

Delegated Report Members Briefing		Analysis sheet		Expiry Date:		07/03/2012	
		N/A		Consultation Expiry Date:		23/02/2012	
Officer				Application Number			
John Sheehy				2012/0043/P			
Application Address				Drawing Numbers			
3 Regent's Park Road London NW1 7TL				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposals							
Amendment to planning permission granted for alteration to the dwelling house dated 22/02/2011, ref. 2010/3889/P for erection of a replacement single storey side extension and a single storey rear extension and excavation of a new basement with rear lightwell, namely excavation of an enlarged basement.							
Recommendations:		Grant conditional permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses No. electronic	2 0	No. of objections	2
Summary of consultation responses:		<p>Site and Press Notices displayed for 3 weeks.</p> <p>Two letters received raising concerns:</p> <ul style="list-style-type: none"> Concerns about demolition of the side extension and impact on the Conservation Area,* Access to houses within Regal Lane needs to be maintained at all times during construction works; Concerns raised about impact of construction noise on neighbours; Occupier of no. 5 Regents Park Road raised concerns about how close foundations would be dug and the impact on his property. <p>*Officer comment: the applicant has withdrawn the accompanying application for Conservation Area Consent and has changed the drawings to remove all reference to demolition.</p>					
CAAC/Local groups comments:		<p>Primrose Hill CAAC "... the extension of the basement would be harmful to the character and appearance of the conservation area, and [would] neither preserve nor enhance that character and appearance".</p> <p>Regal Lane Ltd, the management company for the private lane stated that they do not object to the application provided that no damage would be done to the surface of the lane or planting within it and provided that the existing Party Wall Agreement between respective owners of properties adjoining the lane is respected.</p>					
Site Description							
A substantial semi-detached dwellinghouse on the southern side of Regents Park Road and adjacent to Regal Lane, a private lane serving a number of residential properties which runs to the side and back of the site. The application property is on 4 levels: 3 storeys above ground with a basement/ lower ground level. The site has a substantial hard-landscaped front garden space and a large soft-landscaped rear garden. The building is finished in stucco; it is not listed but is identified as making a positive contribution to the Primrose Hill Conservation Area in which it is located.							

The property is subject to an article 4 direction restricting some categories of permitted development to the dwellinghouse.

Relevant History

February 2011 Planning permission and conservation area consent granted for erection of a replacement single storey side extension and a single storey rear extension, excavation of a new basement with rear lightwell, insertion of entrance steps to the front basement, replacement front boundary wall, fenestration alterations and associated landscaping works to existing residential dwelling, refs. 2010/3889/P and 2010/4269/C.

June 2011 Alterations including new lightwell and erection of a storage enclosure to front at ground floor and installation of heat pump in lightwell at basement level of residential dwelling (Class C3) as an amendment to previously approved scheme ref: 2010/3889/P dated 22/02/2011 (replacement single storey side extension and a single storey rear extension, excavation of a new basement with rear lightwell and associated works), ref. 2011/1516/P.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 Managing the Impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and Lightwells

Primrose Hill Conservation Area Statement

Camden Planning Guidance 2011

London Plan 2011

Assessment

Proposal: as approved the basement is located beneath the single-storey side extension and part of the front area of the property.

It is proposed to enlarge this basement area to occupy the area underneath the side extension which includes the portico. The approved basement area is L-shaped; it is proposed to square this off to create a rectangular basement footprint.

The additional excavated area would measure 3.5m W x 8.0m L with a floor-to-ceiling height of 2.4m. This would bring the total excavated area to 6.5m W x 12.75m L.

Assessment

In order to respond to the requirements of policy DP27 the application documents include the following

- a Geotechnical and Land Contamination Assessment by LBH Geotechnical and Environmental Consultants;
- a Hydrogeological Report by Fluid Structures Engineers; and
- a Basement Construction Methodology Report by Fluid Structures Engineers.

The Geotechnical and Land Contamination Assessment refers to desk studies and borehole investigations (x 5) which were carried out in August 2010 to depths of 3.3m (x3), 3.5m, and 4.3m. Three of the borehole were within the front area of the property and 2 in the rear. A standpipe was installed in one of the boreholes to the rear to gather evidence on groundwater and water flows through the site.

Samples gathered as part of these investigations were subjected to laboratory testing. These demonstrate that the soil on the site is made up of a relatively consistent layer of clay with occasional roots and traces of selenite crystals. There was no evidence of groundwater during the investigative tests, though some surface water did

gather within the borehole over a period of time due to the minimal drainage of the clay soil.

The Construction Sequence is set out in the submitted Basement Construction Methodology Report. The building would be supported and underpinned before any excavation is undertaken. The excavation would progress incrementally, by hand. The walls would be extended downwards and new footings created once sufficient excavation has taken place. Once the excavation and underpinning is complete the basement floor slab will be created.

The proposed additional excavated areas would be located 7.0m away from the shared boundary with 1 Regents Park Road and ca. 8m from the boundary to no.5 Regents Park Road. Due to the layout of the property and its neighbours the proposed excavated area would be no closer to the neighbouring properties than the approved extension. This will minimise the impact of the additional excavations.

With regard to impact on the water environment, there would be no loss of permeable surface area on the site as the enlarged basement would be beneath the footprint of the house and the hard-landscaped front area and would not represent a sufficient increase in size to represent an obstacle to water flows around the site. Map 5 of the London Borough of Camden Local Development Framework Core Strategy does not identify this section of Regents Park Road as having potential to be at risk of flooding or having been flooded in 1975 or 2002.

The survey information and analysis provided in the Geotechnical and Land Contamination Assessment includes borehole investigations to a depth greater than the deepest point of the proposed excavation. The Hydrogeological Report and the Basement Construction Methodology Report are sufficiently detailed to demonstrate that any impact of the additional excavation on stability of local buildings and the water environment would be limited and localised. Overall, the proposal is acceptable in terms of DP27.

Other issues

There would be no impact on neighbour amenity as the proposed additional floorspace would be located underground. Similarly there would be no impact on the appearance of the application building or the character and appearance of the Conservation Area. The application would have no impact on the rear garden of the application site and the gardens to properties to either side.

One neighbouring occupier has expressed concerns about the disturbance and noise that may result from the building works associated with the proposal. Noise and disruption caused by building works are subject to control under environmental health legislation, not planning legislation, and the standard informative referencing the Control of Pollution Act 1974 is attached. The concerns raised by the neighbouring occupier have been taken into consideration by officers in the assessment of this application. In this case the proposed works will have to proceed carefully and slowly as the building will be retained.

The property has generous front and rear garden areas and there is ample space within the site for skips to store of building materials or earth excavated to form the basement. As a result it is unlikely that there would be any impact on free vehicular movement along Regal Lane for the duration of the works.

Recommendation: grant conditional permission.

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