

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/06/2012
		N/A		Consultation Expiry Date:	16/05/2012
Officer			Application Number(s)		
Jenna Litherland			2012/1898/P		
Application Address			Drawing Numbers		
3 Ranulf Road London NW2 2BT			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of building comprising basement, lower ground, ground and 2 upper floors to provide a single-family dwelling and associated landscaping (following demolition of existing dwellinghouse).					
Recommendation(s):		Grant conditional permission subject to S106 agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	06	No. of objections	06
			No. Electronic	06		
Summary of consultation responses:	Site Notice displayed from 03/05/2012 until 24/05/2012.					
	6 letters of objection have been received from the occupiers of 1, 1a, 5, 9 Ranulf Road, a local architect and Councillor Rea (member of DCC).					
	Objections are on the following grounds:					
	<u>Demolition</u> <ul style="list-style-type: none">The existing property should not be demolished.No. 3 is an undesignated heritage asset and an integral part of the history of the Horcroft Estate. A previous application to redevelop the building was refused because it involved the loss of the 1st floor studio rooflight. This has now been removed without planning consent.This building should be protected as a non-designated heritage assets by the Local List which is current being prepared.					
	<u>Design</u> <ul style="list-style-type: none">The proposed building despite being well designed does not respect its environment, the result being an unsympathetic and inappropriate addition to the street.The design is unsympathetic to the streetscape. There is already one house with a flat roof on the road which appears out of place.Any replacement building should have a pitched roof.The proposed house is of poor contemporary design.The proposed narrow slitty windows clash with the board windows of the adjoining houses. The scale of the windows are out of proportion with the neighbouring windows.The scale of the house is out of character with the neighbouring buildings and in the streetscene.The fenestration and brick work are ugly and inappropriate.The front elevation is incongruous.The proposed dwelling would occupy a significantly larger plot than the existing building.					
	<u>Landscaping and Trees</u> <ul style="list-style-type: none">The proposal would result in two mature trees being felled. This would harm the appearance of the area and views from the cemetery.The hard landscaping of the front garden in unacceptable. No other properties along this side of Ranulf Road have hard landscaped gardens.The proposed basement would encroach on the roof protection area of the TPO ash tree in the garden of no. 5. The proposed terrace and decking would also impact on the roots. This could result in damage or loss of this TPO tree.The wisteria tree in the rear garden is spectacular and probably around 50 years old. It should be protected.					
	<u>Amenity</u> <ul style="list-style-type: none">The proposed building would block daylight and sunlight into the windows on the east side elevation of no. 5 Ranulf Road.The building would overlook the terraced area in the garden of no. 5					
	Construction Impacts					

	<ul style="list-style-type: none">• Concerned about the disturbance the work will have on neighbour amenity, parking and safety. <p>See the main body of the report for the case officer's response.</p>
Statutory Consultees:	Thames Water: No Objections

Site Description

The site comprises a detached two storey single-family dwellinghouse c.1911 located on the eastern side of Ranulf Road. It was commissioned by the artist Isaac Snowman and used as his studio. The building originally featured a central two and a half storey bay with an upper window that extends above the eaves level. The presence of this north light was considered to have some local architectural and historic interest. However, this was removed under permitted development rights in November 2011. The building is not listed and is not located within a Conservation Area.

Relevant History

EN11/1108 - Enforcement Investigation into the removal of the studio window (north light) on the front elevation. - This case was opened following reports that the studio window had been removed without consent. This was investigated and it was found that the removal of the window was undertaken under Class A and C of Part 1 of Statutory Instrument No. 2362, The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (The GDPO). As such the works did not require planning permission and the enforcement investigation was closed.

2011/1199/P: Renewal of planning permission granted 22/04/08 (2008/1051/P) for amendment to planning permission granted 07/09/07 (2007/3539/P) remodelling of existing single-family dwellinghouse including, erection of single-storey extension at rear lower ground floor level, side extensions at lower ground floor to roof level, installation of dormer windows in front, rear and side roof slopes, creation of lightwell to front of property, alterations to front façade including remodelling of bay window at upper ground and first floor level, creation of entrance porch and alterations to windows and doors on all elevations, namely for excavation of basement with rear lightwell. **Refused 04/08/2011**

2008/1051/P: Amendment to application 2007/3539/P (07/09/2007) for alterations and additions to single dwelling house namely excavation of basement with rear lightwell. **Granted 22/04/2008**

2007/3539/P: Remodelling of existing single-family dwellinghouse including, erection of single-storey extension at rear lower ground floor level, side extensions at lower ground floor to roof level, installation of dormer windows in front, rear and side roof slopes, creation of lightwell to front of property, alterations to front façade including remodelling of bay window at upper ground and first floor level, creation of entrance porch and alterations to windows and doors on all elevations. **Granted 07/09/2007**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

- 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
- CS15 Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity
- CS19 Delivering and monitoring the Core Strategy
- DP5 Homes of different sizes
- DP6 Lifetimes Homes and Wheelchair Housing
- DP16 The Transport implications of development
- DP17 Walking, Cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP20 Movement of Goods and Materials (CMP/SMP)
- DP22 Promoting Sustainable Design and Construction
- DP24 Securing High Quality Design
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and Vibration

Updated Camden Planning Guidance 2011

- CPG1 – Design
- CPG2 – Housing

CPG3 – Sustainability
CPG4 – Basements and lightwells
CPG6 – Amenity
CPG8 – Planning Obligations

Assessment

Planning permission is sought for the erection of a building comprising basement, lower ground, ground and 2 upper floors to provide a single-family dwelling and associated landscaping (following demolition of existing dwellinghouse). The proposed building would have a similar footprint to the existing house and would have 3 visible storeys on the front elevation.

The basement would have a floor area of 73.1sqm and the lower ground floor would have a floor area of 128sqm. The basement and lower ground floor would have a combined maximum depth of approximately 6 metres.

Revisions - The original proposal included an off street parking space to the front of the property. This has been removed from the proposal during the course of the application and the landscaping of the front garden has been altered from hard landscaping to soft landscaping. The main roof of the building has also been altered to be a green roof.

The principal considerations which are material to the determination of this application are:

- principle of demolition;
- design and appearance of the new building;
- landscaping and trees;
- quality of the proposed housing;
- impact on neighbour amenity;
- basement;
- sustainability;
- transport; and
- CIL

Principle of Demolition

The demolition of the existing building does not require consent as it is not located within a conservation area. Prior to the removal of the studio window on the front elevation the building was considered to be a non-designated heritage asset on the grounds that it was the home of a locally born artist which included an artist's studio window (north light). English Heritage stated at the time ".....that the existing building does have some local architectural and historical merit, it is very modest in scale"...[the building is] "very representative of its date and reveals little evidence of architectural achievement." Following the refusal of application 2011/1199/P officers considered imposing an Article 4 Direction. However, the interest of the building was not considered significant enough to warrant protection by an Article 4 Direction. This window has now been removed under permitted development rights. The loss of the north light is regrettable and greatly reduces the heritage significance of the building as such it is no longer considered that the remaining heritage significance of the building meets the criteria of a non designated heritage asset. As such the principle of the demolition is considered acceptable.

Design and appearance of the new building

The context of the proposed development is a two storey plus roof/attic storey brick built architecture dating from the early 20th Century. The existing building on the site appears subservient to the immediately adjoining neighbours in terms of width and height. Local residents have raised concern in relation to the proposed design of the building. A modern design approach has been taken which is considered to be appropriate and more desirable than trying to create a pastiche of other developments in the area. The basic cubic form of the building is reflected in the detailed design. The proposed replacement building would have a similar footprint to the existing building. Local residents have expressed concern in relation to the flat roof as it would appear out of character. The height of the building would be lower than the existing building and significantly lower than the adjoining neighbouring properties. This, along with the recess of the 2nd floor of the building ensures that the proposed flat roof building would not appear bulky or top heavy. It is considered that the 2nd floor, with its recess, relates to the pitched roofs of the neighbouring building sloping away from the front elevation. This creates an area of flat roof at first floor level at the front of the property which would be a green

roof. This would help to soften the appearance of the building when viewed from the streetscene. A long narrow skylight is proposed to the front of the property which serves the lower ground floor level. This would be partly below the overhang of the first floor of the property. This size and position of the skylight ensure that it would not appear out of character or allow for an unacceptable level of light spill. The proposed building is considered to provide visual interest in the streetscene whilst maintaining its overall character.

The topography of the site is such that the land falls away toward the rear of the site. This results in the proposed building having 4 visible storeys when viewed from the rear. The building would be visible from the gardens of the two neighbouring buildings. Owing to the change in levels between the application site and the neighbouring sites and the slope of the land it is not considered that the rear elevation would appear overbearing when viewed from the neighbouring properties. The proposal includes a roof terrace at first floor level which would be bound by a glazed balustrade. Immediately to the rear of the building there is another long narrow lightwell providing light to the basement level of the property. Further to the rear is an area of raised timber decking which would be raised above ground level to allow for permeation of water. This and the staircase to the eastern side of the property and garden would have a glazed balustrade. This is considered appropriate.

Fenestration – The proposed windows are intersected with brick columns which effectively break up the main elevations and avoids a run of continuous glazing which would be out of character with the streetscene. The windows include various vertical glazing elements set within deeply recessed reveals. This is considered to be harmonious and appropriate to the characterful architecture of Ranulf Road. However, it is considered that the reveals or windows frames should be white in colour to maintain a level of continuity with the windows at the neighbouring properties. The detailed design of the windows would be secured by condition.

Materials - The contemporary design of the building is considered to respect the character of the existing streetscene and neighbouring properties by the use of traditional building materials. It is proposed that the bricks would match the colour of the bricks of the neighbouring properties.

It is considered that the proposed building is of a high standard of design and relates to the character, setting and context of the neighbouring properties and the wider streetscene.

Landscaping and Trees

The application is accompanied by a Landscaping Strategy which confirms that the garden would be landscaped to provide more useable space whilst maintaining and sustaining as much as possible from the existing garden. However, full landscaping details have not been submitted with the application. Full landscaping details would be secured by condition. Local residents have expressed concern that the front garden would be hard landscaped. This has been altered during the course of the application and would now be soft landscaped which maintains the green nature of the street scene.

The existing front boundary treatment includes a low boundary wall and a mature hedge. The proposed drawings show that the hedge would be retained. The details of the front boundary treatment should be included with the landscaping details.

Trees - The Pine in the front garden and the Ash (TPO) in the rear garden of the adjoining property (no.5) are considered to be trees of amenity value. The Arboricultural report and tree protection details submitted with the application are considered to satisfactorily demonstrate these trees can be protected and retained as part of the proposals. This should alleviate concerns raised by neighbours that the proposal would impact on the Ash in the garden of no. 5. The Prunus and Cypress in the rear garden of the property to be removed are barely visible from the public realm and their removal is not considered harmful to the character of the area. The rear garden is generally overgrown which provides good habitat for birds and insects. Any clearance of the garden should be undertaken outside of bird nesting season. An informative can be added regarding this.

Quality of the proposed housing

Camden Planning Guidance and the London Plan state that new self-contained dwellings should satisfy the minimum floorspace standards. The proposal is for a 5 bedroom property. The proposed dwelling has a floorspace of 452 sqm and therefore provides sufficient floor area for occupation as a 5 bedroom family home.

Camden Planning Guidance also requires first and double bedrooms to measure a minimum of 11 sqm. All proposed bedrooms would have an area greater than 11 sqm. The proposed development is fully compliant with Camden Planning Guidance and the London Plan with regard to the overall size of the home and the size of the bedrooms.

The property contains rooms which are either single or dual aspect. The majority of the windows at the property are on the front and rear elevations. The rear elevation is south facing and would make the most of solar gain. The proposed windows would have a good outlook and natural ventilation. The proposal includes a basement which would receive little natural light, however the basement does not contain any habitable rooms therefore this is considered acceptable. The proposed house is considered to provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight and ventilation. The proposal is consistent with LDF Policy CS6 and the Residential Development Standards contained in CPG2 – Housing. Details of accommodation for the storage of refuse and recycling has not been provided, however there is considered to be sufficient space for this within the boundary of the site. Details of the refuse storage would be required by condition.

Lifetime Homes - All new homes should comply with Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes assessment which indicates that the proposal addresses and meets all the relevant criteria.

Impact on Neighbour amenity

Concern has been raised by local residents in relation to the impact the proposal would have on neighbour amenity specifically in relation to loss of daylight to the side windows at no. 5 and loss of privacy in the rear garden of no. 5.

Daylight and sunlight - The proposed front building line is set back from the existing building and the two neighbouring properties and the proposed width of the building is narrower than the existing building. Therefore the proposal is not considered to impact on daylight to the front or side windows of the two neighbouring properties. Although the building is lower in height than the existing there will be an increase in bulk to the rear of the property. However, as the two neighbouring properties are angled away the proposal is not considered to result in loss of daylight that would harm to neighbour amenity. The windows which concern was raised about during consultation are the window on the side elevation of no. 5 at ground and first floor level. At ground floor the proposed building is set further away from no.5 than the existing building. At first floor at this point the building is only marginally closer to no. 5 than the existing building. It is considered that the proposal would not impact on light levels to these windows.

Overlooking - The windows to the front and rear would not result in overlooking. The windows on the side elevations of the building are positioned and angled to reduce overlooking. Furthermore, louvers are to be fixed to the side windows in order to ensure they would not result in overlooking into the side windows at the two neighbouring properties. It is recommended that a condition is imposed that the louvers on the windows on the west elevation at first floor level are installed and retained in order to protect the amenity of the occupiers of no. 5.

Concern has also been expressed by local residents that the proposal would result in overlooking of the garden of no. 5. No windows are proposed that overlook in the garden of no 5. The area of raised timber decking in the rear garden does extend to the boundary with no. 5. However, the raised timber decking would be situated below the level of the garden at no. 5, therefore it would not give rise to overlooking. There is a terrace proposed at ground floor level at the rear of the building. The existing property also has a terrace to the rear at ground floor level and it is considered that the proposed terrace, with a reduced width and set further from the boundary with no. 5 than the existing terrace, would improve the situation in relation to overlooking.

Basement - Structural stability and hydrology

Policy DP27 and planning guidance CPG4 state that developers will be required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area. Local residents have raised concern in relation to the impact the basement would have on the structural stability of neighbouring properties and impacts on groundwater.

The application is accompanied by a Basement Impact Assessment (BIA), a Structural Methodology Statement and Hydrological and Flood Risk Report which has been prepared in accordance with policy DP27 and planning guidance CPG4 – Basements and lightwells. The information has been prepared by suitability qualified engineers. A desk top study established the site lies on Claygate beds (to 17-24m) overlaying London

Clay Formation (to 150m). Site investigations have been carried out and confirm that the ground comprises of stiff mid brown/orange sandy silty clay up to 2 m, then very stiff mid brown silty clay to 6 m. Water seepage was found at a depth of 5.3 metres.

Groundwater flow – The site investigations suggest that the proposed basement would not encounter groundwater or form an obstruction to regional flow. The proposed basement would have no discernible impact on the local hydrology and would not impact on neighbouring properties. As ground water seepage was observed during the site investigations the basement structure would need to be protected from the ingress of water. Water levels would be monitored throughout the construction process and the structure would be fully waterproofed.

Land Stability – Continuous flight auger contiguous piles at regular centres would be used along the basement and lower ground floor wall line. Continuous flight auger piling systems are used to minimise vibration and noise. This would ensure the basement would not compromise the foundations or structure of the neighbouring buildings. Once the reinforcement is placed and the concrete poured, vibrated and sufficiently cured, the ground would be excavated to formation level to create workable space for the construction of the remainder of the basement at lower ground floor.

Surface flooding – The site is not located in an area highlighted as being at risk of surface water flooding and the proposed basement would not significantly alter present surface water conditions.

Based on the information provided and providing the recommendations of BIA, the Structural Methodology Statement and Hydrological and Flood Risk Report are complied with the proposal will maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area. This should alleviate the concerns of local residents.

Sustainability

Policy DP22 requires all new build housing to meet Code for Sustainable Homes level 3 by 2010. The applicant has indicated that the proposal would meet Code for Sustainable Homes Level 4. This is welcomed and would be secured by S106.

The inclusion of green or brown roofs is required in accordance Policy DP22 of the LDF. The proposal includes green roofs at first and second floor level where areas of flat roof are exposed and on the main roof of the building. This is welcomed. Details of the green roof would be secured by condition.

As the proposal includes a lower ground floor which extends beyond the footprint of the original building on the site the use of sustainable urban drainage systems would be required. This would be secured by condition.

Transport

Off-Street Parking – The existing property has no off street parking. The original proposal included an off street parking space, however this was removed from the proposal during the course of the application as it would have resulted in the loss of an on-street parking bay which would have a detrimental impact on the controlled parking zone.

Cycle Parking – The Council's cycle parking standards state that 1 cycle parking space is required per residential unit, however for larger residential units (3+ beds), the London Plan requires 2 cycle parking spaces per unit. The proposal is for a 5 bedroom residential unit, therefore 2 cycle storage/parking spaces are required. The submitted plans do not show details of the cycle parking however, this can be secured by condition.

Construction Management Plan (CMP) – DP20 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106. The proposal involves a significant amount of demolition, excavation and construction work. This will result in a large number of construction vehicle movements to and from the site, which will doubtlessly have significant impact on the local transport network. A draft CMP has been submitted which creates a basis for the full CMP which would be required by a S106.

Highways Works Immediately Surrounding the Site – In order to mitigate the impact of construction on the existing footway, a financial contribution will be required to repave the footway along the site's frontage. This

would be secured by a S106.

CIL

This proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge for this scheme is likely to be £22,600 (£50 x 452 sqm). 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, and subject to indexation in line with the construction costs index.

Recommendation: Grant conditional permission subject to a S106 agreement.

Heads of Terms of the S106 Agreement:

- Sustainability Plan
- Highways contribution (awaiting quote)

DISCLAIMER

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