

DISCLAIMER

Decision route to be decided by nominated members on Monday 01st January 2010. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report Members Briefing		Analysis sheet		Expiry Date:	08/09/2009
		N/A		Consultation Expiry Date:	30/10/2009
Officer			Application Number		
John Sheehy			2009/1096/P		
Application Address			Drawing Numbers		
4 Telegraph Hill London NW3 7NU			Refer to draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Erection of an enlarged two storey rear extension, alterations to the roof including new and replacement dormer windows, new timber garage door and repositioned windows on front elevation and excavation of enlarged basement to existing dwelling house as an amendment to the previously approved scheme for 'erection of two storey rear extension including dormer windows; and expanded basement area', ref. 2007/1015/P, granted in May 2007.					
Recommendation:		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	4	No. of responses	3	No. of objections	1
			No. electronic	0		
Summary of consultation responses:	<p>Site notice displayed from 9th October to 30th October.</p> <p>Occupier of 23 West Heath Road, objection: “overdevelopment which does not conform to the area... especially considering the size of the subject dwelling. The degree of excavation that has been granted consent to date is excessive”.</p> <p>Occupier of 5 Telegraph Hill comment: Rear flat roofed area should not be accessed via a door as this would result in a loss of privacy to 5 Telegraph Hill.</p> <p><u>English Heritage</u> have stated that, although the site is in an Archaeological Priority Area, the proposal is unlikely to have any impact on archaeological heritage.</p>					
CAAC/Local groups comments:	<p>Redington/ Frognal CAAC: “We note that the original scheme has lost the character of the house and this scheme slightly increases that position. However, our main concern is to suggest a hydrologist’s assessment is obtained.</p> <p>Heath & Hampstead Society, objection: “potentially dangerous” basement development on an “unstable” site. Application should be accompanied by a hydrogeological report.</p>					

Site Description

The site is located on the eastern side of Telegraph Hill, a residential cul-de-sac parallel to Platt's Lane which contains 5 detached dwelling houses. The application relates to a 2 storey house with roof accommodation. An integral garage is located at lower ground floor level.

The application site, which is elevated above street level on Telegraph Hill, rises further to the rear. This topography as well as the substantial vegetation on Telegraph Hill results in the house being substantially screened in views from Platt's Lane and the surrounding area

The site is located within the Redington/Frognaal Conservation Area and the building on the site is identified as making a positive contribution to the Conservation Area.

Relevant History

Application Site

May 2007 Planning permission granted for additions and alterations to dwelling house including erection of two storey rear extension including dormer windows; and expanded basement area, including alteration to the front façade to provide a new basement garage, and excavation of the front garden to provide access to the new basement garage, ref. 2007/1015/P.

May 2008 No objection raised to felling of 1 Golden Cypress and 1 Bay tree in the rear garden of the site, ref. 2008/1985/T.

May 2008 No objection raised to felling of 1 Cherry tree in the rear garden of the site, ref. 2008/1986/T.

December 2008 Details of tree protection pursuant to Conditions 3 of planning permission dated 30/05/07 (ref: 2007/1015/P) for additions and alterations to dwelling house including erection of two storey rear extension, dormer windows and extended basement area approved, ref. 2008/4790/P.

June 2009 Details of hard and soft landscaping pursuant to condition 4 of planning permission Ref: 2007/1015/P granted on 30/05/2007 for additions and alterations to dwelling house including erection of two storey rear extension approved, ref. 2008/5714/P.

Other sites

1 Telegraph Hill

May 2007 Planning permission granted for additions and alterations to dwelling house including erection of two storey rear extension, dormer windows and extended basement area, ref. 2007/0987/P.

2 Telegraph Hill

May 2007 Planning permission granted for additions and alterations to dwelling house including erection of two storey rear extension including roof terraces, dormer windows and extended basement

area, ref. 2007/1010/P.

3 Telegraph Hill

May 2007 Planning permission granted for erection of two storey rear extension and alterations to roof including dormer windows, and extended basement area, ref. 2007/1012/P.

September 2009 Planning permission granted for erection of an enlarged two storey rear extension,, alterations to the roof including new and replacement dormer windows, and excavation of enlarged basement to existing dwelling house as an amendment to the previously approved scheme for 'erection of two storey rear extension and alterations to roof including dormer windows, and extended basement area', ref. 2007/1012/P, granted in May 2007, ref. 2009/1099/P.

5 Telegraph Hill

July 2007 Planning permission granted for alterations and additions to the single dwellinghouse, including an extension to the front of the building at lower ground and ground floor, the addition of new lower ground and basement floors, and alterations and extensions at roof level including new dormer windows, ref. 2007/2809/P.

March 2008 Planning permission granted for extension at lower ground floor level as a revision to planning permission granted 27th July 2007 (ref. 2007/2809/P) for alterations and additions to the single dwellinghouse, including an extension to the front of the building at lower ground and ground floor, the addition of new lower ground and basement floors, and alterations and extensions at roof level including new dormer windows, ref. 2007/5712/P.

March 2009 5 Telegraph Hill: Planning permission granted subject to S106 Agreement for erection of a basement three storey plus attic house following demolition of existing single family dwellinghouse refs. 2008/3309/P and 2008/3619/C. *The S106 Agreement has not yet been signed: planning permission has therefore not been granted.*

Relevant policies

Camden Development Plan 2006

SD6 – Amenity for Occupiers & Neighbours

B1 – General Design Principles

B3 – Alterations & Extensions

B7 – Conservation Areas

N8 – Ancient woodlands and trees

Camden Planning Guidance 2006

Redington Frogna Conservation Area Statement

Assessment

Proposal: the property benefits from planning permission for the following works:

“Erection of two storey rear extension including dormer windows; and expanded basement area, including alteration to the front façade to provide a new basement garage, and excavation of the front garden to provide access to the new basement garage.

The approved rear extension is predominantly 2 storeys in height but steps down to one storey at the northwestern corner (close to the boundary with 5 Telegraph Hill).

This permission was granted in May 2007. The permission has been implemented and works are under way on site. Works are also under way at 1, 2 and 3 Telegraph Hill. The contractor for all 4 sites is the same and works across all sites are coordinated.

The current amendment application seeks permission to change the approved scheme in the following ways:

- *Lower ground floor level:* the full-width excavated area would be extended by 6.35m from the rear wall of the house. This would be covered over by the reinstated rear garden;
- *Rear elevation:* the height of the rear extension would be increased by 0.8m resulting in an alteration to the roof profile (this is due to the insertion of a split-level on the ground floor and on successive upper floors). The remainder of the roof would be brought up to this level. A new dormer window would be installed in the rear roof. A sunken patio would be located on the northeastern corner of the building;
- *North-eastern flank elevation:* no amendments requiring planning permission; and
- *South-western flank elevation:* insertion of a new chimney at the rear.

The application relates to a single family dwellinghouse. The following alterations to the approved scheme are therefore considered as permitted development under Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008 and are not assessed as part of this application:

- *Rear elevation:* alteration to the fenestration pattern;
- *Front elevation:* insertion of replacement timber garage door to the lower ground floor level.

These alterations are considered as permitted development because the materials used would match the materials used in the exterior of the existing house.

Assessment:

The issues for consideration in the assessment of the application are: design; the impact on amenity of neighbours which arise from the alterations to the approved scheme; as well as the transport implications that arise from the enlargement of the scope of the works, in particular at lower ground level floor, compared to the approved scheme.

Design

The proposal is considered to be acceptable in design terms for the following reasons:

- In terms of bulk and form the revised scheme deviates from the approved only in the increase in height of the rear extension, which would be 0.80m (the entire roof of the property would be raised to match the height of the extension), and in the construction of the chimney on the southeastern rear corner. While these alterations would add further bulk to an already significant extension, in the context of the large host building and the substantial gardens they would not appear disproportionate in scale. The existing buildings along Telegraph mask the bulk of the approved rear extension in views from street level and would also mask the proposed enlarged rear extension. Due to the secluded position at the rear of the property and the scale of the additional built form, the proposal is considered, on balance, not to be sufficiently harmful to justify refusal.
- As the enlarged rear extension would not be visible from the street nor on views from any streets or public open spaces to the rear of the site, the revised roof profile is not considered to have a negative impact on the character and appearance of the application site or the Conservation Area.
- The new and replacement dormer windows would be sympathetically positioned within the front and rear roof slopes and would meet Camden Planning Guidance with respect to clearance from the roof ridge and the eaves below. The dormer windows would have a traditional fenestration pattern and would be timber framed with lead side walls. Brick is proposed for the rear elevation. The rebuilt chimney on the northeast corner would be in reclaimed bricks from the building. These traditional materials will assist in integrating the proposed development with the host building and the surrounding Conservation Area.
- The rear elevations of the neighbouring buildings have been altered and extended over time with the construction of rear extensions (mainly two storeys in height). The proposed enlarged extension would not involve the introduction of an alteration into a perfectly preserved set of buildings and the proposal would therefore preserve the character of the Conservation Area.

The proposal is considered to be consistent with UDP Policies B1 and B3 and therefore acceptable in terms of design. The development is considered to preserve the character and appearance of the Conservation Area and to be consistent with policy B7.

Amenity

The principal increase in external volume compared to the approved scheme would be via the raising of the height of the roof by 0.8m. The impact on access to sunlight and daylight to habitable rooms and gardens of 3 and 5 Telegraph Hill as a result of this is considered to be minimal and acceptable.

Privacy

The new and replacement windows to both side elevations would replace existing windows and would

not cause any loss of privacy to occupiers of 3 or 5 Telegraph Hill. The rear flat-roofed area would not be served by a door and would not be readily accessible from within the property. It is therefore not considered to be necessary to control the use of this area by condition. Due to the layout of neighbouring properties the proposed rear roof balcony would replicate existing views and would not result in a material loss of privacy to occupiers of 3 or 5 Telegraph Hill. The proposal is not considered to result in a material loss of privacy to neighbouring occupiers.

Residential development standards

The accommodation proposed has generous space standards and is consistent with the Residential Development Standards contained in Camden Planning Guidance.

Transport

During a site visit, officers observed that the majority of the earth excavation works have already been undertaken for the buildings 1-4 Telegraph Hill. The main concern was the impact of the cumulative effects of the earth excavation works for all four buildings taking place simultaneously and that there would be a resultant large number of lorries having to remove earth spoil. However, the majority of these works have now been undertaken without any apparent difficulty as the Council has not received any complaints from the public regarding this.

On the site visit, a vehicle delivery was observed taking place. The construction vehicle arrived, reversed into Telegraph Hill with the aid of a banksman, dropped off the delivered materials and then proceeded to leave. This manoeuvre appeared to be safe given the banksman supervision and the fact that traffic on Platts Lane is moderate. No materials were offloaded into the carriageway of Telegraph Hill, and instead these materials were stored on site either in front of the existing building or craned over to the rear of the site.

The information provided as part of the application states that there will be no more than 1 vehicle movement every half hour as an absolute maximum and that no vehicles will be stopped in Platt's Lane. Access through Telegraph Hill will be maintained for the use of the residents of 5 Telegraph Hill. Officers are aware that there is a good working relationship between the contractors, the applicant and the residents of both 5 Telegraph Hill and 56 Platts Lane and that any issues that have arisen in the past have been resolved.

The construction situation at Telegraph Hill has been addressed and the applicant has provided sufficient information to demonstrate that a Construction Management Plan is not necessary via s106 in this instance.

Landscaping

The approved scheme resulted in the loss of a Cherry Tree in the rear garden. A condition was attached to the permission requiring the submission of details in respect of protection of the remainder of the trees in the rear garden. These details were submitted and approved in December 2008. Prior to the approval of these details, no objection was raised to the felling of one 1 Golden Cypress, 1 Bay tree and 1 Cherry tree within the rear garden of the property (May 2008).

The Council's landscape officer has advised that no further details of tree protection are required in respect of the amended scheme, however, further details are required to be submitted in respect of the landscaping to the reinstated rear garden area above the enlarged excavated area to the rear of the property. A condition has been attached to the decision notice to this effect.

Issues raised as a result of consultation

Objectors to the proposal expressed concerns with the potential structural impact on the application property and surrounding properties due to the excavation of the basement. These are not material planning considerations. An informative is attached to the decision notice stating the owner may be required to liaise with the Council's Building Control section regarding structural matters arising from the proposal.

The loss of permeable surface area on the site as a result of the proposal would be minimal as the majority of the extended excavated area would be covered over by a reinstated rear garden. The proposal would retain a sizeable soft-landscaped rear garden. For these reasons the proposal is not considered to cause significant harm to water drainage on the site, furthermore the site is not located within a known area of flood risk. Camden Planning Guidance states that "For larger proposals, or proposals with complex water cycle systems or likely flooding issues, the Council may require a Hydraulic assessment". It is not considered that the proposal would result in flooding or cause significant harm to water drainage on the site and a hydraulic assessment is not considered to be necessary in this instance.

Recommendation: grant conditional permission.

