

Delegated Report		Analysis sheet		Expiry Date:		17/07/2007	
(Members Briefing)		N/A		Consultation Expiry Date:		04/07/2007	
Officer				Application Number(s)			
Matthew Durling				2007/2474/P			
Application Address				Drawing Numbers			
22 Redington Road London NW3 7RG				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of garden room beneath tennis court as a variation to planning permission dated 23/02/07 (2006/5722/P) for excavation beneath part of the existing tennis court to create a garden room, plus erection of a single storey glazed extension to link new garden room to rear of existing dwellinghouse.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed from 13/06/2007 to 04/07/2007. Adjoining occupiers/owners One letter of support received from 18 Redington Road.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC: <u>Object</u> on the following grounds <ul style="list-style-type: none"> 'We consider this to be a ludicrous application. The fact that it will produce an extremely unpleasant room is of no particular concern to us, but the harm it will cause to at least two major trees concerns us very deeply'; <i>Response: the applicant has submitted a detailed arboricultural report that illustrates how the development can be undertaken without causing damage to existing trees on and adjacent to the site.</i> The Heath & Hampstead Society: <u>Object</u> on the following grounds: <ul style="list-style-type: none"> Consider trees and in particular a nationally important Oak tree will be endangered both on a long term basis and during construction; <i>Response: the applicant has submitted a detailed arboricultural report that illustrates how the development can be undertaken without causing damage to existing trees on and adjacent to the site.</i> Consider basement excavations of this type are damaging to trees, gardens and other plant life over a wide area; <i>Response: the proposals will not cause any demonstrable harm to trees or to the amenity or wildlife value of the garden. See assessment.</i> Further dangers of lowering the groundwater table in the area; <i>Response: it is not considered that excavation of this scale and in this location will be detrimental to the level of groundwater in the vicinity.</i> 					

Site Description

The application site is located on the north-eastern side of Redington Road, opposite the junction with Oakhill Avenue. The application property is a detached two-storey single dwelling house with roof and basement accommodation. The site is located within the Red/Frog Conservation Area.

Relevant History

31/05/2007: PP granted (ref. 2007/1330/P) for repositioning of existing tennis court at rear of 18-22 Redington Road, with provision of new surfacing, rear retaining wall and perimeter fencing.

23/02/2007: PP *granted* (ref. 2006/5722/P) for excavation beneath part of the existing tennis court to create a garden room, plus erection of a single storey glazed extension to link new garden room to rear of existing dwellinghouse.

26/04/2005: PP *granted* (reference 2005/0876/P) for excavation of a basement level to create additional ancillary floorspace for the single family dwellinghouse.

01/06/2005: PP *granted* (reference 2005/0875/P) for landscaping of rear garden involving excavations and alterations to terracing, as a revision to planning permission dated 15.07.04 ref. 2004/1827/P for the rear extension and rear garden landscaping works.

13/10/2004: PP *granted* (reference 2004/3352/P) for excavations to create a double garage in the forecourt and an underground link to the house; alterations to the pedestrian access by the formation of a new step arrangement with railings; and the erection of a new boundary wall with railings and gate.

05/11/2003: PP *granted* (reference 2003/2274/P) for the excavation of a basement to create additional ancillary accommodation for the existing dwellinghouse.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2007

SD9 Resources and energy
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas
N8 Ancient woodland and trees

Camden Planning Guidance 2006

Redington Frogal Conservation Area Statement

Assessment

Proposal:

Permission is sought for the enlargement of an approved basement beneath an existing tennis court to the rear of the property. Permission was granted on 23/02/2007 for a basement level of accommodation beneath the existing tennis court and with a floor area of approximately 56 square metres (see relevant history above). It is proposed to enlarge this by approximately 135 square metres to provide a total of 191 square metres of ancillary living accommodation to include a bar, store and wine cellar. There are no external changes proposed.

Assessment:

The enlarged basement accommodation will be contained entirely below ground and extend in a southeasterly direction away from the dwellinghouse and beneath the existing tennis court. The enlarged basement will have no additional physical manifestation and as such will have no impact on the appearance of the site or the character or appearance of the Conservation Area.

The location and detailed layout of the additional accommodation has been designed to respect a number of mature trees on and adjoining the site and as a consequence the basement is an irregular shape. It is also noted that by virtue of the basement extending over 18m from the glazed elevation to the garden, the accommodation is likely to be poorly lit towards the rear. Notwithstanding this, the proposed accommodation will be entirely ancillary to the main dwellinghouse and as such does not demand a high standard of internal amenity and is acceptable in this regard.

In terms of the impact of the development on garden amenity, trees and wildlife the proposal is also considered acceptable. The additional excavation will be contained beneath the existing hard surfaced tennis court (as is the approved element), and as such the proposal will not reduce the amenity value of the existing garden, nor be detrimental to its value as a habitat for wildlife.

Furthermore, an arboricultural report has been provided that satisfactorily demonstrates that there will be no detrimental effects from the proposed excavation on various within and adjoining the site. In particular, the proposals do not entail any further encroachment on the substantial Oak tree and the layout has been designed to accommodate the root protection zone of the Sycamore (T173), which is considered acceptable. It is however proposed to fell another Sycamore (T172). This tree has poor form and provides little screening value. It has been categorised as C2 in terms of tree quality. Given the existence of other trees of higher amenity value in the immediate locality, the removal of this Sycamore is considered acceptable. Otherwise the methodology as outlined in the report indicates that there should be no conflict between the construction activities and the health and safety of these trees. The proposal is therefore acceptable in this regard.

On the basis of the above, the variation of the original planning permission will not be harmful to any trees on or adjoining the site or be harmful to the character or appearance of the Conservation Area in which it lies.

Recommendation: Grant conditional permission.