

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/05/2012	
		N/A		<b>Consultation Expiry Date:</b>		03/05/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Ben Le Mare				2012/1680/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
48 ELSWORTHY ROAD LONDON NW3 3BU				Refer to 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 of basement with rear lightwell and glass balcony over at rear ground floor level as well as associated landscaping of rear garden all in connection with existing dwelling (Class C3)							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	10	No. of responses	02	No. of objections	00
				No. electronic	02		
<b>Summary of consultation responses:</b>		<p>Neighbours were consulted by letter, a site notice was placed outside the property on the 3<sup>rd</sup> April 2012 for three weeks and a press notice was published on the 12<sup>th</sup> April 2012.</p> <p>No letters of objection have been received to date.</p> <p>The occupiers of Flat 4, 50 Elsworthy Road expressed an interest in viewing the plans to ensure that the proposed development would not affect light to their property.</p> <p><u>Officer's comments</u> The application does not propose any extensions to the property above ground floor level and there would be no loss of amenity to the occupiers of neighbouring properties.</p>					
<b>CAAC comments:</b>		Elsworthy CAAC have no objections towards the proposal but note that the rear bay window differs on the section and elevation drawings. <i>(Revised plans were submitted by the architect in to correct this discrepancy).</i>					

## Site Description

The application site is a large 2-storey dwellinghouse with accommodation in the roof. The house was built in 1903 as part of William Willett's development of Wadham Gardens and the western section of Elsworthy Road. The building is not listed, but identified as making a positive contribution to the Elsworthy Road Conservation Area.

The house is rendered in a cream colour with pronounced quoins accentuating the corners and timber casement windows both painted white. It is set within a relatively small garden in relation to its footprint, but has the benefit of direct access from the rear to a large communal garden running along the north west of the site.

## Relevant History

**2011/6449/P** - Excavation of basement with rear lightwell and balcony over at rear ground floor level, erection of 2 x single-storey rear ground floor level extensions, erection of side extension at first floor level, alterations and replacement of windows all in connection with existing dwellinghouse (Class C3) – withdrawn by the applicant on 05/03/2012 as some of the proposed extensions were considered to be unacceptable.

## Relevant policies

### National Planning Framework (March 2012)

On 27<sup>th</sup> March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account (from 27<sup>th</sup> March 2012) in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

### The London Plan (2011)

Policy 7.6 (Architecture)

Policy 7.8 (Heritage assets and Archaeology)

### Local Development Framework (2010)

#### Core Strategy

CS5 Managing the impact of growth and development

CS13 Tackling climate change through providing higher environmental standards

CS14 Promoting high quality places and conserving our heritage.

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

#### Development Policies

DP20 Movement of Goods and Materials

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP23 Water

DP24 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

### Camden Planning Guidance (2011)

CPG 1 (Design)

CPG 4 (Basements and Lightwells)

CPG 6 (Amenity)

CPG 7 (Transport)

### Elsworthy Conservation Area Statement (2009)

## Assessment

### Proposal

The following works are proposed:

1. Excavation of basement with rear lightwell and glass balcony over at rear ground floor level. The basement (measuring 12.4m x 15.8m x 2.8m (h)) would provide additional living accommodation, comprising a lounge, studio flat (not a new unit of accommodation), utility room, gym, sauna, games room and cinema.
2. Landscaping of rear garden, including the provision of grassed areas, boundary planting and timber decking.

### Main Issues

The acceptability of the proposals in terms of the impact on the conservation area, standard of accommodation/residential amenity, transport, structural stability/hydrology (impact of the basement), harm to trees and landscaping and CIL are the main planning considerations.

#### Impact on appearance of the host building and the conservation area

The main works associated with the proposed development which would affect the visual appearance of the host building and the conservation area is the proposed creation of a lightwell, with glass balcony over, on the rear elevation. All of the other proposed works are underneath the building and the rear garden and would therefore not be visible.

The proposed lightwell measures 3.5m x 6.1m and is 2.8m deep. Around the edge of the lightwell is a 1.1m high glass balustrade. The existing double doors on the rear elevation of the building provide access to a 1m wide glass balcony which overlooks the lightwell. Whilst the balcony extends out from the rear elevation of the building by 2.5m at ground floor level it is considered to represent an acceptable alteration to the rear elevation of the building as it would be contained within the two rear wings and would not detract from its historical appearance. In addition, the use of a glass balustrade around the lightwell is considered to be appropriate.

Whilst the proposal would require a large area of decking to be provided at the rear of the building, the majority of the existing garden is made up of decking and areas of hardstanding. The proposals would therefore not make the existing situation worse. As detailed below, the proposals seek to provide some additional landscaping in the rear garden.

Based on the above, the proposal is not considered to detract from character and appearance of the Elsworth Conservation Area and is in accordance with the design guidance set out in CPG1 and policies DP24 and DP25 of the LDF.

#### Standard of accommodation/residential amenity

The application proposes the creation of additional floorspace which would be used in connection with the enjoyment of the existing dwellinghouse. There is no residential conversion proposed by this application. As shown on the proposed basement plan, the scheme seeks to provide a new bedroom in the basement which is labelled 'studio flat'. This suggests that the bedroom would provide accommodation for either a relative or housestaff. Nevertheless, the size of proposed lightwell would ensure that sufficient light levels are achieved in this bedroom and therefore living conditions of a future occupier would not be compromised.

As there are no extensions proposed above ground level the development would not harm the living conditions of the occupiers of adjoining properties in terms of a loss of outlook, daylight / sunlight or privacy. Whilst there would be an element of light spill resulting from the creation of a basement the windows of neighbouring properties are sited a sufficient distance away and screened by fences and vegetation along the boundaries of the site.

#### Structural stability/hydrology

Policy DP27 states that developers would 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.

The application is accompanied by a Basement Impact Assessment undertaken by a Chartered Structural Engineer (by Kostas Zapaniotis of Milk Consultants) dated December 2011. The report confirms that a screening exercise was carried out in accordance with the recommendations of CPG4 (Basements) in respect of surface flow and flooding, ground water flow and slope stability. Soil investigations have been carried out which show that the subsoil is London Clay. The Basement Impact Assessment identifies that the ground conditions are such that there would be no significant impact on soils, land use, water quality and hydrology. In addition, Elsworthy Road did not flood in either 1979 or 2002 and the proposal would not be considered to increase flood risk in the area.

### Transport

Due to the width of the carriageway and the available private space for construction, loading, unloading and material extraction, it is the opinion of Network Management that a Construction Management Plan is not required to be secured through a S106 Agreement.

No other transport related works, such as cycle parking or car free housing for example are considered to be necessary or appropriate in respect of this householder application where there is no increase in number of residential units at the site.

### Trees / Landscaping

The application is accompanied by an Arboricultural Impact Appraisal and Method Statement which was prepared by Barrell Tree Consultancy in June 2011. The report makes an assessment of the existing trees both within the site and along the rear and side boundaries. It identifies that the only tree which would need to be removed as a result of constructing the proposed basement is a Category C tree (yucca). The tree is recognised to be of a low quality and well within the site and not prominent as a skyline feature from any public view points.

The method statement for the retention of the remaining 13 trees is in line with BS5837:2012 Trees in relation to design, demolition and construction. An appropriate condition is therefore considered adequate to ensure that the development will not impact on these trees.

As identified above, the majority of the existing rear garden comprises areas of hardstanding and decking. The application proposes to incorporate the planting of new grass, an area of decking and landscaping around the boundary of the site. To ensure that an acceptable standard of landscaping is provided details should be secured by condition.

The proposals are considered to be in accordance with Policy CS15 of the LDF.

### 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. The proposed charge in Camden is £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 is likely to be around £8,050 (approx. 161m<sup>2</sup> x £50) which would be collected by Camden if the application is implemented.

### Recommendation

Grant conditional planning permission.

### **Disclaimer**

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