Notes to accompany planning application

April 2013

249 Haverstock Hill NW3 4PS

Proposal:

The re-modelling of existing side elevation that has never been actively designed, and has developed somewhat haphazardly over the years. The aim is to achieve a more symmetrical, balanced, design led appearance, recognising that, as a prominent corner plot, this is not a typical side elevation. This will therefore include replacing the existing 1980's metal framed double glazing with quality timber framed fenestration sympathetic to those originally in the house. The new design will feature a striking double height window, creating an attractive focus to this elevation. Photographs of examples of similar set ups locally are attached.

Wherever possible, soil pipes will be removed, thus tidying up the currently cluttered appearance, to be re-housed in internal risers. Rainwater goods and downpipes will be refurbished/replaced and, as far as possible sited to the ends of the elevation.

The existing side dormer will be removed and replaced with a flush "Conservation" Velux. The base of this is situated in excess of 2m above the half landing immediately adjacent.

Whilst we are aware that policy in relation to side elevations is that, to qualify as permitted development, windows at 1st floor should be non openable and opaque, the Belsize Lane elevation of 249 Haverstock Hill is, in most respects, more like a front elevation. It is prominent as one approaches down Haverstock Hill and as such the proposed remodelling presents an opportunity to enhance the general streetscape.

There is no immediate y adjoining property and the only building that would potentially be overlooked is 1 Rosslyn Hill where the facing elevation is actually arranged as the front of the house. As such this is, in effect, 2 houses facing each other across a road. We therefore consider that the usual policy considerations for side elevations, where usually properties are in close proximity to each other, can validly be relaxed. The installation of opaque or non opening windows would be incompatible with the aim of taking this opportunity to greatly improve upon the current 'un-planned' elevation.

The existing side boundary is extremely 'open' which encourages littering and results in little privacy. Hence the appearance, privacy and security for the new family occupants will be improved by means of simple black railings and an evergreen hedge such as yew. This will include extending the existing boundary wall to enclose the section of the side return, and will respect and be in sympathy with the height of surrounding boundaries such as the house opposite at 1 Rosslyn Hill.

The front elevation will remain largely unchanged. The inappropriate metal framed double gazing will again be replaced with quality timber casements in keeping with those which were originally installed. Railings will be in line with adjoining boundary heights such as 241 Haverstock Hill.

The crown of the large Plane Tree will be thinned and reduced in accordance with the recommendations of the tree specialist. Shrubs and the smaller unimportant specimens as identified by Wassells, aborocultural experts (plans attached) will be replaced with new trees such as Acer and other specimens with smaller root systems more appropriate to an urban environment .

The rear elevation will feature replacement timber casements at 2nd and 1st floors and timber replacement doors at 1st floor level. The existing balcony will be refurbished and the utilitarian iron mesh balustrade replaced with matching red brick side walls and un-obtrusive glass rear balustrade, similar in style to those at the adjoining 1 Rosslyn Hill. The existing piecemeal single storey rear additions will be harmonised by

rebuilding the flat roof over the main living space, which will be raised to match the adjoining flat roof and create a new, more sheltered roof terrace away from the road. An appropriate privacy wall between no. 249 and no. 247 Haverstock Hill in matching (reclaimed where possible) red brick will therefore be erected, as indicated on plans. The existing roof terrace will become a "green" sedum installation and insulation standards will be improved to meet or exceed current regulations. The rear elevation will be further unified but interest maintained by the installation of sliding doors to the garden at the (largely unseen) ground floor, whist maintaining the 'break' in the rear elevation.

The lean to 'car port' and garage in the rear garden will be demolished to provide further garden space for the children.

Graham and Sampa Spoor

249 Haverstock Hill

[redacted]

Camden

Date: 3rd April 2013
Our Ref: CA/2013/ENQ/01604
Contact: Rob Tulloch: 020 7974 2516

Email: rob.tulloch@camden.gov.uk

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Graham and Sampa Spoor
249 Haverstock Hill
London
NW3 4PS

Dear Mr and Mrs Spoor,

Re: Planning Pre-application advice ref. ENQ/01604- 249 Haverstock Hill, London, NW3 4PS

Set out in the attached document is a detailed note of the principal issues discussed at the meeting and what you need to do in order to submit a valid planning application for your proposal.

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.

Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the Council, you cannot assume that these are agreed unless you have received written confirmation of this from the case officer.

I trust the enclosed assessment is a fair representation of our discussion. Should you require any further information please contact me on the above telephone number.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Rob Tulloch – Planning Officer
For Director of Culture and Environment

Pre-Application Proposal: 249 Haverstock Hill, London, NW3 4PS

Site and Surrounding

The application relates to a semi-detached property on the western side of Haverstock Hill at the junction with Belsize Lane. The building forms part of a group of 6 properties of similar design The front landscaped gardens are raised above pavement level and the front garden walls are retaining walls. The site lies within the Fitzjohns/Netherhall conservation area and is identified as making a positive contribution to the character and appearance of the conservation area.

Proposal

The proposal is for a basement extension to provide additional floorspace with lightwells to the front and side, replacement rear extension and alteration to the fenestration.

Planning History

2013/0968/P Certificate of Lawfulness (Proposed) for the excavation of single storey basement under footprint of existing dwellinghouse. Granted (2013/0968/P)

239 Haverstock Hill
Erection of a single storey rear extension, excavation to create basement level with light wells, replacement of front boundary wall and associated external alterations to house (Class C3). Granted subject to a Section 106 Agreement 03/08/0212 (2012/1818/P)

Assessment

The main issues of consideration are

- Design
- Amenity
- Basement impact
- Transport
- Trees

Design

The building is part of a group of three pairs of semi detached dwellings. The houses are two storeys and constructed in red brick with hipped roofs. One characteristic of these properties is that their front gardens are generally higher than the pavement, the front garden walls being retaining walls.

A Certificate of Lawfulness (proposed) has been granted for a basement underneath the entire footprint of the building, however this did not include any lightwells. The proposed basement would be the same size and include front and side lightwells. The front lightwell would extend in front of the ground floor bay, but be approximately 10m from the front boundary wall. The lightwell would be covered by a grille, and as the front garden is slightly raised, the proposed lightwell would have a limited visual impact. The proposed lightwells to the side are similarly grilled and

not considered to have a harmful impact on the character and appearance of the host building or conservation area.

At the rear of the house is a brick extension with terrace on top. A smaller, in terms of height and depth, lightweight infill sits alongside it. It is proposed to redesign the extensions, raising the height of the infill so it matches that of the brick extension, the footprint would remain the same. Sliding doors would cover the full width of the remodelled extension giving it a more lightweight appearance. The terrace would be relocated to the south side (above the former infill), with a sedum roof replacing the existing terrace. Glass balustrading would surround the entire flat roof.

The proposal would not increase the footprint of the extensions and full-width extensions are common in this group of buildings, so the proposal is not considered to be harmful to the character or appearance of the group of buildings or conservation area.

The proposed basement extension on its own would not be permitted development because of the lightwells. Although the ground floor extension on its own may be permitted development, in conjunction with a basement extension below, it would become a two storey extension which therefore requires planning permission.

The house has five dormers, two at the front, two at the rear and one at the side. It is proposed to increase the size of the smaller rear dormer to match the size of the larger one. There is no objection to this aspect of the proposal as all of the buildings in the group have pairs of matching dormers. It is also proposed to remove the side dormer, and replace it with a rooflight, however the proposed side elevation shows one rooflight, whereas the proposed second floor plans appear to show three rooflights. Three rooflights is considered to be excessive as the property occupies a corner site and the side roofslope is particularly prominent. The insertion of rooflights may be permitted development if they do not project more than 150mm above the plane of the roofslope and are obscure-glazed, they would also need to be non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed.

The proposed alterations to the rest of the fenestration are acceptable with metal framed windows being replaced by timber casements. The alterations to the side elevation are considered to be an improvement and are similar to what was granted under the Certificate of Lawfulness, however the condition relating to openability and obscure glazing would still apply to upper floor windows on a side elevation. Replacement windows to a single dwellinghouse can normally be done under permitted development as long as the materials are of a similar appearance to those used in the construction of the exterior of the existing house.

It is also proposed to erect railings on top of the boundary walls at the front and side, however details of the railings have not been submitted. The application site forms part of a group of six semi-detached properties (nos. 239-249), which are the only buildings on Haverstock Hill within the conservation area. Only no. 243 has an open front garden with no planting, fencing or railings on top of its brick front boundary wall. The sense of openness is further emphasised by the lack of trees in the front garden. As such, an open front garden is not characteristic of the group, or of the other residential properties on Haverstock Hill to the north. Permission was granted

for a similar boundary treatment at no. 239 Haverstock Hill, and in light of the above the addition of simple metal railings is not considered harmful to the street scene or conservation area.

Amenity

The only habitable basement room proposed is a guest bedroom. Camden Planning Guidance states that such rooms should have an external window of at least 10% of the floor area of the room. More specifically for basements, this 10% area should be unobstructed and above a line drawn at an angle of 30° perpendicular to the window plane. No elevations for the front lightwell have been submitted to show the size of the basement window. It would need to be demonstrated that the basement rooms receive adequate levels of light, and an elevation, including the basement, will need to accompany any planning application. No sections have been submitted and Camden Planning Guidance advises a floor to ceiling height of at least 2.3m for new basements.

There is an existing terrace at rear first floor level, built this is sufficiently far away from its neighbour not to raise any overlooking issues. It is proposed to relocate the terrace so that it is at the boundary with no. 247 Haverstock Hill. To prevent overlooking, a privacy screen will need to be erected to a height of at least 1.8m, no details have been submitted. Due to the location of the screen and its visibility from Belsize Lane such screening may be harmful to the appearance of the building.

The alterations to the rear extension and the enlargement of the rear dormer are not considered to affect the amenity of adjoining occupiers in terms of loss of daylight or sunlight.

Basement Impact

Basements have the potential to harm the structural stability of buildings, and the local water environment. In line with policy DP27 (Basements and lightwells) and Camden Planning Guidance (CPG4 - Basements) applicants should submit a Basement Impact Assessment (BIA) which is specific to the site and particular proposed development.

The BIA should be compiled by a relevantly qualified professional and needs to answer questions in three separate areas: land stability, ground water and surface water. Camden Planning Guidance (CPG4) gives detailed advice on how the Council will apply planning policies when making decisions on new basement development or extensions to existing basement accommodation. It also gives more detail about the format the BIA needs to take, including what questions need to be answered along with relevant notes and how to source information. The guidance also explains what qualifications are required for assessment.

The site is identified as a street at risk of surface water flooding as Belsize Lane suffered flood events in 1975 and 2002. In line with CPG4, a Flood Risk Assessment would be required to accompany the BIA. The site is also identified as lying within a constraint for slope stability, the BIA will have to demonstrate that the proposal will not harm the structural stability of neighbouring buildings.

A Basement Impact Assessment is a local requirement for all applications that involve basement extensions, and an application submitted without one will be treated as invalid. Please refer to CPG4 for more detailed advice as to what is required for a Basement Impact Assessment, including the qualifications required of its author(s).

Transport

The proposed development involves considerable excavation and construction work. It is not clear whether vehicles used in construction will be able to access the site from the rear of the property. The applicant is therefore required to provide a Construction Management Plan (CMP), which will be secured via a Section 106 Agreement. The CMP will need to show whether deliveries can be made off-road, without obstructing the road or the footpath. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

Trees

The basement, other than the lightwells, does not extend beyond the footprint of the building and will therefore not impact on the hard and soft landscaping surrounding the property or its ability to absorb/hold storm water. There are trees in the front and rear gardens of the property and an arboricultural report will be required to demonstrate that any trees to be retained will not be harmed, and to justify the removal of any trees.

Community Infrastructure Levy (CIL)

The Mayor of London's Community Infrastructure Levy was introduced on the 1st April 2012. This will be used to raise funds to contribute towards Crossrail. The CIL will apply to all development which adds one or more dwellings or more than 100sqm of floorspace at a rate of £50 per sqm. It is unclear from the plans whether the proposal would add more than 100sqm of floorspace. If this is the case CIL will be payable.

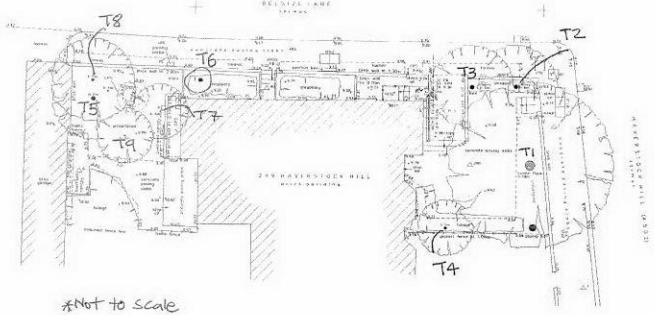
Camden is also introducing its own CIL which will be in addition to the Mayor's CIL, and is likely to be introduced in the autumn of 2013. If an application is submitted before the Council's CIL takes effect, but has not been decided, it will be liable for the new CIL. Please refer to the Council's website for further information on the Borough's CIL.

Conclusion

The proposed basement would not harm the character or appearance of the host building or conservation area, but there are concerns that the basement rooms would not achieve an acceptable level of light. As part of the submission of the planning application, a Basement Impact Assessment needs to be prepared and a Flood Risk Assessment will need to be carried out. Concern is also raised about the relocated terrace and balancing the protection of amenity with the visual impact of any screening.

Rob Tulloch – Planning Officer
For Director of Culture and Environment
3rd April 2013

TREE SURVEY PLAN OVERLAY RJW 20.2.13
REF: Addendum 3 of Report



*Not to scale

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Arboricultural Impact Assessment

Proximity of Proposed Development to existing Trees

Ref: Addendum 1 -Table 1, Addendum 3 and Picture Gallery at end of report

The London Plane tree T1 at the front of the above property is an important visual amenity for the streetscape in this are of Haverstock Hill. The proposed light-well for the basement at the front of the existing property and beneath the bay window could potentially have a minor impact on the RPA of this tree, when allowing for off-set due to the proximity of the front retaining wall to the tree. However, this is unlikely but protection shall be allowed for in the method statement when proposed construction starts – see below.

Care shall be taken when considering the final surface treatment for the whole of the front garden area (RPA) beneath the canopy of tree T1. This will need to be porous in nature and NOT involve excavation of the existing surface level beneath the tree. ie. Surface mounted 'Geo-grid' system or similar

The small and heavily pruned Variegated Holly tree T6 on the side of the property with Belsize Lane will be impacted by the proposed basement and railings in this area. This tree is insignificant and of no importance for local amenity and it is proposed to remove to allow basement and boundary railings construction.

It is proposed to remove Cherry tree T2 due to its condition and likely safe useful life expectancy. Provision for replacement could be included within the new garden design if required – see addendum 2

It is also proposed to remove Cherry tree T3 to enable re-building of retaining wall along Belsize Lane and to re-design the access into front garden from Belsize Lane. Provision for replacement could be included within the new garden design if required – see addendum 2

Both of these Cherry trees T2 and T3 are unremarkable specimens and can readily be re-provided for within the new front garden design once finalised and as described in addendum 2

The remaining trees at the front and in rear garden of the site will not be impacted by the proposal for development but it is proposed to remove all apart from the Cherry tree T5 and enable re-design and planting of the 2 garden areas as part of the scheme.

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Arboricultural Method Statement

Ref: Addendum 1 & 2

Excavation within RPA of Retained Trees

Ref: Addendum 1

No excavation shall take place within the front garden area of the site.

Construction of the front wall of the light-well beneath the bay window shall be carried out carefully by hand for the first metre and any roots encountered treated as per the specification in addendum 1

There shall not be any excavation within RPA of retained trees T1, T3 and T5 as these areas are to be considered as construction exclusion zone

* **Please see addendum 1 section on Excavation within RPA of retained trees.**

Tree Protection Barriers & Construction Exclusion Zone

The tree protection barrier shall be erected on site set-up and will define the construction exclusion zone, which is whole of front garden area and RPA beneath tree T5

***Please see specification for tree protection barriers shown below**

Ground Protection of Existing Surfaces within RPA of Retained & Nearby Trees

Ref: Addendum 1

Unlikely to be necessary but If required at front of site because of construction space constraints then existing hexagonal paving shall be retained and further protected by using the specification as shown in that section of addendum 1 below

Access Facilitation Pruning & Tree Works

Ref: Addendum 2

The schedule of tree works is shown below in addendum 2

Site Access and Construction Working Area

Site access point and CWA has not been confirmed at time of writing this report but likely to be from Belsize Lane at the rear of the site?

Site Storage and Accommodation

These areas will be outside of the construction exclusion zones for the retained trees.

Installation of Services

Arrangements for this element of the development of the site are unknown as at time of writing this report but are likely to remain as existing.

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Changes to the service routes will be carefully considered using the AS below to advise on protection of nearby trees prior to commencement on site.

Arboricultural Supervision

AS shall be required during work within and adjacent to the RPA of retained trees. It must be undertaken at regular intervals with a written record of the meetings maintained and photographs taken if required.

The AS must include a pre-construction commencement site visit, to be arranged by the Site Manager under instruction from Architects, and thereafter at intervals of not less than 3 weeks until completion of construction works or more regularly if found necessary by site requirements.

Conclusion

Provided the recommendations shown above and the methodology for protection of any retained trees are followed, there will not be an affect on the current or future condition of those trees that are retained as part of the proposed scheme.

Tree Grading Categories

Ref: Grading Category as per BS 5837:2012 Section 4.5 Table 1 & Table 2 – Tree quality assessment chart.

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Ref: Tree Survey Schedule in Addendum3 below for description of trees categorized

The grading categories are based on the following criteria:

A=high quality (1/2/3)
B=moderate quality (1/2/3)
C=low quality (1/2/3)
U=trees of such a condition that they cannot realistically be retained as living trees in the context of the current land use

1 = mainly arboricultural qualities
2 = mainly landscape qualities
3 = mainly cultural values, including conservation

Trees categorized within this report:

1 Category A trees = none

2 Category B trees = T1

3 Category C trees = T2, T3, T5

4 Category U trees = T4, T6, T7, T8, T9

Trees for removal on this site:

1 Trees = T2, T4, T6, T7, T8, T9

References

1. BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations
2. BS3998:2010 Tree Work – Recommendations
3. NJUG Volume 4 Issue2 2007 – Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.

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4. NHBC Standards – Section 4.2 Building Near Trees
5. British Geological Survey – London & the Thames Valley
6. Principles of Tree Hazard Assessment – Lonsdale 2001
7. Diagnosis of Ill Health in Trees – Stouts & Winter 2004
8. Picture Gallery – at end of report
9. Tree Survey P an –

Declaration

This Tree Survey and AMS have been written and checked by Richard Wassell of Wassells Arboricultural Services Ltd. and are provided without prejudice as an objective and professional assessment of the trees described.

Signed: R.J.Wassell Date: 20.02.MMXIII

Addendum 1

Ref: Tables C.1 & D.1of annex C & D in BS 5837:2012

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Addendum 2

Ref: Addendum 3

Schedule of Tree Works

Trees and vegetation recommended for removal:

Tree number	Species	Tree work
T2	Ornamental Cherry	Fell to ground level
T4	Lilac	Fell to ground level
T6	Variegated Holly	Fell to ground level
T7	Laburnum	Fell to ground level
T8	Laburnum	Fell to ground level
T9	Apple	Fell to ground level

Recommended work for trees being retained:

Tree number	Species	Tree work
T1	London Plane	Crown clean. Lift crown all around to 5 metres above road level
T3	Ornamental Cherry	Crown clean. Reduce crown -light
T5	Ornamental Cherry	Crown clean. Reduce crown –light and balance

Tree work to be carried out to the following standards and guidelines:

1. BS 3998:2010 Recommendations for Tree Work

2. Tree pruning cuts will be carried out using the 'Natural Target Pruning' technique as defined by: *BS 3998:2010 section 7.2.5 and Fig. 2 The Pruning of Trees, Shrubs and Conifers: George E. Brown & Tony Kirkham – 2nd edition revised & enlarged 2004 and Section 3.1.27 of The Arboricultural Association Specification for Tree Works June 2008.*
3. Crown clean involves removal of dead, diseased & dying wood from tree crown, thinning of overcrowded crown, and removal of all epicormic growth within crown including stem & basal epicormic growth.

Tree Planting:

Replacement for the Cherry tree T2 is possible as part of the new garden design and this will take the form of native tree planting with species such as Small Leaved Lime, Hornbeam and Field Maple. However, the front and rear gardens are quite small and there is limited space for tree planting and it is proposed to agree with the planning authority whether this element is required.

Planting method to be Method 1 as below

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Addendum 3 - Schedule of Tree Survey Information – BS5837:2012 section 4.4

SITE: 249 Haverstock Hill NW3 4PS DATE: 1st February 2013

Tree Number	Species	Diameter mm	Height metres	Crown Spread metres	Age Class	Grading Category	Estimated Future Lifespan	Structure	Physiology, Condition & other factors	Management recommendation
T1	London Plane	580	18	N =5 S = 5 E = 6 W =5	M	B1 & B2	>40	G	Above average Previous light crown reduction. Growing in 0.6 M high raised bed above pavement level at front. 1.3 M from front retaining wall which is being pushed out by root activity. Surface root disruption to front are hexagonal paving	LC5 CC AI
T2	Ornamental Cherry	190	6	N =3 S = 1 E = 2 W =1	M	C2	10-20	P	Declining Growing in raised brick bed with die-back on East side and suppressed by T1 Pushing out retaining wall to pavement through root activity	F
T3	Ornamental Cherry	220	6	N =3 S = 3 E = 2 W =2	M	C2	10-20	M	Average Growing brick bed next to T2 Pushing out retaining wall to pavement through root activity	CC RC-LIGHT
T4	Lilac	120	4	N =1 S = 1 E = 1 W =1	M	U	<10	P	Average Leaning severely in front of bay window	F
T5	Ornamental Cherry	230	6	N =2 S = 2 E = 1 W =3	M	C2	10-20	M	Declining Badly pruned with bacterial canker present on main stem and low branches	CC RC-LIGHT +BALANCE
T6	Variegated Holly	120	4	N =1 S = 1 E = 1 W =1	M	U	10-20	M	Average Growing in confined are on north side of house	F

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Tree Number	Species	Diameter mm	Height metres	Crown Spread metres	Age Class	Grading Category	Estimated Future Lifespan	Structure	Physiology, Condition & other factors	Management recommendation
T7	Laburnum	M/S	3	N =1 S = 1 E = 1 W =1	Y	U	10-20	M	Average Growing out from under Cherry tree T5	F
T8	Laburnum	75	3	N =1 S = 1 E = 1 W =1	Y	U	10-20	M	Average Growing from base of house at rear – probable self set	F
T9	Apple	75	2	N =1 S = 1 E = 1 W =1	Y	U	10-20	M	Average Planted as fruit tree Basal growth and some Apple Canker	F

TREE SURVEY KEY:

Tree Number and Species = number of tree on plan and Common Name/botanical name

Height = estimated height of tree from surrounding ground level +/- 1.5 metres

Diameter = diameter of main stem @ 1.5 metres above ground level

Crown Spread = maximum extent of branches measured radially from the base of the tree, trees with asymmetrical crowns are shown with distances in relation to compass points. N = north etc.

Crown Height = height of canopy and/or first major branch above ground level

Age Class = Young(Y): age less than 1/3rd life expectancy | Semi-mature(SM): 1/3rd to 2/3rd life expectancy | Mature (M): Over 2/3rd life expectancy | Over mature (OM): mature and in state of decline | Veteran (V): Surviving beyond typical age range for species

Grading Category: As per BS 5837:2005 Table 1 – Tree quality assessment, which refers to tree quality and landscape/amenity value; A=high, B=moderate, C=low

Estimated Future Lifespan = estimated useful and remaining contribution to the site in years - <10, 10-20, 20-40 & >40

Structure = structural condition of the tree based on roots, trunk, and major stems/branches along with the presence of any structural defects and decay organisms. Categories are: Very Good (VG); Good (G); Moderate (M); Poor (P); Hazardous (H)

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