

22 Ferncroft Avenue (2014/0241/P)



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Site photographs – 22 Ferncroft Avenue



View towards front of property



View toward front of property (showing location of proposed garage)



View towards rear of property



View showing relationship between 22 and 24 Ferncroft Avenue (on left)



View showing relationship between 22 and 20A Ferncroft Avenue (on right)



View showing side passage and boundary wall of 20A (location of proposed garage)

Delegated Report (Members' Briefing)		Expiry Date:	04/03/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
22 Ferncroft Avenue London NW3 7PH		2014/0241/P			
Proposal(s)					
Extension of existing basement (with front and rear lightwells) to match proposed extended footprint of the ground floor above. Rear extension at ground floor level and at 1st floor level above existing ground floor projecting wing and garage to side elevation.					
Recommendation(s):		Grant conditional permission			
Application Type:		Householder planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice			Site notice		
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	23/1/14	13/2/14	9		1
Consultation responses (including CAACs):	<p>24 Ferncroft Avenue objects on the following grounds</p> <ul style="list-style-type: none"> We would like to see the plans / drawings because we are very concerned about loss of daylight, sunlight and privacy. The proposed extensions are right next door to our house. <p><i>Officer's comment: Please refer to paragraph 2.12 in the assessment below.</i></p> <p>Redington / Froggnal CAAC - object Description of proposals are unclear. Application description being unclear. Whether the ground floor extension already exists or is proposed as part of this application. Object to new rear terrace depth in relation to the length of the garden. We object to the two storey rear extension and particularly the crude expanse of glazing shown.</p> <p>Heath and Hampstead Society – object The BIA is not site specific, relying on ground investigations from another site. No assessment is therefore made of the likely damage caused by excavations to adjacent buildings.. Cracking is blamed on tree roots but without evidence this is not a reliable indication of subsoil stability. Investigation is necessary and expert opinion obtained on such damage (Burland scale). The rear extension is out of character, damaging to Quennell's architecture, and of poor design merit generally; its height, large glazes areas and poorly designed gable roof are not good enough to satisfy policies DP 24 and 25.</p> <p><i>Officer's comment: The proposed development has been revised to omit the dormer, an extension at rear first floor level and contemporary glazing for the rear elevation. The BIA has also been substantially amended following feedback from the independent assessment. Please refer to paragraphs 1, 2.1-2.5 and 2.6-210 in the assessment below.</i></p>				

Site Description

The application site relates to a detached three-storey property located on the north side of Ferncroft Avenue. The site is location within the Redington/Frogal Conservation Area, it is not a listed building.

Relevant History

2014/0175/T: REAR GARDEN: 1 x London Plane - Remove. No objection to works to tree in CA 23/01/2014

2013/0122/P: Conversion of 2 flats into a single family dwelling house (Class C3). Granted 26/02/2013

16726: Conversion of 22, Ferncroft Avenue, N.W.3 into one six room maisonette on ground and first floors, one two room flat on first floor and one three room flat on second floor. Granted 04/08/1964

32 Ferncroft Avenue

2012/2946/P: Erection of a two storey rear extension at basement and ground floor levels in connection with an excavation to enlarge existing basement level to include a lightwell to the front, side (north) and rear elevation, erection of single storey extension to existing rear extension, installation of new roof light and alteration to windows on side elevation of single family dwelling (Class C3). Granted 07/08/2012

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP16 (The transport implications of development)

DP20 (Movement of goods and materials)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 2013

CPG1 Design

CPG4 Basements and lightwells

Redington and Frogal Conservation Area Statement 2000

Assessment

1. Revisions

- 1.1 When initially submitted the application included a dormer, rear extension at first floor level and contemporary glazing to the rear elevation. However, following officer's concerns the proposal has been substantially revised with these elements omitted.

2. Proposal

Planning permission is sought for the following:

- An extension at the rear and side of the projecting wing measuring 4.4m wide and projecting 2.2m from the rear elevation of the host property. The existing pitched roof would be replaced with a hipped roof measure 2.83m to the eaves and 4.15m to the ridge. The rear elevation would have 3 adjacent sash windows and would be finished in brick.
- The existing cellar (17.73sqm) would be expanded to provide basement accommodation under the entire footprint of the existing building including the proposed ground floor extension. The basement would measure 216.72 sqm and it would have a front and rear lightwell. The basement development would excavate up to 3m below ground level. The basement would provide a cinema and bedroom at the front with a family room and gym at the rear. The front elevation would have a bay window and sash windows at basement level matching the width of the existing windows at ground floor level. The rear elevation would have 2 sets of bi-folding doors in the side and rear elevation opening onto the rear lightwell / terrace. The proposed basement terrace includes a stairway connecting it to an enlarged patio area at garden level.
- The front lightwell would have a maximum depth of 1.3m and a minimum depth of 0.5m (in front of the bay window) and would extend almost the full width of the property (8.6m). The rear lightwell (terrace) would measure 4.9m by 3.4m. The rear lightwell would be surrounded by railings and the front lightwell would have walk-on glass above it.
- Alterations are proposed to the ground floor projecting wing. The existing window opening on the rear elevation would be enlarged and bi-folding doors would be inserted with toplights above. The proposed doors and windows would have glazing bars dividing up the panes of glass. A sash window (with glazing bars) would be inserted into the side elevation. The existing render at ground floor level would be replaced by brick with render at parapet level. An existing spiral staircase would be removed (connecting the existing terrace at 1st floor with the garden) and the balustrade around the terrace would be extended and replaced.
- 2 conservation style rooflights measuring 1m by 0.84m are proposed to the roof of the building, located within the existing valley in the middle of the roof.
- A garage extension to the side of the host property measuring 3.31m by 7m and 2.78m high. It would have a flat roof (with parapet) and would be finished in white render with a door and window on the rear elevation. It would be set back 7.7m from the front elevation.

3. Assessment:

3.1 Basement excavation

- 3.2 The existing cellar (17.73sqm) would be expanded to provide basement accommodation under the entire footprint of the existing building including the proposed ground floor extension. The basement would measure 216.72 sqm and excavate up to 3m below ground level.

- 3.3 The applicant has submitted a basement impact assessment (BIA) in accordance with policy DP27. The site is located on Claygate Beds and has experienced surface water flooding in the past (1975). Given the site context, the BIA was independently assessed. The independent

assessment advised that BIA had not identified that the site is within an aquifer. In order to meet the requirements of DP27 further information was required on the ground conditions, specifically, ascertaining the presence and location of water-bearing layers beneath the site. A revised BIA was therefore sought.

- 3.4 The revised submission was reviewed by the independent assessor who commented that the BIA did not demonstrate sufficient detail and certainty to ensure accordance with DP27 with respect to:
- Maintaining the structural stability of the building and any neighbouring properties
 - Avoiding adverse impact on drainage and run-off or causing other damage to the water environment and
 - Avoiding cumulative impacts on structural stability or the water environment
- The requirement for each part of the assessment to be signed off by persons with qualifications as set out in paragraph 2.11 of CPG4 was also highlighted.
- 3.5 The BIA was subsequently fully revised and has been reassessed by the independent assessor and now fully complies with the requirements of policy DP27.

3.6 Design

- 3.7 The basement would include a front lightwell. The front lightwell would have a maximum depth of 1.3m and a minimum depth of 0.5m (in front of the bay window) and would extend almost the full width of the property. The provision of a front lightwell has been accepted at 32 Ferncroft Avenue (ref: 2012/2946/P). The current proposal is wider than that approved at No 32 (8.6m as compared to 5m) but is significantly less deep (0.5m as compared to 1.3m). The lightwell would have 0.35m wall surround and would be glazed above. The low height of the lightwell surround would ensure that the lightwell would have a limited impact on the appearance of the host property and the streetscape. The lightwell would be set in by 0.85m from the front entrance which is welcomed. The set in would allow for a small planter. The size of the rear lightwell (4.9m by 3.4m) is considered acceptable.
- 3.8 The rear extension is modest in scale (4.4m wide and projecting 2.2m from the rear elevation of the host property) and would its relatively small size and hipped roof would be sympathetic to the host property. The sash windows (with glazing bars separating individual panes) are in keeping with the host property and line up with the windows on the floor above. The enlargement of the ground floor window opening in the projecting wing and the installation of bi-folding doors would also match the fenestration of the existing windows (in terms of glazing bars dividing up the window into small panes). The brick finish of the extension and the ground floor projecting wing would match the neighbouring properties and the ground floor front elevation of the host property.
- 3.9 A garage extension would infill the gap between the host property and No 20a. The existing wall (with arched gateway) between the host property and the No.20a would be demolished. The height of the proposed garage would be only marginally higher (0.3m) than the existing wall so would have limited impact on the appearance of the host property. The size of the garage extension is subordinate to the host property and its location and appearance are appropriate. The property already has a large area of hard-standing and two dropped curbs so the provision of a garage would accord with policy DP19.
- 3.10 The size of the rear terrace (4.44m deep and the full width of the property) is acceptable in relation to the 18m rear garden. The soft landscaped appearance of the rear garden would be maintained. It is also noted that the provision of a hard surface at the rear is permitted development (Class F) for single family dwelling houses such as this.

3.11 Amenity

3.12 Given the height of the extension (2.83m to the eaves) and its 2m projection from the rear wall, it would not have a harmful impact on the neighbouring property in terms of loss of daylight/sunlight and would not appear overbearing. The neighbouring property (no.24) has windows in the (north west) elevation facing towards the boundary fence between the two properties. These windows would be approximately 2.9m from the proposed extension. The ground floor windows are located behind the existing ground floor rear elevation of 22 Ferncroft Avenue and so any reduction of daylight to these windows would be relatively small. The garage extension would be 2.78m high and would project approximately 6m from the rear elevation of No 20a. Given the high wall between the two properties (approximately 2m from ground level) and the higher ground of No 20a, the garage extension would be below the height of the existing wall. Therefore there would be no loss of daylight or sunlight to this property.

3.13 Trees

3.14 An existing mature plane tree is close to the rear of the property. Permission has already been granted for this tree to be removed (ref: 2014/0175/T). It is noted that the officer's delegated report stated that the Plane tree is growing in an unsustainable position close to the building and the expansion of the main stem and root activity are causing direct damage. It is not considered that it would be expedient to bring the tree under the protection of a TPO.

3.15 Transport Implications

3.16 The proposed basement would be beneath the footprint of the building. As there is an area to the front of the property which would be used during construction works it is considered appropriate to secure a Construction Method Statement via condition to ensure the development would not impact on the surrounding transport network or pedestrian flow.

3.17 CIL

3.18 As the extensions provide more than 100sqm of floorspace, the proposal would be liable for the Mayor of London's Community Infrastructure Levy (CIL). The Mayor's CIL is £50 per sqm. At ground floor level there would be 26.51sqm of additional floorspace. At basement level there would be a further 199sqm. The total additional floorspace would therefore be 225.5sqm. An estimate of the CIL is therefore £11,275. The CIL will be collected by Camden and an informative will be attached advising the applicant of the CIL requirement.

Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 26th August 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Richard Diamond
21st Architecture Ltd
314 Goswell Road
London
EC1V 7AF

Application Ref: **2014/0241/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

21 August 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Ferncroft Avenue
London
NW3 7PH

DECISION

Proposal:

Extension of existing basement (with front and rear lightwells) to match proposed extended footprint of the ground floor above. Rear extension at ground floor level, two rooflights and garage to side elevation.

Drawing Nos: Site location plan; 174_GA_01 Rev B; 174_GA_02 Rev A; 174_GE_01 Rev B; 174_GA_03 Rev A; 174_GA_00 Rev B; 174_GA_LG Rev B; 174_GA_RF Rev A; CR_WRCS_LS_C; 174_GS_01 Rev A; 174_GS_02 Rev A; 174_GS_03 Rev A; 174_GE_03 Rev A; 174_GE_02 Rev A; Design and access statement dated 3/1/14 pages 11-13 (existing drawings); 174_S_02; esi basement impact assessment (ref: 62745R1) dated July 2014.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 174_GA_01 Rev B; 174_GA_02 Rev A; 174_GE_01 Rev B; 174_GA_03 Rev A; 174_GA_00 Rev B; 174_GA_LG Rev B; 174_GA_RF Rev A; CR_WRCS_LS_C; 174_GS_01 Rev A; 174_GS_02 Rev A; 174_GS_03 Rev A; 174_GE_03 Rev A; 174_GE_02 Rev A; Design and access statement dated 3/1/14 pages 11-13 (existing drawings); 174_S_02; esi basement impact assessment (ref: 62745R1) dated July 2014.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be kept on site and adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

The Construction Method Statement shall also provide the opportunity for the developer to consult with local residents about plans for construction providing them with an opportunity to voice any legitimate concerns about the proposals.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £11,275 (225.5sqm x £50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard
Director of Culture & Environment

DRAFT

DECISION