

Pre-application meeting report

Meeting Date:
24th July 2008



Lead officer for Camden: Ms Cassie Plumridge

Other Camden officers attending:

- Bernice Cheung: Conservation and Urban Design
- Sam Longman: Transport
- Neil Cleary: Policy

Applicant(s)/Agents(s):

- Giles Lovegrove (architect)
- Sam Lipton

Applicant name and address:

Giles Lovegrove
Coupdeville
Unit 1a
Woodstock Studios
London

Site address:

77 Avenue Road
London
NW8 6JD

Proposals (reference 2008/3236)

The pre-application proposal relates to a large single dwelling located on Avenue Road. The site is located outside of any Conservation Area. The scheme proposes to demolish the existing building and rebuild to provide an enlarged single dwelling comprising a double basement, ground, first and second floors.

Principal issues discussed at our meeting

The adopted development plan is the Replacement Unitary Development Plan 2006 – it can be downloaded from our website, together with the Camden Planning Guidance 2006.

Site Description / Background	<p>The application site is located on the western side of Avenue Road, near the junction of Avenue Road, Elsworthy Road and Queen's Grove and west of Primrose Hill. The site is currently occupied by a 3 storey detached residence set back from the street, allowing a hard landscaped forecourt and parking to the front of the site. The existing scale, massing, red brick construction and symmetrical proportions are respectful of the established building lines and masonry character of the Avenue Road streetscape, much of which is included in the Elsworthy Road Conservation Area (to the south of Elsworthy Road and east of Avenue Road). Mature trees exist both within the site boundaries and align this part of Avenue Road, contributing to the suburban character of the area.</p>
Land use	<p>H1 – New Housing The proposals essentially involve the replacement of the existing dwelling and as such are acceptable in the broad terms of this policy.</p> <p>H7 – Lifetime Homes You are advised of the need to meet the 16 Lifetime Homes criteria. If all of the criteria can not be met the assessment should indicate clearly which criteria can be met, and justify failure to meet any that will not be met by reference to the particular constraints responsible. A useful reference, in addition to the information on the Camden website, is the Joseph Rowntree Foundations website (www.jrf.org.uk/housingandcare/lifetimehomes), who developed this assessment over and above the requirements of Part M of the Building regulations.</p>
Design	<p>Principle of the Development The application site at 77 Avenue Road is not located within a conservation area, however is in close proximity to both the Elsworthy Road Conservation Area and St John's Wood Conservation Area. There is no policy to protect the existing residence at 77 Avenue Road and hence, the principle of demolition on this site is considered acceptable.</p> <p>The existing residence presents an appropriate scale and attractive frontage to Avenue Road, one that is fitting in its streetscape context and respectful of the setting of its neighbouring conservation areas.</p> <p>During the pre-application meeting, the retention and refurbishment of the existing dwelling was expressed by Council as the more favourable option over demolition and redevelopment of the site. However, the applicant/ owner's brief includes the incorporation of 2 basement levels and therefore, the retention of the existing building is not considered viable.</p> <p>Any replacement building on this site should respect its streetscape context, seek to maintain its mature trees on site and achieve exemplary design standards.</p> <p>As queried during the pre-application meeting by the architects, a contemporary design solution may be acceptable on this site, subject to its detailed design and suitability on site.</p> <p>Building Layout The proposed building footprint retains the building outline and citing of the</p>

existing building at 77 Avenue Road. The proposed building footprint is considered acceptable on this site as it maintains the consistent setback of this part of Avenue Road.

At this preliminary stage, no lightwells have been shown on the proposed ground floor plan to the building's frontage. The possibility of such was discussed in the pre-application meeting and agreed that examples of existing front lightwells present on the Avenue Road streetscape should be submitted to support the argument for this type of treatment to the proposed front elevation. If lightwells are acceptable, then consideration to the appropriate boundary treatment is pertinent as upstanding railings may not be acceptable.

Vehicular access onto the site is located in the same position as existing, to the southern boundary and accessed off Finchley Road. Cars enter the basement carpark via a car lift.

The proposed basement levels are double the length of the built form (above ground level) and therefore occupy the greater part of the site. A sunken courtyard is proposed at basement level to the rear of the site and is expressed at ground level with terraces on either side. The remaining basement level is covered over with a grass roof, to essentially conceal the presence of the subterranean levels and to reinstate the soft landscaping to the rear gardens. This is considered satisfactory, provided that the proportionate ratio of built and unbuilt spaces on site is retained.

Trees

The retention of any mature trees on site is desirable, and the extent of the basement will be determined by the root zone of these trees. An existing site plan (and tree survey) is required to be submitted showing the extent of mature tree planting on site, with a view that the design proposal (including the basement levels) will respect the existing tree's root system and garden character of the site.

Any future application should be accompanied by (1) A tree survey (see section 4.2 of BS5837:2005); (2) A tree constraints plan (see section 5.2 and 5.3 of BS5837:2005); (3) an Arboricultural implications assessment (see section 6 of BS5837:2005); and (4) an Arboricultural method statement including a tree protection plan (see section 7 of BS5837:2005).

Building Mass

As discussed at the pre-application meeting, the principle of a contemporary design is considered acceptable on this site, provided that it is sensitive to the character and presentation of the streetscene, in terms of scale, existing patterns of development and building lines and use of materials. A maximum 3 storey scale above ground level is considered acceptable on this site in principle, subject to its proposed bulk, massing and detailed design.

Summary

It is acknowledged that the proposed design scheme is at a very preliminary stage. However, prior to any further discussions, a full set of drawings including resolved plans, elevations, sections and any supporting photomontages should be submitted for review. At this stage, only an indicative building outline has been submitted, so limited comments can be provided regarding the proposed scale, bulk and mass of the proposal. Further details are also required regarding the impact of the development on the trees on the site and surrounding area.

Amenity	Due regard should be given to the amenity impacts (daylight, sunlight, outlook and overlooking) on the surrounding properties.
Open space and biodiversity	<p>N5 – Biodiversity Policy N5 seeks to ensure that new development conserves and enhances wildlife habitats by greening the environment. The use of green/brown roofs may be viable, and the applicants would be well advised to explore this (it seems that there could be scope to provide this on the roof of the building), on the basis that a brown roof (i.e. not sedum) using any aggregates from the site would be preferable.</p> <p>Given the substantial basement proposed on the site, the scheme should incorporate a sustainable drainage system on site.</p>
Sustainability	<p>SD9 - Resources and Energy Code for Sustainable Homes Although not a requirement within the policy, you are encouraged to undertake this assessment in order to ensure the most sustainable methods for design and construction for the scheme.</p> <p>Renewable Energy Once again, whilst there is no requirement in Policy to make provision for renewable energy on site in a scheme such as this, you are encouraged to consider how the energy requirements of the new building will be met. This is particularly relevant in this instance as the scheme contains features (such as the pool, spa area and home cinema) that are likely to produce high demands on energy.</p>
Transport	<ul style="list-style-type: none"> • The proposals are for the enlargement of a single dwelling house. No changes to vehicular access are proposed. The proposals are acceptable in terms of transport. • The majority of the construction work can be carried out on-site as the property has a large front drive, therefore a Construction Management Plan is not needed. It is noted that if the root protection zone of the trees on the site and surrounding properties substantially reduces this area this may need to be revised. • There is plenty of space to store a cycle within the property; however this should be marked on the layout plans and provided at ground floor level. • As there is no increase in residential units are proposed so there is no need for a car-free agreement. There are no changes to vehicle access and no increase in trips so a S106 for highways works is not needed.

Planning Obligations under Section 106 of the Town and Country Planning Act 1990

Following our preliminary assessment of your proposal, if you submit a planning application which addresses outstanding issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the following head(s) of term. See notes at appendix A.

Payment of the Council's legal and other professional costs in
 (a) preparing and completing the agreement and
 (b) monitoring and enforcing its compliance

No

Car Capped Housing

No

Affordable Housing

No

Education Facilities and Contributions

No

Open space

No

Sustainability measures

No

Service management Plan

No

Construction Management Plan

No

Travel Statement

No

Works in the Highway

No

Contribution for off-site housing provision

No

Lifetime Homes

No

What else needs to be done before submission

Further details are also required regarding the impact of the development on the trees on the site and surrounding area.

The proposed design scheme is at a very preliminary stage. Prior to any further discussions, a full set of drawings including resolved plans, elevations, sections and any supporting photomontages should be submitted for review.

Consultation

If relevant, it would be helpful as part of your submission if you could set out what, if any, public consultation you have carried out, what comments have been received and how your proposal has been amended in response to such comments.

Submission of a valid planning application

To submit a valid planning application you will need to provide all the information and plans set out in the attachment to this letter. In addition, you should submit the following statements, showing how far your proposal meets Camden's policies and guidance:

Supporting Planning Statement	Yes
Design and Access statement	Yes
Crime Prevention Statement	
Infrastructure Impact Assessment	
Transport Assessment / Transport Statement	
Construction Management Plan (outline)	
Service Management Plan (outline)	
Travel Plan	
Daylight / sunlight assessment	
Environmental Statement/Impact Assessment	
Listed building/Conservation Area/Historic Gardens appraisal	
Tree Survey/ Arboricultural statement	Yes
Landscaping plans plus sectional drawings, including green roof	Yes
Viability assessment	
Regeneration assessment	
Retail assessment	
Sustainability appraisal	Desirable
Noise Impact assessment / acoustic report	
Air Quality assessment	
Renewable energy statement	Desirable
Photographs/photomontages	Desirable

Validation checklist – for ALL applications for planning permission

Your application **MUST** include the following:

- 1 Original and 2 copies of the completed planning application forms, signed and dated
- 1 Original and 2 copies of the completed signed and dated Ownership Certificate (A, B, C or D) & Article 7 Certificate (Agricultural Holdings)
- If applicable, details of any assistance or advice sought from a planning officer prior to submitting your application – please indicate dates of any correspondence or discussion and name of officer
- 1 Original and 9 copies of the location plan (ordnance Survey based), at a scale of 1:1250 or 1:2500 or larger) or at an appropriate scale to show at least two main roads and surrounding buildings and should show the direction of North.
- The application site should be edged clearly with a red line and a blue line must be drawn around any other land owned by the applicant.
- 9 copies of any other drawings required (see application specific checklist).
- The correct fee.

Validation checklist – for full planning applications

In addition for a detailed application the following additional plans are required:

- 9 copies of the block plan of the site to a scale of not less than 1:500
- 9 copies of the existing and proposed elevations to a scale of not less than 1:50
- 9 copies of existing and proposed sections and finished floor levels at a scale of not less than 1:50
- 9 copies of existing and proposed floor plans at a scale of not less than 1:50
- 9 copies a site survey plan to a scale of not less than 1:200 showing existing features of the site e.g. walls, trees, buildings and other structures
- 9 copies of a site survey plan at scale of not less than 1:200 showing proposed features e.g. landscaping.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries in relation to the above matters do not hesitate to contact me.

Signature

Name: **Ms Cassie Plumridge**

Designation: Planning Officer

Date: 13th August 2009

Appendix A

Section 106 agreements

Depending on the nature of the submitted scheme planning obligation requirements are supported by relevant policies of the adopted Unitary Development Plan and supplementary planning guidance. Council policy in respect of these areas is available on the Councils website at **www.camden.gov.uk/planning** which has links to the supplementary planning guidance adopted in 2002. This explains in more detail the circumstances of why a planning obligation may be required.

The legal agreement under S.106 would be enforceable by the Council, and bind you and any successors in title. Your intention to agree to the heads of terms will be a matter that the General Purposes (Development Control) sub Committee will take into account when considering your application. So that we can correctly inform the Committee of your intentions, you will need to confirm agreement to the heads of terms, and the Agreement itself will need to be prepared at risk prior to your application being presented to the Committee. We will also seek the Committee's agreement to require completion of the legal agreement within a very limited time period, or failing this for the application to be reviewed and possibly treated as withdrawn.

Any Section 106 Agreement must follow the Council's standard form of model agreement, an example of which is contained in the Council's Supplementary Planning Guidance. A template agreement with standard clauses is also obtainable at www.camden.gov.uk/planning where application forms can also be downloaded. The Council will not accept departures from these. For further guidance a "Planning Obligations Information Pack" is also available on request.

The Council's Development Control Sub-Committee will not normally consider an application recommended to be subject to a Section 106(s278) Agreement unless the terms of the Agreement have already been confirmed and agreed in writing. The usual approach is therefore not to report an application to the Sub Committee until the Section 106(s278) Agreement has been agreed in draft and is in a form ready to be executed (subject to any further modification following committee resolution).

We strongly advise that you provide the Council's Legal Services with the following information as soon as possible (before you submit your application).

- (i) Full postcode of the site (in order that relevant title information can be obtained),
- (ii) Details of your legal representative
- (iii) A completed undertaking (see attached) that you will meet the Council's reasonable costs incurred in connection with the agreement, together with a one off payment for monitoring costs (equivalent to £300 per Head of term of the Agreement.) These

costs will be payable whether or not the Agreement proceeds to completion.

Once this information has been provided, Camden's Legal Services representative will send your legal representative an initial draft Agreement.

Please also note that your application is likely to be identified as a 'major application' in accordance with the Office of the Deputy Prime Minister's definitions. The Local Planning Authority is required to determine the majority of major applications within a 13 week period from the date of receipt. In order to meet these targets and provide a focussed service Camden Planning Service will be working to tight timescales. We would draw your attention in particular to the very limited scope for amendment once you have submitted the application, and to the need to progress any legal agreement in advance of or concurrently with consideration of a planning application