

Delegated Report		Analysis sheet		Expiry Date:		27/01/2012	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Hugh Miller				2011/6252/P			
Application Address				Drawing Numbers			
54 South Hill Park London NW3 2SJ				Please refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant condition 3a (details of storage extension) and condition 3b (soft landscaping) of planning permission 2008/3694/P granted 03/02/2009 for the erection of a front basement level extension to provide storage to single family dwellinghouse.							
Recommendation(s):		Discharge condition 03 (a) and 03 (b)					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	n/a.						
CAAC/Local groups* comments: <small>*Please Specify</small>	n/a						
Site Description							
A basement + 4-storey terraced property situated on the west side of South Hill Park. It has bay windows at basement and ground floors, uneven front garden ground levels, which is characteristic of properties no. 52-56. The building is within the South Hill Park Conservation Area. It is not listed. Properties to the west of the application site Nos. 46 - 50, have shallow dept front lightwells with timber enclosures, which provide storage space.							
Relevant History							
August 2007- planning application withdrawn for the erection of a basement extension below the front garden area to provide additional accommodation for the dwellinghouse, ref. 2007/2637/P.							
November 2007 pp refused for erection of a front basement level extension including alterations to existing front lightwell to provide additional accommodation to single-family dwellinghouse, (2007/4135/P) for reason as follows:							
<i>The proposed extension, by reason its bulk, depth and location in the front garden and the</i>							

consequent loss of a significant area of landscaped frontage, would have a detrimental impact on the setting and appearance of the host building, the character of the streetscene largely unimpaired by front garden extensions, and on the character and appearance of the Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, and design advice in the Camden Planning Guidance and South Hill Park Conservation Area Statement.

May 2008, appeal was lodged against Council's refusal.

October 2008 the appeal was allowed with conditions (See assessment below).

February 2009 PP Granted - Erection of a front basement level extension to provide storage to single family dwelling house; ref. 2008/3694/P subject to conditions:

October 2010 approval of details application withdrawn, ref. 2010/4383/P.

Relevant policies

LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

LDF Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

South Hill Park Conservation Area Statement

Assessment

Background

In February 2009 planning permission was granted for erection of a front basement level extension to provide storage to single family dwelling house; subject to conditions (see below). In October 2010, approval of details application was withdrawn by the applicant due to incomplete information. The current application seeks to discharge of condition 3, which has two elements [3a & 3b].

Condition 3

Notwithstanding the information hereby approved and prior to the commencement of works on site detailed drawings as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of the single storey storage extension showing height of the rear retaining wall and depth of soil at a scale of 1:20;*
- b) Plan, elevation and section drawings where appropriate of all proposed soft landscaping, showing the area of the front garden to be planted including details of the planting species.*

Reason: To safeguard the appearance of the building and the character and appearance of the Conservation area in accordance with the requirements of policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan 2006.

Assessment

Design and appearance - hard and soft landscaping details

The applicant has submitted ground floor plan, elevation and section drawings at scale 1:20 and 1:50 of the single storey storage extension showing height of the rear retaining wall and depth of soil. The drawings submitted are considered to be appropriate.

During the assessment, the applicant has revised the information and the substrate depths have been increased to 170mm, from 50mm and sedum and wildflower plug plants would replace the sedum blanket.

The detail landscaping planting specification and maintenance treatment is as follows:

BHC PLANTED ELEMENT SPECIFICATION – MEADOW GRASS

Wildflower Blanket	Wildflower Plugs
Synthetic fibre protection/moisture retention fleece. Laid with 150mm overlaps. (BHC 500PP).	Synthetic fibre protection/moisture retention fleece. Laid with 150mm overlaps. (BHC 500PP).
Drainage/water retention element. Loose laid. (BHC 25DWR).	Drainage/water retention element. Loose laid. (BHC 25DWR).
Filter fleece. Laid with minimum 150mm overlaps in all directions. (BHC 150FF).	Filter fleece. Laid with minimum 150mm overlaps in all directions. (BHC 150FF).
Site formulated growing substrate consisting of organic, inorganic and mineral components (BHC SUB.INT) Settled depth: 150 mm	Site formulated growing substrate consisting of organic, inorganic and mineral components (BHC SUB.INT) Settled depth: 170 mm.
Plant layer installed as 20mm thick pregrown wildflower turf layer.	Plant layer installed as young wildflower plug plants, sown at 20 plugs per sqm.
Pressure compensated irrigation system for use in times of prolonged drought.	Pressure compensated irrigation system for use in times of prolonged drought.
Planted element saturated weight: 220 kg per sqm.	Planted element saturated weight: 220 kg per sqm
Vegetation breaks to roof perimeter, penetrations and erosion susceptible areas (300mm wide, 20-40mm rounded pebble in fill).	Vegetation breaks to roof perimeter, penetrations and erosion susceptible areas (300mm wide, 20-40mm rounded pebble in fill).
Planted element system depth above the waterproofing: 200 mm. (The extent to which plant cover will extend above the growing substrate will depend on species selected and season)	Planted element system depth above the waterproofing: 200 mm. (The extent to which plant cover will extend above the growing substrate will depend on species selected and season).

Maintenance Requirements

- Cutting and raking off of cut material timed to flowering/seeding period of the plant community.
- Feeding generally not required. If deemed necessary as part of the maintenance programme feeding should be carefully, controlled, as this will have a direct effect on the range of plant material forming the meadow community.
- Irrigation generally not required under normal UK conditions. Severe drought conditions may mean that temporary irrigation will be required to carry the plant layer through a 'crisis' period.

It is considered that this soft landscape treatment would harmonise with neighbouring front garden and better reflect with the existing character of this part of the conservation area and streetscape. As such sufficient information has been submitted for conditions 3a and 3b to the approved.

Recommendation: Discharge Condition 3a and 03b.

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