

Delegated Report		Analysis sheet		Expiry Date:		26/12/2011	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jenna Litherland				2011/5580/P			
Application Address				Drawing Numbers			
2 Quickwood London NW3 3ST				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to conditions 2 (landscaping above basement structure) and 4 (SUDS) of planning permission granted 14/11/11 (ref: 2011/3626/P) for the excavation of basement with two skylights in rear garden to provide additional accommodation to existing single-family dwellinghouse (Class C3).							
Recommendation(s):		Part approve/ part refuse					
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: *Please Specify		N/A					

Site Description

Quickswood is a residential development dating from the 1960s located off the north side of King Henry's Road. The application site is No. 2, two storey single family dwellinghouse which is located on the east side of Quickswood. Together with three other dwellings mirroring it in design, it forms a quadrangle enclosing the rear gardens of the four properties. The south side of the site forms part of the streetscene along King Henry's Road. The rear of the site joins 2 Conybeare. The property is not located within a conservation area but the south side of the site is opposite the Elsworthy Conservation Area.

Relevant History

2011/3626/P Planning permission was granted in on the 14/09/2011 for excavation of basement with two skylights in rear garden to provide additional accommodation to existing single-family dwellinghouse (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage
CS15 Promoting and improving our parks and open spaces & encouraging biodiversity
CS16 Improving Camden's health and wellbeing

DP22 Promoting sustainable design and construction
DP23 Water
DP32 Air quality and Camden's Clear Zone

Updated Camden Policy Guidance April 2011

CPG3 - Sustainability
CPG4 - Basements

London Plan 2011

Assessment

Planning permission was granted in on the 14/09/2011 (ref: 2011/3626/P) for excavation of basement with two skylights in rear garden to provide additional accommodation to existing single-family dwellinghouse (Class C3).

Condition 2 states: Full details in respect of the landscaping of the area of garden above the basement structure shall be submitted to and approved by the local planning authority before the relevant part of the development commences. This should include details of planting and a scheme of irrigation. The surface shall be of a permeable material to ensure that water can penetrate the surface and disperse through to the soil and other permeable material. The basement shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Condition 4 states: Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

Condition 2 – The submitted details show that 0.2 metres of porous gravel and 0.3 metres of soil will be provided above the basement structure. A permeable timber decking is proposed over the soil. This is considered acceptable in terms of drainage as it will allow water to penetrate the surface and disperse through the soil. The planting will be located in a raised planter adjacent to the southern boundary. The planning will consist of a Holly hedgerow. The proposed hedge will enhance the ecological value of the site and is considered to be acceptable. The submitted details are considered to comply with policies CS13, CS15, CS16, DP22, DP23 and DP33.

Condition 4 -The submitted details show that infiltrations techniques will be used to manage water on site. This involves the use of porous and permeable surfaces which allow water to infiltrate directly into the subsoil, rather than flowing over the top. Paragraph 2.46 of CPG4 states that basement development should not displace groundwater or surface water flow so it causes flooding on nearby sites or those further away. The submitted section details a porous pipe, however details are not provided on the capacity of the pipe or where the water would be dispersed to. No plans have been provided showing the positions of the porous pipe other than a cross-section (which itself is not totally consistent with other information provided), for example, nor where or how it would disperse water. No calculations have been provided to show that these arrangements would have sufficient capacity on site for ground and surface water flow (including situations arising from storm events) before its slow release into the environment and without dispersing ground or surface water to surrounding land and preventing problems to those areas such as flooding, as advised in CPG4. Considering this, the details submitted do not satisfactorily demonstrate how the proposal would reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system. The submitted details are therefore contrary to policies CS13, CS16, DP22 and DP23.

It is recommended that condition 2 is discharged and that details submitted in accordance with condition 4 are refused.

Recommendation: Approve details submitted in accordance with Condition 2 / Refuse details submitted in accordance with Condition 4

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