

Address:	18 - 20 Elsworthy Road & 15 Elsworthy Rise London NW3 3DJ	
Application Number:	2007/2652/P	Officer: Bethany Arbery
Ward:	Swiss Cottage	
Date Received:	30/05/2007	
Proposal: Erection of building comprising basement, ground, first to third floor on Elsworthy Road to provide 6 residential units (1 x 8-bedroom, 1 x 5-bedroom, 4 x 1-bedroom) and ground and first floor on Elsworthy Rise to provide 1 x 2-bedroom single-family dwellinghouse with double garage.		
Drawing Numbers: Site location plan, E001; E002; E003; E004; E005; E006; E007; P001B; P002C; P003B; P004B; P005B; P006B; P007B; P008B; P009B; P010C; P011; S100; Design Presentation Document Rev. B by James Lambert Architects; Tree Analysis Rev. B by James Lambert Architects; Design and Access Statement Rev. B; Letter by James Lambert Architects dated 13/07/07; and Manufacturers details of CycleRax and Alwitra's Evalon-Solar.		
RECOMMENDATION SUMMARY: Grant conditional permission subject to S106 agreement		
Related Application Date of Application:	Conservation Area Consent 30/05/2007	
Application Number:	2007/2653/P	
Proposal: Demolition of existing 3-storey semi-detached houses on Elsworthy Road and existing two-storey garages/dwelling on Elsworthy Rise.		
Drawing Numbers: Site location plan, E001; E002; E003; E004; E005; E006; E007; and Design and Access Statement Rev. B.		
RECOMMENDATION SUMMARY: Grant conditional conservation area consent		
Applicant:		Agent:

Mr Jan Prens 9 Cottesmore Gardens London W8 5PR	James Lambert Architects 50 Kingsway Place Sans Walk LONDON EC1R 0LU
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ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	Class C3	Self-contained residential flats	929.36m ²
Proposed	Class C3	Self-contained residential flats	1375.5m ²

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flats</i>			1	4	2				
Proposed	<i>Flats/Maisonette</i>		2	3				1		1

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	3	0
Proposed	3	0

OFFICERS' REPORT

Reason for Referral to Committee: The application constitutes a Minor Development proposing the creation of 5 or more residential units [Clause 3(iii)], and involves the making of a planning obligation under Section 106 of the Town and Country Planning Act 1990 [Clause 3(vi)].

1.0 SITE

- 1.1 The application site is located on the north-east side of the junction of Elsworthy Road and Elsworthy Rise. Within the site there are two properties (Nos. 18 and 20), a semi-detached pair, set behind a small front garden fronting onto Elsworthy Road. They comprise ground, first and second floor level (plus roof level plant room). The flank elevation sits adjacent to the public highway on Elsworthy Rise. The entrance to No. 20 is located on Elsworthy Rise. No. 18 is accessed from Elsworthy Road. They are in use as 6 x 3-bedroom self-contained flats (Class C3). To the rear is a two-storey property which comprises 3 garages at ground floor level and a 2-bedroom self-contained flat at first floor level. The residential unit is accessed via an external stair located on the south elevation. The properties are all located within the Elsworthy Conservation Area. The site is bounded by a 1.7m

high brick wall to Elsworthy Rise. To the front of the site there is a wall composed of patterned concrete blocks stacked and set between brick piers. There are a number of trees located on and adjacent to the site (on street and in the rear garden of No. 16).

2. THE PROPOSAL

- 2.1 The proposal is for the erection of a building comprising basement, ground, and first to third floor on Elsworthy Road to provide 6 residential units (1 x 8-bedroom, 1 x 5-bedroom, 4 x 1-bedroom) and a building comprising ground and first floor on Elsworthy Rise to provide 1 x 2-bedroom single-family dwellinghouse with double garage to provide 3 spaces (following demolition of existing buildings).

	Existing (m ²)	Proposed (m ²)	Proposed No of Units	Proposed No of Beds	Habitable Rooms
15 E Rise	105.88	109.81	1	2	3
18 E Road	410.34	630.39	1	8	15
20 E Road	413.14	635.30	5	5, 1, 1, 1, 1	17
Total	929.36	1375.5	7	19	35

- 2.2 Minor revisions were made to the proposal and additional information provided during the course of the application, these are summarised below:

- The drawings were revised to provide full details of storage provision for waste and recyclable material.
- Written confirmation that all trees to be retained on site would be demarcated with 2.0m high Heras fencing on a scaffold framework according to details set out in BS 5837: Trees in Relation to Construction.
- Minor alterations were made to the ground floor layout to ensure that the accommodation met Lifetimes Home Standards.
- An amended schedule of accommodation and floorspace was submitted.
- Additional information was provided on the proposed photovoltaics and bike storage.

3.0 RELEVANT HISTORY

3.1 18-20 Elsworthy Road and 15 Elsworthy Rise

2007/0103/P & 2007/0105/C

Applications for planning permission and conservation area consent were submitted on 08/02/07 for erection of building comprising basement, ground, first to third floor on Elsworthy Road to provide 6 residential units (1 x 8-bedroom, 1 x 5-bedroom, 2 x 2 bedroom and 2 x 1-bedroom) and ground, first and second floor on Elsworthy Rise to provide 1 x 3 bed single-family dwellinghouse with double garage (following demolition of existing buildings). The applications were withdrawn on 11/04/07 following advice from officers that elements of the detailed design and materials were considered to be unacceptable.

3.2 16 Elsworthy Road

2006/1214/P

Planning permission was granted on 15/05/06 for change of use and works of conversion to create a single dwelling house from 2 self-contained units, including excavations to create a new basement under the entire house and erect a basement and ground floor rear extension with raised terrace and other elevational alterations.

2006/5117/P

Planning permission was granted on 13/12/06 for creation of small front lightwell and excavation of basement extension below front garden to provide additional accommodation for dwellinghouse, as an amendment to planning permission dated 15/05/06 (2006/1214/P) for conversion to house plus excavation of new basement floors and erection of extensions.

4.0 CONSULTATIONS

4.1 Statutory Consultees

English Heritage

The application should be determined in accordance with national and local policy guidance, and on the basis of your own specialist conservation advice.

4.2 Conservation Area Advisory Committee

Elsworthy CAAC

Object to the proposed new building which with extended basements and additional height represents an over development of the site. The proposed design with large scale vertical window bays and large areas of glazing is out of character with the surrounding buildings which have a traditional solid and void elevational design. The glazed upper storey with a parapet roof break the established parapet line of the neighbouring buildings and emphasise the dominance of the proposed building to the detriment of the character of the area. The proposal should be recommended for refusal.

4.3 Local Groups

Elsworthy Residents Association

The proposal disregards the fact that the site lies within the conservation area. There is considerable resistance to any demolition within a conservation area. To think of replacing these original houses, granted that they have been badly altered and neglected, with a new building of greater bulk and of no architectural merit would be a travesty. Using the 1995 block of flats 17-19 as a yardstick ignores the fact that the building was subject to much local opposition due to its bulk and design. Nos. 2-16 are all similar pairs of houses which have undergone alterations to provide first class accommodation. 18-20 could be restored and upgraded. To question whether they are original or suggest that No. 20 was designed as flats is ridiculous when you can see matching details on the windows and the original position of the door on Elsworthy Road. The degree of excavation is cause for

concern when the site is so close to the Primrose Hill railway tunnels. There are no other full length glazed metal framed bay windows with juliette balconies on this road. The top floor and terrace will make the block larger and overscaled. The proposal does not respect its site and setting, in particular the neighbouring houses Nos. 2-16. The proposal shows no regard for the value of the conservation area and in no way will it enhance or preserve it.

Councillor Marshall

Objection. There are only minor changes between this and the previous unacceptable scheme. The increase in floorspace represents overdevelopment. The height of the development is out of symmetry with the surrounding area. The bulk and scale of the scheme is wrong for a conservation area.

Councillor Marshall has requested that this also be recorded as an objection from Cllr Freeman and Cllr Williams.

4.4 Adjoining Occupiers

	Original
<i>Number of letters sent</i>	46
<i>Total number of responses received</i>	(116) 44 + 72
<i>Number of electronic responses</i>	24
<i>Number in support</i>	0
<i>Number of objections</i>	(116) 44 + 72

A letter of objection was received from the occupier of 13 Elsworthy Road. He has submitted this on behalf of 71 residents in the local area. It has been recorded as such above.

It should be noted that a number of residents have submitted multiple letters or e-mails of their objection. The above numbers are the total number of comments received, irrespective of whether they are from the same residents.

In summary local residents have raised objection to the proposal on the following grounds:

Design and Conservation Issues

- The existing structures should be retained;
- The proposal runs contrary to Council policy on conservation areas, it does not preserve or enhance;
- The proposed building is excessively high and too bulky;
- It is a storey too tall;
- The proposed lightwells are out of keeping;
- Not in unity with Nos. 2 to 16, it will destroy the integrity of this group of semi-detached houses;
- It looks like a conventional 'lego' development that you would ordinarily see in a deprived part of south-east London crying out for some regeneration. How this would neatly sit in the conservation area is almost laughable!
- The design is a modern box with no sympathy to the surrounding buildings;

- It has a strong horizontal theme which is out of character;
- Building is out of keeping with surrounding properties;
- It is too contemporary for a conservation area;
- This is massive overdevelopment;
- Does not respect the built form and historic context of the area;
- The flats (Nos 17-19) on the opposite side of the street should not be seen as a precedent, this was a vacant site, existing structures did not exist and the development sought to reflect the architectural styles in the area;
- Unprecedented extensive excavation and subterranean development runs a high risk of harm to the conservation area with its unknown consequences;
- The design statement is misleading;

Amenity Issues

- Loss of sunlight, daylight and views;
- Loss of privacy from the balconies and terraces;
- Not all of the units have access to amenity space and some only have a small amount;

Transportation Issues

- Lack of car parking provision will increase pressure on on-street car parking;
- Increased traffic congestion will threaten the safety of pedestrians particularly children and the elderly;

Other Issues

- The applicant has failed to pay the fee and the application should be rejected on that ground alone;
- The filing of this application following the previous withdrawal is an abuse of the planning process;
- The new scheme does not differ significantly from the earlier scheme;
- Object to Elsworthy Rise being developed as a residential property it was never intended to be and should be reinstated as the garden to 91a King Henry's Road;
- Noise and disruption from construction works;
- The excavation is close to an existing underground tunnel;
- No affordable housing is provided;
- There is a net loss of family-sized housing;
- The character of 15 Elsworthy Rise will be lost by its replacement with a large two-storey house, depriving the area of an existing small family home (such homes are in very short supply);
- The tree officer should advise whether the trees would be adversely affected; and
- Inadequate light to the basement.

4.5 Other Consultation Responses

Thames water

Thames Water have requested that the applicant incorporate within the proposal protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that

the sewerage network my surcharge to ground level during storm conditions. It is recommended that an informative be attached to the permission (if granted) to this affect. On the basis of the information provided, Thames Water advise that with regard to water infrastructure they have no objection to the above planning application.

5.0 POLICIES

5.1 London Borough of Camden Replacement Unitary Development Plan 2006

S1/S2 Sustainable development

SD1 Quality of life

SD2 Planning obligations

SD3 Mixed use development

SD4 Density of development

SD6 Amenity for occupiers and neighbours

SD9 Resources and energy

SD12 Development and construction waste

H1 New housing

H3 Protecting existing housing

H7 Lifetime homes and wheelchair housing

H8 Mix of units

B1 General design principles

B7 Conservation areas

N8 Ancient woodlands and trees

T3 Pedestrians and cycling

T7 Off street car parking, city car clubs and city bike scheme

T8 Car free housing and car capped housing

T9 Impact of parking

T12 Works affecting highways

5.2 Camden Planning Guidance 2006

5.3 Elsworthy Conservation Area Statement (1999)

6.0 ASSESSMENT

6.1 Design and Conservation Issues

The existing building is part of a group of semi-detached houses - all 3-storey semi-detached pairs - which stretch from the Parish Church of St Mary the Virgin in the east to Elsworthy Rise in the west (Nos. 2-20 Elsworthy Road). The buildings all date from the 19th Century. The buildings are of a slightly peculiar architectural style, with timber half-boardings, brick dormers and gables that have been subsumed with unsympathetic roof extensions. Nos. 18-20 have been significantly altered from the other buildings in this group. The pair has been extensively rendered, has lost its chimneys and has some replacement windows. The flank elevation to Elsworthy Rise is very utilitarian in nature with a jumble of downpipes and service boxes. To the rear of the site is 15 Elsworthy Rise. This is a two-storey brick building which dates from the late 20th Century.

The group of buildings to which the application site belongs are out of keeping with the high quality of the rest of the Elsworthy Conservation Area. Eton College and William Willett developed the other houses in the immediate area in the late 19th Century as high quality semi-detached brick villas, with steps leading to raised ground floors and finely detailed porches with recessed doorways, bay windows, string courses, quoins, bracketed eaves, chimneys and dormers.

Demolition of Existing Buildings

The demolition of 18-20 Elsworthy Road is considered to be acceptable. The properties are not mentioned in the Elsworthy Conservation Area Statement as making a positive contribution to the conservation area. The properties are of a low quality design as an individual architectural composition and relate poorly to the higher quality Willett developed houses in the surrounding area. The demolition of 15 Elsworthy Rise is considered to be acceptable given that it is a late 20th Century building of average design quality.

Replacement Buildings

The footprint of the proposed building is largely similar to the existing buildings. This is considered to be acceptable given that the proposed buildings will preserve the front and rear building lines of the street. The additional basement level is considered acceptable in terms of design and conservation given that the lightwells will only be minimally visible from the street. It should be noted that No. 16 Elsworthy Road was granted planning permission in 2006 for excavation of a basement with a front lightwell (see paragraph 3.2).

The proposed building at 18-20 Elsworthy Road is of increased height, bulk and mass as it includes a third storey. There is an existing third storey which houses plant or mechanical equipment, but the footprint of this is less than is currently proposed. Given that this is a bookend building on the corner of Elsworthy Road and Elsworthy Rise the increased height is considered acceptable. Furthermore, the set back will ensure that its visibility is minimised. The proposed building at No. 15 is two-storeys; it is no larger than the existing building and is therefore considered to be acceptable.

The bulk, height and mass of the proposed building is the same as the previously submitted scheme which was withdrawn. It should be noted that there was no objection raised by officer's to the scale of the buildings in respect of the previously withdrawn scheme. Objection was raised to the use of stone, projecting porches and the lack of detailing to link the scheme to the local street scene.

The elevation to 18-20 Elsworthy Road is a refined minimalist neo-classical design with non-central entrances. The entrance arrangement fits in with the overall elevational pattern along the street. The recessed entrances are a feature in the street and assist in the new building forming a relationship with the existing street scene. To add visual interest and pick up on the detailing in the wider area the applicant has introduced bay windows on the first and second floor with lintel decoration above. This is welcomed as it gives the elevation greater articulation and a better response to context. The proposed use of brick is considered to be acceptable as this is the predominant material in the street scene. Metal windows are considered acceptable for a contemporary scheme and will contrast well to the

brick. The flank elevation of 18-20 Elsworthy Road is acceptable; it includes a stairwell bay window to add interest to the elevation.

6.2 Land Use

Policies H1 and H3 of the Unitary Development Plan seek to retain existing residential accommodation and welcome the addition of new residential units and floorspace. The proposal is in accordance with this policy since it continues to ensure the provision of 7 residential units on site; it also allows an increase in residential floorspace providing an additional 446.14m² (increase from 929.36m² to 1375.5m²) of residential floorspace. Policy SD3 seeks to encourage mixed use developments. However, the policy states that where housing is the sole or primary use the Council will not seek secondary uses unless there is a shortfall of facilities in the area that would be needed for the development e.g. open space, health care facilities. This is not considered to be the case in this instance.

6.3 Mix of Units

Policy H8 requires that new residential schemes provide a mix of unit sizes, large and small. The proposal creates a mix of unit sizes which incorporates 4 x 1-bedroom, 1 x 2-bedroom, 1 x 5-bedroom and 1 x 8 bedroom units. This replaces the existing accommodation which is solely family accommodation. The policy does not give any indication on the percentage of accommodation which should provide family sized accommodation. However, it states that when assessing the appropriate mix for units within a housing scheme, the Council should consider Camden's Housing Needs Survey (2004). The survey shows that there is a shortage of all sizes of homes within the Borough. The main shortfall is for 1-bedroom properties; however, the 4+ bedroom shortfall is more acute when compared to the estimated supply for accommodation of this size. In light of this the proposed mix of units is considered to be acceptable and in fact is more appropriate in terms of meeting identified housing need within the area than the existing accommodation.

The large 5 and 8 bedroom unit could potentially in the future be sub-divided to provide small units, if it could be demonstrated that there were no demand for these very large homes. However, we would seek to retain a number of family sized accommodation (3 or more bedrooms) within the development.

6.4 Density

The site contains two buildings which currently provide 7 dwellings with 29 habitable rooms. The site has a density of 92 dwellings per hectare or 381 habitable rooms per hectare. The proposal provides an additional 446.14 m² of residential floorspace. The proposal also provides 7 dwellings on the site (92 dwellings per hectare). The number of habitable rooms is to be increased to 35 and therefore the proposal will have a density of 460 habitable rooms per hectare.

Policy SD4 of the Unitary Development Plan (2006) regarding density of development refers to Policy 4B.3 of the London Plan. The proposed site is located within 10 minutes walk of the Swiss Cottage Town Centre. The environment does not neatly fit into either the urban or suburban contexts described by the London Plan and therefore in order to consider whether the proposal is too dense for its environment it would be best to consider both. If we were to assume the lower

density suburban environment, the London Plan recommends that development provides 80-120 units per hectare. The proposal is clearly within this range. If we were to assume that the environment were in fact slightly more dense then it would be expected that 165-275 units per hectare should be provided. The proposal is below this figure.

The number of habitable rooms is slightly above the number recommended in a suburban location 250-350, but this is only just within the guidelines for urban locations providing 450-700 habitable rooms per hectare. The London Plan guidelines are rather a crude way of measuring development since it is often difficult to categorise a site to fit within the matrix provided. In this instance the proposal does not result in an increase in the number of dwellings on site, there is an increase in the number of habitable rooms, because a number of larger sized units are being provided. The proposed number of habitable rooms per hectare is not considered to be excessive for a site of this size and in this location.

6.5 Standard of Accommodation

The proposed 1-bedroom residential accommodation ranges in size from 58.58 to 87.79sqm and the 2-bedroom unit is 81.9sqm.

Residential development standards are outlined in Camden Planning Guidance (2006) they require the following

No. of persons	1	2	3	4	5	6
Minimum floorspace (m ²)	32	48	61	75	84	93

The proposed 1 and 2 bedroom units are considered to be suitably sized and meet the residential development standards outlined above. The 5 and 8 bedroom units are generously proportioned and would be suitable accommodation for families.

The proposed accommodation all benefits from good access to natural light and ventilation. The basement level accommodation has generally be used to provide non-habitable rooms such as storage and utility space or for uses which do not require significant light, such as a cinema, gym, sauna and steam rooms. There are 3 bedrooms and a staff room located at No. 20 which rely on light from windows facing into lightwells. Similarly, there is a staff room at No. 18 which has a window facing into a lightwell. The residential development standards state that the glazed area receiving light (taking into account obstructions) should be not less than 10% of the floor area of the room. These rooms receive marginally below the level of light which would normally be required. However, taking into account the level of light they will receive and that these rooms form part of two quite substantial sized dwellings the remaining floorspace of which receives very good levels of light, this is considered to be acceptable. It is considered that the standard of accommodation provided is not so substandard that we could justify refusal of the application on this basis.

Most of the units (with the exception of Flat 1 15a Elsworthy Rise) benefit from some private outdoor amenity space either in the form of a garden or terrace. This is welcomed.

6.6 Refuse and Recycling

The design and access statement originally submitted only made reference to general refuse storage and not recyclable waste. The applicant was therefore asked to submit additional information in this respect. Drawing No. P010C indicates the provision of bin stores in the front gardens of 18-20 Elsworthy Road and adjacent to the entrance to the 4 flats on Elsworthy Rise (No. 15a). 15 Elsworthy Rise is to have its own a bin store also adjacent to Elsworthy Rise. The proposed stores are all sited in locations where they would be easily accessible to future residents and for collection. Street Environmental Services have confirmed that the waste and recycling receptacles detailed in the submission are acceptable. A condition should be imposed on the permission (if granted) to ensure provision of the following:

Address	Units	Waste	Recycling
18 Elsworthy Road	5-bedroom	1 x 360L bin	2 x 55L boxes
20 Elsworthy Road	8-bedroom	2 x 360L bin	4 x 55L boxes
15a Elsworthy Rise	4 x 1-bedroom	1 x 1110L bin	4 x 55L boxes
15 Elsworthy Rise	2-bedroom	1 x 360L	1 x 55L boxes

6.7 Lifetime Homes

As the proposals are for new dwellings they will be required to be designed to meet Part M in full. In addition planning Policy H7 requires all new dwellings to be designed to Lifetime Homes Standards. An access statement was submitted which provided details of Lifetimes Homes and confirmed that the majority of aspects will be met. The Council's Access Officer considered this document and requested a number of alterations:

- The steep ramp to the flat entrance on Elsworthy Rise should be omitted;
- The WC on the ground floor of the maisonette (5-bed) should have an outward opening door; and
- The single dwellinghouse (8-bed) requires the provision of a living space at ground floor level and the WC needs to be larger in order for it to meet building regulations.

Amendments have been made to the internal layout of the proposed new residential units. The proposed accommodation complies with Lifetime Homes Standards and is considered to be acceptable and compliant with Policy H7 of the Unitary Development Plan.

6.8 Amenity

Daylight and Sunlight

The road width is sufficient to prevent any adverse impact in terms of loss of daylight, sunlight or sense of enclosure to properties on the opposite side of Elsworthy Road, Elsworthy Rise and to the rear on King Henry's Road.

The building does not extend beyond the front and rear building line of the neighbouring property No. 16 and therefore they will also not be adversely impacted in this way.

It was proposed as part of the earlier scheme to increase the height of No. 15 Elsworthy Rise by a single-storey and some concern was expressed about the potential impact on light and outlook to 91a King Henry's Road. The rear elevation of 91a has a number of windows at ground, first and second floor level. The current proposal only intends to increase the height of the building very marginally. It is considered that this is not sufficient to impact on the amenity of this property.

Overlooking

The proposal includes the provision of a terrace at roof level. There are French doors, but there are no balconies at second floor level, they are recessed and have a balustrade set within the recess. There are balconies at first floor level to the rear and a raised terrace at rear ground floor level. There will be views from the higher level balconies and terrace, but the extent of overlooking is no more intrusive than from existing window openings. The first floor level balcony is sufficiently pulled away from the boundary and set back from the rear building line with No. 16 to prevent views into windows.

There are no windows in the flank elevations of No. 15 other than a window towards 18-20 Elsworthy Terrace which serves a stairwell. Thus, there is no overlooking created from or to this property. The level of glazing from No. 15 onto Elsworthy Rise is comparable to existing so there is no increase in overlooking. There is a significant increase in the extent of glazing on the flank elevation of No. 20 which is to serve the stairwell to the flats and habitable rooms. The building on the opposite side of Elsworthy Rise does have windows in its flank elevation, but with the exception of one window at roof level all openings are obscure glazed. It is considered that there will be no significant increase in overlooking to this property.

6.9 Transportation Issues

Car Parking

The site is located within easy access of public transport facilities. Swiss Cottage underground station is within walking distance and there are numerous bus services providing access into Central London and the suburbs. There are 7 existing units on this site all of which are currently able to apply for a residents parking permit. There are also 3 existing garages on site. There is to be no net increase of residential units on site and there will be no reduction in the provision of off-street car parking. Given that all the existing residents currently have rights to apply for car parking permits it is not considered reasonable in this instance to require the units to be designated car-free or car capped.

Bicycle Parking

The Council aims to increase the attractiveness of walking, cycling and public transport. As such Policy T3 of the Unitary Development Plan and Appendix 6 requires the provision of 1 secure cycle parking space per residential unit. The drawings indicate the provision of 5 cycle parking spaces adjacent to No. 15 and

then 4 to the front of 18-20. The proposal therefore exceeds the cycle parking requirements outlined in the Unitary Development Plan. The proposal details provision of a 'hook and hang'. The applicant has been advised that this type of storage system is not generally considered to be acceptable as they are not as easily accessible. The design of any cycle storage/parking will need to be covered, secure and preferably with level access. The Council prefers Sheffield style stands (as described in Camden's Streetscape Design Manual) or cycle lockers. A condition/informative should be attached to this affect.

Construction Transport Plan

If permission were to be granted we would require the applicant to enter into a legal agreement to secure the provision of a construction transport plan. A construction transport plan outlines how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users.

6.10 Trees and Landscaping

An arboricultural report was submitted as part of the application. The Council's arboricultural officer has considered the report and advised that its recommendations are satisfactory. In summary, it recommends the removal of a Laburnum at the rear and its replacement with a Silver Birch to form a grove of Birch with the two existing Silver Birches which are to be protected during the construction works and retained. The Laburnum is not considered to contribute significantly to the character and amenity of the conservation area. Its removal and replacement is considered to be acceptable.

Root protection zones (RPZ) for the two Birches were shown in this document; however, there was no statement on the type of fencing to be used. The applicant was asked to confirm in writing that the RPZs of the trees to be retained would be demarcated with 2.0m high Heras fencing on a scaffold framework according to details set out in BS 5837: Trees in Relation to Construction. The applicant has confirmed this in their letter dated 13th July 2007. It is recommended that a condition be imposed to ensure that all trees to be retained are protected in accordance with the details in the reports referred to above. Further details of a hard and soft landscaping scheme should be secured via condition.

The applicant was asked by the arboricultural officer to investigate the potential of incorporating a green roof into the main roof of the building which would contribute towards sustainable urban drainage and raise the biodiversity value of the site. A green roof is provided at rear first floor level and on the main roof of 15 Elsworthy Rise. It is proposed to cover the entire main roof of Nos 18-20 with photovoltaic modules laminated into the roofing membrane. This would allow the new residential units to use energy from a renewable source. The proposed use of the main roof is considered to contribute towards the 'environmental performance' of the new development and therefore in this instance a green roof on the main roof is not required. All 'sustainability measures' should be secured via legal agreement.

6.11 Crime Prevention

The Crime Prevention Design Advisor has advised that there are no concerns regarding the design and layout of the proposal. In order to ensure the development meets the secure by design standards it is recommended that the entrance doors are upgraded to PAS25 or LPS1175 standards and all accessible patio doors are fitted with good locking devices and laminated glass. All gates leading to the front garden should be fitted with good locks and designed to inhibit climbing over.

6.12 Sustainability

It is proposed to install a grey water tank for rainwater collection with overflow into public surface water sewer on the roof of the side annex of 18 Elsworthy Road. This will have a capacity of 2300L and two further tanks below ground have a capacity of 4800L. WCs will be fitted with a variable flush facility to reduce overall water consumption. Green roofs are proposed to improve overall water management and provide insulation to the roof. Energy efficiency of the building is to be improved by extensive glazing on the south west facing elevations. Photovoltaics are to be integrated into the main roof of the building. In order to reduce energy consumption from non-renewable sources.

6.13 Planning Obligations

The proposal does not involve any net increase in the number of residential units on the site. Therefore, there is no requirement for contributions towards provision of public open space or educational infrastructure. The proposed development in terms of net increase in residential units or floorspace is below the thresholds laid out in Policy H2 and Camden planning Guidance for the provision of affordable housing.

6.14 Other Issues

Local residents have raised concern about the proximity of the proposed works of excavation to a railway tunnel beneath 18-20 Elsworthy Road. Transport for London has confirmed that there are no underground tunnels below the site. A branch of the Primrose Hill railway tunnels runs below the neighbouring property 91a King Henry's Road and 15 Elsworthy Rise. However, this is clear of the proposed excavation works. Whilst they are satisfied that the works are a sufficient distance from the tunnel it is recommended that an informative be attached to the permission (if granted) advising the applicant to contact the railway operator prior to the commencement of works.

7.0 CONCLUSION

- 7.1 The existing buildings are not considered to make a positive contribution to the Elsworthy Conservation Area and their demolition is considered to be acceptable. The proposed redevelopment scheme is considered to be appropriate in height, bulk and mass. The detailed design of the proposed buildings whilst being contemporary do seek to pick up on architectural detailing in the wider area. It is considered that the proposed buildings would enhance the character and appearance of the Elsworthy conservation area. The buildings will provide an appropriate mix of residential accommodation all of which would enjoy a good level of internal and external amenity. The proposal incorporates the provision of renewables and other sustainability measures.

7.2 Planning Permission is recommended subject to a S106 Legal Agreement to secure the following:

- Associated highways works (£22, 500);
- Construction transport plan;
- Lifetimes homes; and
- Environmental performance measures,

8.0 **LEGAL COMMENTS**

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.