

Delegated Report		Analysis sheet		Expiry Date:		1/08/2014	
		N/A		Consultation Expiry Date:		30/06/2014	
Officer				Application Number(s)			
Obote Hope				2014/3597/P			
Application Address				Drawing Numbers			
9 Aldred Road London NW6 1AN				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of coal cellar into a habitable room, for the provision of 1 x bedroom with en-suite bathroom to the front and playroom to the rear elevation, following excavation of front garden for a new bay window at basement level, installation of new steps from ground to basement level, erection of new bin storage area at basement level and new railings and gate at ground floor level.							
Recommendation(s):		Grant planning consent					
Application Type:		Householder Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify		No local groups have been identified.					

Site Description

The subject site is a two storey terraced property, with lower ground floor, located on east side of Aldred Road north with the junction of Hillfield Road. The surrounding areas are mostly residential properties that formed two storey terraced dwellings that commonly has two storey rear addition attached.

The subject site is not located in a conservation area, nor does it relate to a listed building.

Relevant History

2013/5334/P – PP – for: Erection of an extension at roof level following the replacement of existing window the installation of new door and railings for the formation of a Juliet balcony to the rear elevation, the installation of 2 x rooflights to front roof slope the installation of new window to the front elevation at basement level and the installation of new railings at front boundary of existing residential dwelling (Class C3). Granted 14/10/2013

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies

Core Policies

CS1 (Distribution of growth)

CS4 (Areas of more limited change)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS18 (Dealing with our waste and encouraging recycling)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP27 (Basements and lightwells)

DP28 (Noise and vibration)

Camden Planning Guidance 2013

CPG1 Design

CPG6 Amenity

CPG 4 Basements and lightwells

Assessment

1. Revisions

1.1 During the course of the application an amendment was sought to retain the dwarf brick wall for the railings to the front elevation and surmount the proposed railings to maintain the design of the terrace properties along Aldred Road.

2. Proposal

2.1 Planning permission is sought for excavation to lower-ground floor for the creation of a front lightwell, installation of external staircase for maintenance purposes between the ground and lower-ground floor, erection of a new bin store, demolition of the existing front boundary wall and replaced with railings surmounted on dwarf wall and installation of new metal gates to the ground floor front elevation level in connection with existing residential dwellinghouse.

2.2 The proposed basement would occupy the full footprint of the parent building and extending by approximately 2.9m (depth) x 4.0m (width) beyond the existing front elevation of the parent building. The works would excavate 1.5m below ground level. To the front elevation, there would be a lightwell following the construction of a bay window that matches the design of the existing ground and first floor window. The proposed window would measure approximately 2.5m wide by 1.5m deep. There are no proposed works to the rear and as such, would remain as existing.

3. Design

3.1 To the front elevation, there would be a lightwell that would be constructed and a new bay window installed. The bay window would follow the existing pattern of the existing upper floors bay window and therefore, located centrally. Furthermore, the proposed basement would match the characteristic of majority of the properties on Aldred Road. In the sense of following the form of the bay window, the proposed works would also involve the lowering of the existing cellar floor by 400mm. There would be an external stair enclosure that would be erected to the front elevation as means of access between the existing ground and lower-ground floor level, the proposed material would be sympathetic to the host building and matches the design of the neighbouring properties. From street level the existing boundary wall would be replaced by railings to allow natural light into the proposed newly created bedroom. It is therefore considered that this element of the proposed scheme would not cause harm to the character and appearance of the parent building or conservation area when viewed from the front elevation and surrounding streetscene.

3.2 The proposed bay window at lower-ground floor level would have the same characteristic of the row of terraces and the creation of the new lightwell would allow the host building to match the existing design of the terraces along Aldred Road. Therefore, the proposed works is compliant with Policies CS14 and DP24 of Camden's Local Development Framework which seeks to promote high quality places. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'* and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

3.3 It's considered that the 3 x timber framed windows that are proposed are constructed in a manner that would match the aesthetics of the host building. i.e. timber windows, and as such, would not detract from the character and appearance of the host building. Furthermore, the proposed bay window bring the host property in-line with the design principles of the existing terraces. Notwithstanding this, it's also considered that the proposed lightwell would follow the existing height and depth of the existing bay windows at ground and first floor level.

3.4 The proposed stair enclosure between the lower-ground and ground floor level would be constructed using railings painted black that matches majority of the properties along Aldred Road. There would be a storage area underneath the proposed stairs. The railings would match the design of the neighbouring properties and are considered as acceptable in its design.

3.5 At lower-ground floor level it's proposed to erect a bin storage area, the bin storage facility would be constructed using brick and timber door and would measure approximately 0.9m (depth) x 1.4m (width) and it's proposed the bin storage area would not have a visual impact due to its size and discrete location along the flank elevation.

4. Basement Impact Assessment

4.1 In accordance with DP27, the applicant has provided a Construction Method Statement to support the proposed basement development; a full Basement Impact Assessment (BIA) was not required in this instance for the proposed works.

4.2 The street slopes in a low/medium gradient up in the northerly direction. The report has demonstrated that the strategy involved such as, the casting low concrete 'bound' retaining walls, set outside the 45 degree dispersion zone of the existing corbelled party wall footings. The consulting structural engineer indicated that this approach obviates the need to underpin the party walls and minimise any potential for damages.

4.3 With regard to land stability the report indicate that in general the house is of sound structural condition. The only area of distress was some minor cracking noted at parapet level at the party wall with no.10. The geological drift maps for the immediate area indicate London Clay deposit cropping relatively close to the surface.

4.4 The foundations to the house are typical for a house of this type and age. Trial pits exposing the existing foundation conditions of the no. 8 and 10 party walls are recorded in drg.13086-SK01. Given the type of subsoil encountered, it is not expected that ground water would be encountered over the proposed depth of excavation.

4.5 The report concluded that the lowering of the existing cellar floor and the formation of the front lightwell can be carried out with minimal risk to the structural integrity of the neighbouring houses and to any natural assets in the immediate vicinity of the house.

5. Neighbour Amenity

5.1 In respect of the works at basement level, it is considered this aspect of the development would not result in harm to the levels of light received by neighbouring residents nor would the development harm the outlook enjoyed by neighbours.

6. Trees

6.1 The site has a relatively small tree growing outside of the proposed property it is not anticipated that the proposed works would have any impact on the tree.

6.2 However, a standard condition would be added requiring an arboricultural protection plan and method statement to ensure that the trees are retained and protected.

7. Transport Implications

7.1 As stated in policy DP27 many potential impacts to the amenity of adjoining neighbours are limited by underground development. However, the excavation and construction phase can impact on amenity. A

Construction Management Plan is not required for a basement of this type or scale which would rely mainly on manual labour conducted at a slow pace, contained within the site with the use of local skip licences for the highway etc.

8. Mayoral CIL

8.1 The proposed basement development would have an area of 61.56sqm, the existing basement measures 47.04sqm. Therefore, the additional floorspace to the dwelling would not be over 100sqm and the development would not be liable to pay the mayoral CIL.

9. Conclusion

9.1 In light of the above it is considered that the proposed works would be an acceptable form of development that would accord with the relevant policies within the Local Development Framework, and as such, no objection is raised to the proposed alterations.

10. Recommendation: Grant conditional permission.