

Delegated Report		Analysis sheet		Expiry Date:		25/04/2012	
		N/A / attached		Consultation Expiry Date:		05/04/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/0953/P			
Application Address				Drawing Numbers			
17A Fairhazel Gardens London NW6 3QL				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments to planning permission Ref: 2010/0446/P for the enlargement of the basement.							
Recommendation(s):		Grant permission subject to S106 legal agreement.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	34	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 09/03/2012 until 30/03/2012. Advertised in the Ham and High Newspaper 15/03/2012 until 05/04/2012. No representations were received.					
CAAC/Local groups* comments: *Please Specify		No comments received.					

Site Description

The site is located on the west side of Fairhazel Gardens to the south of Greencroft Gardens. It is within the South Hampstead conservation area. The site was originally part of the rear garden of a substantial corner property at the junction of Greencroft Gardens and Fairhazel Gardens, it became part of the open space of Nos. 17, 19, 21, and 23 Fairhazel Gardens, a short terrace of two storey houses, which was developed following the destruction of the original building on that corner site during the war. It is not known when this space was fenced off to form a separate site, but planning permission was sought and gained for the erection of an identical terraced house to those existing on site, in 2002 and again in 2006. The permission was renewed in 2010.

Relevant History

PWX0202010: Erection of a two-storey, two bedroom, terraced dwellinghouse with one off-street parking space – Granted on 22/07/2002.

2006/5560/P: Erection of two-storey plus basement and attic end-of-terrace dwellinghouse with rear dormer window, front/side and rear lightwells, plus alteration to front boundary treatment including erection of low brick wall with railings – Granted on 08/05/2007 subject to a S106 Legal Agreement for a car-free development.

2010/0446/P: Renewal of planning permission granted 8/5/07 for (Erection of two-storey plus basement and attic end-of-terrace dwelling house with rear dormer window, front/side and rear lightwells, plus alteration to front boundary treatment including erection of low brick wall with railing) – Granted on 26/03/2010.

2012/0114/P: Excavation of basement with front and rear lightwells in connection with existing dwellinghouse (Class C3) – **Application pending.**

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

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 (Basements and lightwells)

Camden Planning Guidance 2011

CPG 1 (Design)

CPG4 (Basements and lightwells)

CPG 6 (Amenity)

South Hampstead Conservation Area Appraisal

Assessment

Proposal:

The proposal is for alterations to planning permission (Ref: 2010/0446/P) for the enlargement of the basement.

Planning permission was originally granted on 8th May 2007 for the Erection of two-storey plus basement and attic end-of-terrace dwellinghouse with rear dormer window, front/side and rear lightwells, plus alteration to front boundary treatment including erection of low brick wall with railings (Ref: 2006/5560/P). The application was renewed when permission was granted on 26th March 2010 (Ref: 2010/0446/P).

The amendments in this current application involve the enlargement of the basement towards the (southern) side. The proposal would result in the basement being 4.45m wider (towards the south) with the addition of a 1.2m x 3.35m lightwell.

There would be other minor changes to the southern elevation, i.e. the removal of 4 stairs to the entrance door as ground levels will be raised by approximately 350mm.

Towards the front (east) elevation would now be 1m high balustrade with stairs down to basement level.

Assessment:

The proposal is for amendments to a previously approved application. The principle of the development was therefore considered acceptable. The main issues in this instance is therefore whether the changes would have any harmful impact on the character and appearance of the area or on the amenities of neighbouring occupiers, over and above those which were considered acceptable when permission was originally granted and 2006 and renewed in 2010.

Design / Impact on character:

Those changes above ground are considered minor and would have little impact in terms of the visual appearance of the proposal over and above what was previously considered acceptable. Most notable is the new staircase with balustrade which will now be to the east (front) elevation facing Fairhazel Gardens. The staircase would be below ground level and the balustrade at low-level (1m), set back from the front boundary wall by approximately 3.5m. The original scheme had a lightwell in this location and the proposal for stairs and a balustrade is therefore not considered to be significantly different from that which was previously approved. This part of the proposal is considered acceptable with no unacceptable harm caused to the character of the conservation area or host building.

The soft and hard landscaped areas would remain similar to what was previously approved. The proposal would involve raising ground levels by approximately 350mm however, this is considered to have a negligible impact on the appearance of the application site.

The proposal would involve an additional lightwell of approximately 1.2m x 3.35m. This lightwell would be located behind the existing electrical subway and therefore not visible from the street scene. It is not considered that this part of the proposal would harm the local character and appearance.

The 2 smaller lightwells within the rear garden is not considered to harm the character and appearance of the site or conservation area.

Basement Issues:

The applicant submitted a Basement Impact Assessment (BIA) and site investigation report. The proposal was screened and scoped in accordance with the guidance of Camden's Policy Guidance CPG4. The report identifies potential issues in respect of existing watercourses in the area as Fairhazel Gardens are one of the roads identified in CPG4 as being at risk of surface water flooding.

The proposal would not result in a significant increase in the proportion of hard surfaced / paved external areas over and above that which was previously considered acceptable. Any increase will be offset by the reinstatement of the garden over the top of the basement towards the side and rear. Groundwater issues can be overcome by sump pumping during excavation and it is recommended that trial holes be excavated to check

the rate of flow. The report suggests mitigation measures and that further investigation and excavation works is overseen by a qualified hydrological engineer. Appropriate waterproofing techniques will be put in place to prevent any flooding issues to the basement or nearby neighbouring properties.

With regards to structural issues, appropriate measures are recommended to ensure the stability of the highway and the adjacent neighbours.

The BIA raises no significant concerns which would result in harmful levels of surface water, flooding issues or structural stability issues. Subject to the works being undertaken in accordance with the recommendations of the BIA and overseen by a qualified structural / civil engineer, the construction of the Basement is considered acceptable and in accordance with CPG4 and policy DP27 of the LDF.

Impact on neighbouring amenity:

The proposal's impact on the amenities of neighbours have been assessed and considered acceptable when permission was originally granted. The changes proposed as part of this scheme would be to the south of the application site and would therefore not impact on any of the nearby neighbouring properties. The majority of the proposed basement extension is underground and subject to no serious concerns raised in the Basement Impact Assessment, would not impact on any neighbouring properties.

Highway / Transport issues:

Since permission was renewed in 2010 there have been no significant changes in respect of car parking requirements. The applicant agreed to the designation of the property as car-free subject to a legal agreement and this requirement will be carried forward, should permission be granted.

In addition, a highways contribution is required for any potential damages to the footpath or vehicular crossover. The applicant is also required to submit a Construction Management Plan (CMP).

Trees:

When permission was originally granted, reference was made to a number of trees including a Poplar and a Sycamore growing along the rear boundary of the site in the garden of 49 Greencroft Gardens. These trees contribute to the character and amenity of the Conservation Area and provide a screen between adjoining properties. These trees also provide a reasonable degree of wildlife value.

An Arboricultural report was submitted with the previously approved application and identified no harm to the trees in question provided the detailed prescriptions contained in the report in terms of site storage, fencing, etc are adhered to. Given the relative closeness of these trees it is envisaged that the building will be required to use pile and beam foundations by the Building Regs. Inspector, therefore no further details of foundations are considered to be necessary.

The planning consent required the submission and approval of hard and soft landscape details to ensure that any landscaping provides a sufficient contribution to the biodiversity value of the site. A similar condition will be carried forward, should permission be granted in this instance.

Community Infrastructure Levy (CIL):

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 £9,500 (190sqm 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.

Recommendation:

That planning permission is granted, subject to a S106 legal agreement to make the development car-free; for a highways contribution; and submission of a Construction Management Plan (CMP).

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