground floor level (119.3 sqm) and flat B is 1 x bedroom flat at ground floor level (52.7 sqm). Both the units would comply with the minimum overall internal floorspace as covered in Camden Planning Guidance 2 (Housing) and the Greater London Authority's Draft Housing Supplementary Planning Guidance (SPG) December 2011. The floor to ceiling height of all the proposed habitable rooms would exceed 2.3m and the proposed double bedrooms and single bedrooms would exceed 11sqm and 6.5sqm, respectively. The rear garden is to be divided by a fence in the middle and each unit would incorporate private amenity space. The units would be accessible via an existing ground floor front door and separate access to flats A and B would be incorporated within the entrance hall. A bridge is positioned above the rear lightwell to allow access from the ground floor lounge room of flat A to the rear garden area. Furthermore, a fire escape ladder is proposed within the rear lightwell (with access to the rear gate via a hatch on the bridge) to ensure the basement level of accommodation has fire access in the event of an emergency.

- 4.2 With regard to sunlight and daylight, paragraph 4.23 of CPG2 (Housing) stipulates that as a minimum at least one habitable room with a window facing within 30 degrees of south in order to make the most of solar gain through passive solar energy and all habitable rooms, including basements, must have an external window with an area of at least 1/10 of the floor area of the room. Given the juxtaposition of the subject site it would be difficult for the residential accommodation to provide a window within 30 degrees of south. With regard to flat A, although the combined lounge room and kitchen/dining has a relatively long floorplate, the glazed areas (3.9sqm) to the habitable rooms would exceed 1/10 of the combined floor areas (26.5sqm) and therefore the sunlight/daylight to these rooms is considered to be acceptable. With regard to flat B, the glazed areas to the lounge room and kitchen/dining and bedroom would exceed 1/10 of the floor area and therefore the future occupants of this flat would enjoy sufficient daylight/sunlight.
- 4.3 Paragraph 4.26 of CPG2 gives consideration to natural light at basement level and states that adequate natural light provided to habitable rooms, walls or structures should not obstruct windows by being closer than 3 metres. Where this is not achievable it is advised that the glazed area should total not less than 10% of the floor area of the room. Furthermore, CGP6 (Amenity) provides a quick method to determine if the daylight to windows is considered to be sufficient. A 25 degree line is projected from the centre of the window and if structures are lower than this line they are unlikely to have a substantial effect on the daylight enjoyed by occupants. Given the high walls of the rear lightwell the windows of bedrooms 1 and 2 at basement level (flat A) would fail to comply with the 25 degree requirement. However, the glazed area of these windows would exceed 10% of the floor area and therefore it is considered that the natural daylight to bedrooms 1 and 2 is considered to be acceptable. Furthermore, flat A contains additional accommodation at ground floor level which enjoys sufficient sunlight/daylight.
- 4.4 Paragraph 4.26 of CPG2 gives consideration to ventilation and stipulates that as a minimum an area of 1/20 of the floor area of the room must be able to be opened to provide natural ventilation. The openable areas of the windows to the habitable rooms would exceed 1/20 of the floor areas and therefore the natural ventilation to flats A and B is considered to be acceptable.
- 4.5 CPG6 stipulates that the outlook from new developments should be designed to be pleasant. The windows of bedrooms 1 and 2 (flat A) would look directly onto the walls of the rear lightwell. Although it is not ideal for the bedroom windows to look onto a wall, the flat enjoys views of the rear garden area from the ground floor lounge room. Therefore the outlook for flats A and B is considered to be acceptable.
- 4.6 Lifetime homes have been considered as part of the proposal. Although the proposal does not meet all of the 16 criteria, sufficient justification has been provided. In summary the proposed residential units are considered to provide an acceptable level of amenity to the future occupants.

## **5.0 Sustainability**

- 5.1 Council guidance in CPG3 (sustainability) requires that at least 10% of the project cost should be spent on improvements to the energy efficiency rating of a building that is subject to a change of use. A sustainability statement has been submitted with the application which outlines the improvements to be undertaken to the host building to reduce energy consumption. Measurements such as double glazed windows, insulation of walls and floors, high efficiency gas combination boilers, timers on the boilers and low energy lighting are to improve the energy consumption of the host building and would reach the 10% target.

## **6.0 Transport**

- 6.1 The subject site has a Public Transport Accessibility Level of 2 and is within walking distance of Camden Road overground station and various bus routes accessible along Camden Road. Accordingly the new residential units should be secured as car free. This would be secured by a Section 106 legal agreement.
- 6.2 Appendix 2 of Camdens Development Policies document requires the provision of 1 cycle parking space per unit. The application includes two cycle parking spaces along the front ground floor wall which is considered to be sufficient.

## **7.0 Community infrastructure levy**

- 7.1 The proposal will be liable for the Mayor of London's CIL as the development would create an additional residential unit. 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 £5,358 (107.16sqm x £50).

**Recommendation:** Grant Planning Permission subject to a subject to S106 Legal Agreement.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 18<sup>th</sup> June 2012. For further information please click [here](#).**