

Members Briefing		Analysis sheet		Expiry Date:	21/11/2011
		N/A		Consultation Expiry Date:	03/11/2011
Officer			Application Number(s)		
Nicola Tulley			2011/4860/P & 2011/4864/L		
Application Address			Drawing Numbers		
5A Greville Place London NW6 5JP			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Enlargement of existing lower ground floor beneath front garden and to rear and creation of terrace on roof of rear lower ground floor extension, erection of roof extension, re-landscaping of front garden and installation of new gate piers and railings, and alterations to fenestration all in connection with existing dwellinghouse (Class C3).					
Recommendation(s):		1) Approve planning permission with conditions 2) Approve listed building consent			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 05/10/2011 to 26/10/2011.</p> <p>Press notice of the application was advertised on 05/10/2011.</p> <p>Ten neighbours have been consulted, two letters of objection were received, the following issues were raised:</p> <ul style="list-style-type: none"> • Reduced light into the artist's studio (3a Greville Place) as the studio skylights are on the side facing the subject site. • During 10 years the local area has been subject to flooding three times. If 5a proposes to extend back with substantial foundations what are the guarantees that the water table at 3b will not be higher? • The proposed terrace will impact upon privacy of 3a Greville Place, with views into a bathroom and landing. • Noise and disturbance from construction works. 					
CAAC/Local groups* comments: *Please Specify	No response received to date.					

Site Description

The subject site is a two storey, plus basement, terraced dwelling-house located towards the southern end of Greville Place. The surrounding area is predominately residential with differing built housing forms and design. The area is designated within St John's Wood Conservation Area and is a Grade II Listed building.

The subject property has no previous extensions however; the front garden has been completely hardsurfaced with removal of front boundary wall.

Relevant History

Subject site

PWX0003024: (2001) Planning permission granted for, The excavation of the basement to form habitable accommodation, the insertion of two windows in the front elevation at basement level and the erection of a balcony at the rear. As shown on drawing numbers 1, 2, 3, 10A, 11A, 1A, 2A, 4 and calculations (3 sheets).

PWX0002869: (2001) Planning permission granted for, The retention and reduction in height of the south-west, side garden wall at the rear of the property. As shown on drawings 4962/001, 002, 003, 004, 07, 10, 11, 012, 013 and 014.

LW9902530: (1999) Planning permission refused for, Retention of a single storey extension and conservatory extension at the rear, As shown on drawing numbers; 151:101/ 01, 02, 2 and 3.

The history of development at the subject site indicates that the early infill (19th Century) building was originally single storey, which was later extended by a roof extension and excavated lower ground floor. Photographs supplied within the PPS5 statement indicate that the roof extension was converted to a full storey post 1978.

5 Greville Place

A glazed single storey rear extension was approved in 2004, planning reference 2004/0543.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

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

Camden Planning Guidance 2011

CPG1 Design

CPG4 Basements

CPG6 Amenity

St John's Wood conservation area appraisal and management plan

Assessment

The subject dwelling-house is a two storey, with basement, Grade II Listed Building within St John's Wood conservation area and formed part of the early infill development in the 19th Century, linking Numbers 3 and 5 Greville Place. The first floor of the dwelling-house is a previously converted roof extension, as illustrated within the submitted PPS5 Statement. Neighbouring properties Numbers 3 & 5 Greville Place are also Listed; Number 5 has an existing single storey rear extension. The applicant has proposed to excavate the existing basement to the front of the premises with an extension of the lower ground floor to the rear with associated roof terrace; erection of a roof extension; alteration to the front garden and fenestration to the front elevation.

Amendments:

The initially proposed full mansard roof extension was not considered acceptable by reason of its excessive bulk and massing above an additional extended floor of the property and its failure to respect its original form and style. The proposed single storey rear extension was originally of similar depth to the adjacent property Number 5 Greville Place, and in comparison was deemed excessive in relation to the size and scale of the host building. Amendments were received relative to both of these issues and these are outlined below.

- **Extension of lower ground floor beneath front garden and rear;**

Design & scale

The existing basement is the full depth and footprint of the ground floor above, with a partial excavated lightwell to the front elevation (1.1m in depth). This proposal intends to extend the basement into the front garden by 2.4m and to extend the rear basement by 3m. The enlarged internal floorspace will provide an area for bin storage and laundry room to the front of the premises, an additional bedroom, and dayroom to the rear.

The existing front lightwell will be retained with additional storage located beneath the extended basement; as such the alterations proposed fronting the highway will be minimal. The extended storage area will be landscaped above, as shown on plan 569_GA_00 (ground floor) and the lightwell will be secured by metal railings, as per the existing, with an extended stairwell. The proposed front extension of the basement would not result in the loss of existing off-street parking spaces or be detrimental to the character and appearance of the dwelling-house or locality.

The proposed lower ground extension to the rear includes lowering the rear half of the existing basement by 1.5m which would project into the rear garden by 3m. The ground floor extension has been revised to appear subservient to the extension at the neighbouring property Number 5 Greville Place, featuring a flat roof 2.8m in height. The opposite adjoining property, Number 3a Greville Place, has no existing rear extensions.

Although the rear elevation appears imposing with an additional floor, the lower ground floor will be partially obscured when viewed from the rear garden due to ground level changes and will not be seen from the public realm. Site inspection has confirmed that the revised depth and height would not adversely impact the character and appearance of the existing property or the amenities of adjoining properties and is in general accordance with policies: CS14; DP24; DP25; and DP26 of Camden's LDF.

Residential amenity

The applicant has proposed to change the existing study sited to the front of the lower ground floor to a bedroom (11m²). The Council will not permit the inclusion of habitable rooms in areas that are prone to flooding, Greville Place is not listed as an area prone to surface flooding and therefore the proposed bedroom is considered acceptable. To ensure natural daylighting into habitable rooms Camden Planning Guidance 2 'Housing' states that walls and structures should not obstruct windows by being closer than 3 metres or where this is not achievable, the glazed area should not be less than 10% of the floor area of the room. The glazed area for the proposed bedroom is above the recommended 10% standard and therefore deemed adequate in terms of residential amenity.

Although the proportion of natural daylighting is deemed acceptable, on balance, the outlook from the proposed bedroom would be poor considering the 1.0m distance to the proposed bin store. However, considering other bedrooms in the dwelling-house have uninterrupted front or rear outlook, the quality of outlook is not deemed significant in this instance.

Structural stability and hydrology

The additional internal space provided at lower ground floor level requires excavation under the front garden and lowering of the basement floor by 1.5m to the rear portion of the building. In cases where an extension to an existing basement is proposed DP27 states that officers will need to be satisfied that effective measures will be taken during excavation, demolition and construction to ensure that structural damage is not caused to the subject building.

A report on proposed structural works has been produced by Packman Lucas Engineering LLP, dated 29th November 2011. The report notes that the principal bearing soil in the vicinity of the site is London Clay which is inclined to expand and contract on a seasonal basis. As such the new extension will be founded on short bore piles that extend down to clay that is unaffected by seasonal variations. In view that the clay soil immediately below the base slab of each extension will be subjected to seasonal movements, the slab will be constructed over a compressible material to permit the movement to occur without damaging the slab itself.

The report concludes that provided the correct sequence of construction is observed (reference to report) and that the temporary propping is correctly installed and sequenced there is no reason why the works would cause any damage to either the building or adjoining properties.

- **Creation of roof terrace on roof of lower ground extension;**

The subject site has an existing rear balcony, 1.5m deep, adjacent to Number 3a Greville Place which is secured by steel black railings and screened by a brick wall. The proposed roof terrace utilises the full extent of the lower ground roof which is screened by the existing side boundary walls which are 2.6/2.5m in height, when measured from the lower ground roof.

Policy DP26 of Camden's Local Development Policies seek to ensure the protection of neighbouring amenities and development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. The roof terrace proposed should not harm the amenities of neighbouring occupiers providing the side walls are permanently retained and maintained. This shall be secured by condition.

- **Erection of a roof extension;**

The revised roof addition has sought to terminate the roof form with an extension which is characteristic to the original form and design of properties in the immediate locality. The shallow pitch roof proposed would sit behind the existing front and rear parapets and project above the parapet by 1.2m at its highest point. The alteration of the roof form and internal alterations to floor levels at the rear of the property would provide an additional bedroom.

Although the proposal would add yet another storey which is contrary to guidance contained within CPG1, design officers agree that the shallow roof form would improve the character and appearance of the existing building. However, it must be noted that any further increases in bulk will not be considered acceptable as the property would not remain subservient to Number 5 Greville Place.

The internal alterations to floor levels at the rear of the property would alter the fenestration and detailing to the rear. In view that the existing windows at the rear elevation of the subject dwelling do not follow the alignment of the adjoining property, Number 5 Greville Place, the re-positioning of windows are not deemed to adversely impact the character and appearance of the listed building or its neighbours. Windows proposed at third and second floor levels would match the detailing and materials of the existing, further details including cross sections will be required by condition. The proposed internal and external alterations to provide an additional bedroom within the roof is considered sympathetic to the listed building and therefore deemed acceptable in relation to policy DP25.

- **Alterations to front garden with installation of new gate piers and railings;**

The existing front garden is completely hard surfaced with motorised steel black gates, providing off-street parking for two cars. The proposal intends to improve this layout through the introduction of a separate pedestrian entranceway, defined by a landscaped border to the north east boundary and entrance gate. The alterations to this layout would involve the addition of a gate pier 1.5m high to match the existing pier to the north east boundary.

The addition of landscaping and separation of vehicle and pedestrian access is welcomed. Landscape officers noted that there are unlikely to be any impacts on trees or landscape however, further details of resurfacing works to the front driveway require submission to demonstrate how sustainable drainage measures will be achieved.

- **Alterations to fenestration and front entrance door;**

In connection with the proposed roof addition, windows on the front elevation at first floor level are to be set down by 0.4m and the ground floor W/C window to be removed. In addition, the proposed alteration to the front stair access would align the front entrance door with ground floor windows. These alterations have been proposed to ensure balance to the main façade of the building.

Conclusion

In consideration that the proposals have been significantly revised in relation to the size and scale of the original infill building the proposals are deemed acceptable, on balance, with further submission of details through condition.

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