

Delegated Report		Analysis sheet	Expiry Date:	17/09/2014
		N/A	Consultation Expiry Date:	n/a
Officer			Application Number(s)	
Tessa Craig			2014/4706/P	
Application Address			Drawing Numbers	
11 Wadham Gardens London NW3 3DN			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Discharge of condition 6 (submission of tree protection measures report) pursuant to approved permission reference 2011/6180/P dated 01/03/12.				
Recommendation(s):		Discharge condition 6		
Application Type:		Approval of Details		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Site Description

The application site is located on the northern side of Wadham Gardens. It is a substantial detached dwellinghouse with 3 levels of accommodation. The building is finished in brick and has a large rear garden. It is identified as making a positive contribution to the character and appearance of the Elsworthy Conservation Area in which it is located.

The Elsworthy Conservation Area Statement notes:

“Each house in the development has a different design, although the architect for the majority of houses was Amos Faulkner (1867-1940) (verified by David Prout’s research). The exceptions are No 33 Elsworthy Road (designed by Stephenson and Redfern) and No 2 Wadham Gardens (designed by Horace Field, 1861-1948). Faulkner evolved a suburban Free Style influenced by Richard Norman Shaw and Sir Ernest Newton, which in the late 1890s was both innovative and unusual. The ground-floor layouts were generous and the houses were detached with small front gardens. There were no rigidly defined brick boundary walls or railings. The houses were not built with basements or mews accommodation. A small number of houses have been extended with subterranean garages accessed by ramped driveways, which detract from the character and appearance of the Conservation Area, as found at No 5 Wadham Gardens. Other properties have had ground-floor rooms converted and extended to provide garage accommodation, as found at No 11 Wadham Gardens and No 31 Elsworthy Road.”

Below ground level at the rear of the property is an underground tunnel, known as National Rail’s Primrose Hill (fast lines) Tunnel. An air shaft servicing the tunnel exists at the neighbouring property at No.13. Both neighbouring buildings have no basement and consist of the original three storey buildings with extensions at the side and rear.

Relevant History

2011/6180/P- Extension and works of excavation to create basement and lower ground floor levels with lightwell at front, replacement of rear ground floor extension with new extension to match existing, conversion of existing garage at ground floor level to provide to additional living space, construction of underground parking lift from lower ground floor to ground floor level at front, including installation of two ventilation louvres and acoustic enclosure in rear garden, and associated landscaping alterations, following the demolition of rear extension to single family dwellinghouse (Class C3). Granted, 01/03/2012.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS13 Tackling climate change through providing higher environmental standards
CS14 Promoting high quality places and conserving our heritage.
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP20 Movement of Goods and Materials
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP23 Water
DP24 High quality design
DP25 Conserving Camden’s heritage
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and light wells
DP28 Noise and vibration

Camden Planning Guidance (CPG 1) - Design (2011)
Camden Planning Guidance (CPG 2) – Housing (2011)
Camden Planning Guidance (CPG 4) – Basements (2011)
Elsworthy Conservation Area Appraisal and Management Strategy (CAAMS)

Assessment

Proposal

Planning permission was granted on 01/03/2012, for extension and works of excavation to create basement and lower ground floor levels with lightwell at front, replacement of rear ground floor extension with new extension to match existing, conversion of existing garage at ground floor level to provide to additional living space, construction of underground parking lift from lower ground floor to ground floor level at front, including installation of two ventilation louvres and acoustic enclosure in rear garden, and associated landscaping alterations, following the demolition of rear extension to single family dwellinghouse. The permission was subject to condition 6, stating:

Prior to the commencement of works on site, evidence in the form of a report and photographs demonstrating that tree protection measures have been implemented in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

The applicant now seeks to discharge condition 6.

Assessment

The submitted details are considered to meet the requirements of the condition; information has proven the tree protection measures have been implemented in accordance with the approved details. The Tree Officer has reviewed the details and recommended the application be discharged.

Recommendation

Discharge condition 6.