

Delegated Report (Members' Briefing)		Analysis sheet N/A / attached		Expiry Date: 28/05/2012		Consultation Expiry Date: 24/05/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/1818/P			
Application Address				Drawing Numbers			
239 Haverstock Hill London NW3 4PR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension, excavation to create basement level with light wells, replacement of front boundary wall and associated external alterations to house (Class C3).							
Recommendation(s):		Grant Planning Permission Subject to a Section 106 Legal Agreement					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	68	No. of responses	01	No. of objections	00
Summary of consultation responses:		Site notice 19/04/2012 – 10/05/2012 Press advert 26/04/2012 – 17/05/2012 <u>7 Rosslyn Court</u> Object that local residents have not been consulted and the application is not on the website and requests that the consultation period be extended. Officer comment: Only 2 local residents were consulted initially on 19/04/2012. It was apparent that the previous scheme had a wider consultation and a further 66 local residents were notified on 03/05/2012.					
CAAC/Local group comments:		Fitzjohns/Netherhall CAAC comment that the scheme was submitted before and suggest the garden terrace be made permeable. Officer comment: The applicants have amended the plans to replace the paved terrace with a decked terrace. Belsize Residents Association were notified, but did not respond					
Site Description							
The application site is a semi-detached house on the western side of Haverstock Hill between Ornan Road and Belsize Lane. It lies within the Fitzjohns/Netherhall Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.							

Relevant History

2012/1397/P Certificate of lawfulness Erection of single storey rear ground floor extension with rooflight and new side windows to existing dwelling house (Class C3).

2012/0591/P Excavation of a new basement floor under the existing footprint with new lightwells and fenestration to front and side elevations; Erection of a single storey rear extension to ground floor level; Change of use of existing garage to use as study (Class C3) with new fenestration to side elevation and creation of parking bays with entrance gates; Rebuilding of existing front boundary wall with new railings and bin storage; Creation of new windows to side elevation at ground floor level to dwelling house (Class C3). Withdrawn 23/03/2012 due to lack of adequate basement information

2011/4121/P Excavation of a new basement floor under the existing footprint with new lightwells and fenestration to front and side elevations; Erection of a single storey rear extension to ground floor level; Change of use of existing garage to use as study (Class C3) with new fenestration to side elevation and creation of parking bays with entrance gates; Rebuilding of existing front boundary wall with new railings and bin storage; Creation of new windows to side elevation at ground floor level to dwelling house (Class C3). Withdrawn 03/11/2011 due to lack of adequate basement information

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

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

DP17 Walking, cycling and public transport DP22 Sustainable design and construction

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP20 Movement of goods and materials

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

NPPF 2012

Camden Planning Guidance 2011

Fitzjohns/Netherhall Conservation Area Statement

Assessment

1 Proposal

1.1 The proposal is for works of alteration and extension including excavation to create a new basement with associated lightwells, a rear ground floor extension, insertion of windows to the side elevation at ground floor level, replacement of front boundary wall with a new wall and railings, conversion of a garage to a study, and the creation of a hardstanding. Some of the works could be implemented under permitted development.

1.2 The main issues are:

- Design
- Basement impact
- Amenity
- Transport
- Trees

2 Design

- 2.1 It is proposed to erect a rear extension measuring 6m (w) x 3m (d) 3.55m (h). It would be rendered and appear as a relatively lightweight structure with a large expanse of glass to the rear, a full length window to its side return and a large sloping rooflight. It is a basic, yet modern design which would be read as a later addition to the host building. As the house is 8.7m wide the extension would be subordinate to the host building and allow for the retention of a reasonably sized garden. Neighbouring properties have similarly designed extensions, and some of these, at nos. 241, 243 and 245 are full-width. A Certificate of Lawfulness was recently granted for a full width extension of an identical design (see history section). The proposed extension on its own would be permitted development, but in conjunction with a basement extension below, it would become a two storey extension which therefore requires planning permission.
- 2.2 It is proposed to excavate the property to a depth of 2.7m to create a new basement. The basement would be the full width of the property and extend into the rear garden 3m beyond the existing rear elevation of the property, but level with the proposed extension. Three lightwells would be inserted to the side of the property and one to the front. Due to their location at the side they would have a limited impact on the appearance of the property. The lightwell at the front would be 10m in from the front boundary wall and due to the topography of the site, the ground level around the house is approximately 1.3m above pavement level so the visual impact of the lightwells is further reduced. As such the visual impact of the basement is considered acceptable.
- 2.3 It is also proposed to demolish the front boundary wall and replace it with a brick wall with railings on top. The existing wall is approximately 1m high, so its demolition would not require conservation area consent, but as the replacement wall is higher it would not be permitted development. The existing wall slopes downwards parallel to the slope of the pavement and maintaining its height of 1m, it is rendered with railings on top and generally in a poor state of repair. The replacement wall would be level, with its height rising from 1m to 1.2m. The proposed railings are 1m high and would be painted black. The railings would not obscure view of the house due to their lightweight design and the fact that the ground floor of the house is higher than pavement level. There are shorter railings on the existing wall and due to the site's location on a busy road railings of the size proposed are not considered to be inappropriate.
- 2.4 Two windows measuring 2.5m x 500mm are proposed at ground floor level either side of the chimney breast to the side elevation. These could be implemented under permitted development and were part of the previously approved Certificate of Lawfulness.
- 2.5 There is an access road to the rear of the properties on Haverstock Hill accessed from Belsize Lane. The application site has a small garage 6m (w) x 2.8m (d) x 3.2m (h) at the rear of the site adjacent to this road. It is proposed to convert the garage into a study with some minor alterations to the windows facing the house. These alterations are considered to be permitted development.
- 2.6 The creation of a hardstanding is permitted development if it is less than 5sqm or constructed from a permeable surface, or draining onto a permeable surface, if more than 5sqm. The proposed hardstanding is approximately 15sqm and it has not been demonstrated that the surface is permeable therefore the hardstanding would require planning permission. A condition will require details of the surface to be submitted to and approved by the Council.
- 2.7 The elements of the proposal which require planning permission are not considered to harm the character or appearance of the host building, street scene or conservation area and are considered to comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Basement

- 3.1 It is proposed to excavate the property to create a new basement. The basement would measure approximately 8.7m x 12.5m with an external depth of 2.7m. It would extend into the rear garden 3m beyond the existing rear elevation of the property, but level with the proposed extension. Policy DP27 requires applicants to demonstrate that basement development will not cause harm to the built and natural environment and local amenity.
- 3.2 The applicant has submitted a two stage Basement Impact Assessment (BIA) and associated Structural Engineers Report, Hydrological Assessment and Geotechnical Investigation. The BIA Screening Document by AP Geotechnics dated March 2012 identifies the site as not being located above an aquifer, nor is it within 100m of a watercourse or within the catchment area of the Hampstead Heath pond chains. It is not considered that the basement would extend beneath the water table surface. The proposal would result in an increase in the footprint of the building with the basement and lightwells adding approximately 29sqm to the footprint, but the BIA states that only a small amount of additional roof water will be discharged into the existing sewer.
- 3.3 Neither the site nor neighbouring land have slopes of greater than 7°, no trees are to be removed, London Clay is the shallowest stratum and there is purported to be no history of seasonal shrink/swell subsidence in the local area or evidence of such effects on site. The proposal is not considered to result in changes to the profiles of the inflows of surface water, and Haverstock Hill is not in an area identified as previously suffering flood events.
- 3.4 The Geotechnical Survey used data from four boreholes sunk to a maximum of 3.8m in front of, and behind, the house. London Clay was confirmed as the shallowest strata with groundwater encountered at a depth of 2.9m, just below the lowest part of the proposed basement (2.7m). A standpipe showed the clay to have low permeability and the Hydrological Report anticipates extremely limited potential for surface water infiltration and states that construction of the basement is not expected to result in significant changes to the groundwater regime around the property. However, as groundwater levels are variable the report recommends a drainage membrane be incorporated into the exterior walls of the basement and a drainage channel be installed to collect water to be discharged into the sewage system.
- 3.5 The Structural Engineers Report indicates that the basement will be a reinforced concrete box built using conventional underpinning techniques to protect the stability of the adjoining property. The report concludes that as long as general principles of sequencing and temporary support are followed, the existing structures will be satisfactorily supported at all times.
- 3.6 As such the basement element of the proposal is considered to comply with policy DP27 and associated planning guidance, and a condition will ensure that a suitably qualified chartered engineer be appointed to oversee the works. 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.

4 Amenity

- 4.1 The basement is not considered to present any amenity issues for neighbours other than the impact of the construction process. The ground floor extension, due to its location, is not considered to raise any issues in terms of loss of light or privacy to adjoining occupiers.
- 4.2 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

5 Transport

Off-street parking

- 5.1 The existing dwelling currently has space for one private vehicle accommodated within the garage to the rear of the property. The proposal includes the conversion of the garage to a study and the introduction of a new hardstanding area to accommodate one private vehicle, as such there would be no increase in on-site parking provision.
- 5.2 DP19 outlines that the Council requires adequate soft landscaping, permeable surfaces and other treatments to offset adverse impacts of increased surface run-off. The applicants have indicated on their plans that the hardstanding would use interlocking paving for permeability. A hardstanding of this size (15sqm) would only be permitted development if the surface were permeable, or drained onto a permeable surface. Therefore it is considered reasonable to attach a condition to require details of materials to be used in the construction of the parking area to demonstrate its permeability.

Construction Management

- 5.3 The proposed development involves considerable excavation and construction work. It is not clear whether vehicles used in construction will be able to access the site from the rear of the property. The applicant is therefore required to provide a Construction Management Plan (CMP), which will be secured via S106 Agreement. The CMP will show whether deliveries can be made off-road, without obstructing the road or the footpath. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

Highways works

- 5.4 A financial contribution will also be required to repave the footway adjoining the site on Haverstock Hill to cover any damage caused to the footway following the re-building of the front boundary wall and associated gates in line with policy DP21.

6 Trees

- 6.1 The basement does not extend beyond the footprint of the building and will therefore not impact on the soft landscaping surrounding the property or its ability to absorb/hold storm water. There is a protected tree in the front garden of the property, and similarly protected trees in the adjacent front gardens. The applicants have submitted an arboricultural survey and method statement which indicates that trees will not be harmed, and a condition will ensure evidence of tree protection methods proposed is submitted to the Council before work on site commences.

7 Community Infrastructure Levy (CIL)

- 7.1 The proposal would provide an additional 116sqm of internal floorspace. Therefore the proposal will be liable for the Mayor of London's CIL, as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £5,800 (116sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8 Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th May 2012. For further information please click [here](#).