

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/12/2014	
		N/A		<b>Consultation Expiry Date:</b>		07/11/2014	
<b>Officer</b>				<b>Application Number</b>			
Alex McDougall				2014/5832/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23 Narcissus Road London NW6 1TJ				Refer to draft decision.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal</b>							
Excavation to enlarge existing single storey basement level including enlarged front lightwell, new stairs in front lightwell and new rear lightwell, alterations to fenestration and erection of a single storey ground floor rear infill extension.							
<b>Recommendation:</b>		Grant Planning Permission					
<b>Application Type:</b>		Householder Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No response					
<b>Local area group response:</b>		N/A					
<b>Site Description</b>							
The site is occupied by a two storey plus part basement mid-terrace building on the western side of Narcissus Road. The existing basement is accessed via stairs in the front garden. The building has an original large two storey outrigger and a small single storey extension to the rear. The building is in use as a single family dwellinghouse.							
Front lightwells existing at the following Narcissus Road properties in the vicinity of the site: Nos. 18, 28, 31, 38 & 40.							
<b>Relevant History</b>							
<u>23 Narcissus Road (application site)</u>							
2008/1378/P – Erection of a full width rear roof extension with three dormer windows and one rooflight to front roof slope. Certificate of lawfulness granted 24/04/08.							

18 Narcissus Road (nearby site)

2013/0349/P - Excavation to enlarge basement including the creation of front and rear lightwells with new external stair, alterations to front boundary wall, and to fenestration at rear ground floor level all in connection with existing single-dwelling house (Class C3). Granted 28/03/13.

45 Narcissus Road (nearby site)

2013/6389/P - Basement extension to single dwelling house with front lightwell. Granted subject to s106 legal agreement 28/05/14.

12 Narcissus Road (nearby site)

2013/8311/P - Basement extension, single storey infill extension at rear and installation of 3 front rooflights. Granted subject to s106 legal agreement 10/09/14.

14 Narcissus Road (nearby site)

2013/8310/P - Basement extension and creation of front lightwell, single storey infill extension at rear, installation of 3 front rooflights, and alterations to remove rear chimney stack. Granted subject to s106 legal agreement 10/09/14.

**Relevant policies**

**National Planning Policy Framework 2012**

National Planning Practice Guidance

**London Plan 2011**

London Housing SPG

**Camden LDF Core Strategy 2010**

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

**Camden Development Policies 2010**

DP22 Promoting sustainable design and construction

DP23 Water

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 (updated 2013)**

CPG1 Design

CPG3 Sustainability

CPG4 Basements and Lightwells

CPG6 Amenity

**Assessment**

1. Detailed Description of Proposed Development

1.1. The proposal is detailed as follows:

- a) *Basement* – Excavation of single storey level under existing single family dwellinghouse and under area of proposed extension including new front and rear lightwells. The front bay would be extended down into the front lightwell and be finished with matching windows. The rear lightwell would be relatively small and secured with structural glazing and grille. The basement would have an area of 70sqm, the front lightwell 8sqm, and the rear lightwell 2sqm. The basement would extend to a maximum depth of 3.5m.
- b) *Rear extension* – Erection of a single storey rear infill extension to the side of the original outrigger. The extension would have a predominantly flat roof with a lean-to glazed element to the front. The extension would have the following dimensions: 6.0m (D) x 1.8m (W) x 2.8m (H).
- c) *Alterations to Fenestration* – Insertion of side windows and rear doors in existing single storey rear extension and insertion of new folding doors across the rear elevation of the original building and proposed extension.

## 2. Principle of Development

Alterations and additions, including basements, are considered to be acceptable in principle subject to a detailed assessment on the following grounds:

- a) Design
- b) Basement Impact
- c) Trees & Landscaping
- d) Residential Amenity
- e) Standard of Accommodation
- f) Sustainability

## 3. Design

### 3.1. *Basement*

The proposed basement and associated lightwells are considered to be of an acceptable design and have an acceptable impact on the character of the area for the following reasons:

- a) The basement would be located predominantly below ground level and as such will result in minimal external change to the site appearance.
- b) The front bay would be extended to the basement level with matching windows. A condition is recommended requiring that matching materials be used.
- c) The proposal would maintain a sufficient garden area to the front of the lightwell, including planting which would help screen the lightwell.
- d) The proposed stairs would be to the street side of the lightwell and as such be predominantly hidden from views from the street.
- e) Several front lightwells exist in the vicinity of the site.

### 3.2. *Rear extension*

The proposed rear extension is considered to be of an acceptable design and have an acceptable impact on the character of the area for the following reasons:

- a) The extension is considered to be of a scale in keeping with the size of the existing building.
- b) The attached property to the north has a similar infill extension.
- c) The rear of the site is not visible from any public area.
- d) The proposal appears to be of high quality materials. A condition is recommended requiring

that matching materials be used.

- e) The proposal would not interfere with the first floor rear windows to be maintained.
- f) The proposal would maintain 50% of the rear garden as amenity space.
- g) The proposal does not result in the loss of any significant planting or vegetation.

### 3.3. Alterations to fenestration

The proposed new windows and doors are considered to be of an acceptable design, and have an acceptable impact on the character of the area, as they are not readily visible from any adjoining properties or public area, the site is not in a conservation area and they are generally in keeping with the style of the existing openings on the building.

3.4. For the reasons listed above the proposed development is considered to be consistent with policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

## 4. Basement Impact

4.1. Policy DP27 and planning guidance CPG4 state that developers will be required to demonstrate, with methodologies appropriate to the site, that schemes do not interfere unreasonably with underground water flows; maintain the structural stability of the land, existing building and neighbouring properties; and do not unacceptably impact localised surface water flow or contribute to the likelihood of flooding.

4.2. The application is accompanied by a Basement Impact Assessment (BIA) which has been prepared in accordance with policy DP27 and planning guidance CPG4 – Basements and lightwells. The BIA has been prepared by suitability qualified engineers. The report goes through the screening exercise recommended in CPG4 in respect of groundwater flow, land stability and surface flooding and triggered the following requirements for further investigation:

#### 4.2.1. Subterranean groundwater flow

- The site is within 100m of a potential underground watercourse.
- It is unknown whether the proposal will extend below the water table.

#### 4.2.2. Land stability

- London clay is the shallowest strata on site
- The site is within 100m of a potential underground watercourse.
- The site is within 5m of a highway
- The proposal will significantly increase the differential depth of foundations relative to neighbouring properties

#### 4.2.3. Surface water flow and flooding

- While the subject street was not the subject of surface water flooding surrounding streets flooded in 1975 and 2002.

4.3. A ground investigation was undertaken as a result of the scoping stage to better understand the geology of the site. The site investigation included a desk study, walkover, borehole, and moisture/soil analysis. The borehole was taken to 6m, 2.5m below the depth of the proposed basement. As a precautionary measure a flood risk assessment was carried out to minimise the risk of surface water flooding.

4.4. The BIA came to the following conclusions:

*4.4.1. Subterranean groundwater flow*

- No groundwater was encountered in the borehole, which was drilled to 2.5m beyond the depth of the proposed basement. As such the proposal is not considered likely to result in material impacts to subterranean groundwater flows.

*4.4.2. Land stability*

- The BIA found that the potential for damage to the adjoining properties would be Category 0 (negligible) on the Burland scale. CPG4 states that specific mitigation measures will only be required when the proposal is predicted damage exceeds the Category 2 (slight) classification.

*4.4.3. Surface water flow and flooding*

- The risk from flooding is not significant. Notwithstanding, an upstand will be constructed around the front lightwell to guard against excess flow and a dual pumping system and alarm will be installed in the basement in the case of flooding.

4.5. Camden Planning Guidance 4 recommends that BIA independent verification be undertaken if a BIA extends to the scoping stage. In this case it was considered that a verification was necessary for the following reasons:

- The high quality of the BIA.
- The thorough site investigation.
- The lack of objections.
- The presence of several seemingly successful basement extensions in the area.
- The site is not located in a conservation area.

4.6. The Applicant has provided a Construction Management Plan (SMP) and Construction Method Statement (CMS). The information includes a site logistics plan which outlines where materials and waste will be stored and how deliveries will be managed, a site access diagram showing the route of construction vehicles to and from the site, details on disposal of waste, dust/noise control, hoardings and the like. As such the proposal is considered to have adequately responded to the issue of construction management and method.

4.7. Given the large scale of the basement it is recommended that the Council's standard basement condition, monitoring by a qualified structural engineer, be included in any consent.

4.8. For the reasons listed above the proposed development is considered to be consistent with LDF policies CS5, DP26 and DP27 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

## 5. Trees & Landscaping

5.1. The proposal is considered to provide an acceptable level of landscaping, commensurate with the character of the area, for the following reasons:

- a) The proposal maintains areas to the front and rear of the basement appropriate for the planting of larger trees.

- b) The proposal maintains 50% of the rear garden area as deep soil planting area.
- c) The existing hedge in the front garden will be partly maintained.

## 6. Residential Amenity

### 6.1. *Basement*

The proposed basement is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- a) Given that the proposal is accommodated wholly below existing ground level it is not considered that the proposal would have an unacceptable impact on the amenity of adjoining or nearby occupiers by way of loss of light, sense of enclosure, loss of outlook, loss of privacy or the like.
- b) The Applicant has provided a Construction Management Plan which is considered to adequately demonstrate that the construction phase will not have an unacceptable impact on traffic, noise, dust and the like. Notwithstanding, an informative is recommended requiring that the contractors be considerate and work within set hours.

### 6.2. *Rear extension*

The proposed rear extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- a) The adjoining property to the north has a similar rear extension ensuring the proposal will not have an unacceptable impact on solar access, outlook or sense of enclosure.
- b) The proposal does not include any side facing windows and as such is not considered likely to result in overlooking of any adjoining properties.

### 6.3. *Alterations to fenestration*

While the proposal includes a new side facing window it is at ground level and as such is not considered to overlook adjoining properties.

6.4. For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

## 7. Standard of Accommodation

7.1. The proposal is considered to provide an adequate standard of accommodation for the following reasons:

- a) The proposed floor to ceiling height is in keeping with the recommendation contained in CPG2 and the London Plan Housing SPG.
- b) The basement rooms are not habitable rooms and as such their poor outlook is considered to be acceptable.
- c) The proposed lightwell windows will be adequately screened from the street and adjoining properties to provide adequate privacy for occupants.

## 8. Sustainability

8.1. LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The following sustainability measures to be included in the proposal are considered

to be commensurate with the scale of works and thus satisfy the requirements of this policy:

- a) Under floor heating
- b) New pipework insulated
- c) LED lighting
- d) New boiler
- e) Dual flush toilets

9. Recommendation

Grant Planning Permission