

8.a Detailed Planning MattersPlanning History :

The present house was converted from a two car garage into two bedroom house in 1970. A record of the permission exists in Camden's Planning archive (historical ref. "CTP/ES/4/14/9114" approved 26 August 1970)

Pre-Planning Discussions :

A detailed account of pre-planning discussions is given on the application form. Relevant documents regarding discussions with the highway department have been attached to the application.

Planning Report :

This section details the ways in which the proposed scheme addresses a range of generally applicable and more routine planning guidance. A more lengthy and detailed discussion of the schemes approach to the more particular and complex aspects of the design and its relation to the site and context are included in the design and access report.

Access : See section the Lifetime Homes Standards section of the application

Air Pollution :

- The proposed building is a residential house, and there is no reason to believe that there will be any particularly unusual problems with air pollution during its development or its occupation.
- Demolition and Construction: It is a relatively small building and demolition should not produce excessive pollution. The contractor must work to control any possible pollution in accordance with good practice and relevant legislation.
- Asbestos has not been found in the property. The construction contract will require the contractor to take all necessary steps in accordance with good practice and the relevant legislation if any such substance is found during demolition.

Biodiversity :

The house has a large garden and this is to be retained and enhanced by the proposed scheme. This will benefit and not be detrimental to the biodiversity of the area. See also the Code for Sustainable Homes Pre-Assessment included with this application. Other relevant features include:

- Locations for compost heaps are designated in the front and rear garden.
- The existing trees are to be retained and protected as part of the development.
- Existing concrete slab paving in the front garden is removed, and replaced by porous paving generally over a smaller area. This will increase the planted area of the front garden and improve the soil surrounding the lime and birch trees.

Conservation Area :

- The present building is not cited as making a positive contribution to the conservation area. Permission is required for demolition and will only be granted if the proposed building will preserve or enhance the conservation area. Details on how the proposed new building will contribute to the area are contained in the design and access report.

Construction & Demolition :

- The proposed new development will take place adjacent to existing boundary and party walls.
- To limit the risks to the root protection zone and of ground movement a continuous micro-pile method of groundworks construction is proposed. See the engineer's method statement included with the application.
- This work and other work along the boundary is not particularly unusual or difficult, but it will be subject to the regulations of the Party Wall, Etc. Act. A party wall agreement prior to the start of the works will be sought. In the normal way, full details of the work and a schedule of conditions will be prepared, and all details agreed with adjacent owners. All this will be done at the cost of the owner of 15a Parliament Hill.
- Protective hoardings will be provided to exclude entry to the site during construction.

Contaminated Land :

- The house was used as a residential garage with accommodation over until conversion into a house in 1970. Maps from the late 19th century show that the area was in agrarian use prior to this. Based on this there is no reason to suspect contamination. If anything otherwise is found during demolition or excavation then the council and other relevant authorities would be consulted, and remedial works, etc. undertaken as required.

Materials and Resources :

- The proposed house makes use of a mixture of modern materials and construction methods to produce a construction which is well insulated and relatively lightweight, but with a good degree of thermal mass. Hanging tiles resonate with the historic context, but are as a construction are much lighter and have a smaller carbon footprint than a double leaf of masonry with a brick skin.
- The proposed materials for the construction of the house are traditional and can very largely be sourced locally.
- Where possible rubble from the existing building will be used as hardcore in the new building.
- The proposed house makes use of the existing topography and very limited alteration of external levels is proposed.

Daylight and Sunlight :

The scheme maintains good daylight levels to all habitable rooms in adjacent properties in accordance with BRE "Site Layout Planning For Daylight and Sunlight: A Guide to Good Practice." There are several instances where the potential issue of a loss of daylight and sunlight might arise as a result of the scheme, and these are considered within section 2, "Design Development & The Current Scheme"

Visual Privacy and Overlooking :

The internal planning, building form and window placement of the design have made careful consideration of the requirements for Visual Privacy and the prevention of Overlooking. Full details are given in the design and access report.

15a Parliament Hill: Proposed New HouseArtificial Light Levels :

- The proposed external lighting is limited. Low level lighting to the entry are to be provided for safety and security. Lighting to the side and back garden will also be very limited and at low level.
- The ambient light levels from windows will be typical for a residential house and there is no reason to believe that these will cause a problem. In the proposed scheme the habitable rooms and windows are generally oriented towards the front and back elevations where ambient light is less likely to cause nuisance to adjoining neighbours.

Noise and Vibration Levels :

- Typical domestic extract, ventilation and servicing extract equipment will be used. Given this and the circumstances of the site there is no reason to believe that the equipment will cause nuisance.
- During demolition and construction of the house the contractor will need to consider and abide by regulations regarding noise and vibration. The Council's standard working hours for construction are to be followed in the normal way.

Odour, Fumes, & Dust :

- Levels resulting from domestic life will be dispersed in the normal way. There is no reason to believe that these will cause a problem.
- During demolition and construction the contractor will follow regulations regarding odour, fumes, and dust.

Facilities for Storage, Recycling and Waste Disposal & Bicycles :

- The proposed new house provides good levels of storage in internal cupboards and at basement level.
- Dedicated and secure space for bicycles is provided in the rear garden and can be accessed via the side passage.
- An easily accessible but screened area off the front entry area is provided for rubbish and recycling.
- Dedicated composting areas are designated in the front and back garden
- The rainwater goods are arranged to serve a discretely located water butt in the front and rear garden.

Use of Energy and Resources :

- The present house was converted in the 1970's and the windows are all single glazed, and the house generally has poor levels of insulation
- The proposed new house will have high levels of insulation and air-tightness to present building regulations and to achieve minimum of level 3 of the Code for Sustainable Buildings
- A range services based on high efficiency equipment and renewable resources are proposed. These have been discretely integrated into the design and include air source heat pumps and the use of passive stack ventilation.

Housing :

- Housing is a priority land use in the UDP. The proposed development provides high-quality, energy and resource efficient, and accessible housing.

Density :

- The council encourages increases in density where the development is thoughtful and sensitive to the amenity of surrounding neighbours.
- The present house is small and makes poor use of the site.
- The proposed house is significantly larger than the present house but its total internal area is still relatively small in relation to the site area when compared to adjacent houses (See design and access report for detailed comparison).
- The proposed partial basement is smaller than the foot print of the house and is less than a storey deep. This is modest and appropriate basement which follows the pattern in the conservation area.
- The additional space provided by the basement increases the site density without loss of amenity to the area.
- The small front light well improves light and ventilation to the basement level and makes the adjacent rooms habitable.
- Additional windowless rooms in the basement are useful as service space. This frees up areas above ground level for use as habitable space, and makes more efficient use of the site.

Conservation Area :

The proposals for a new house at 15a Parliament Hill is predicated on the demolition of the existing house which the map in the Conservation Area Statement designates as a property which does not make a positive contribution to the conservation area. We believe the proposed scheme for a new house will reinforce and enhance the character of the conservation area. A detailed discussion of the contribution made by the new house to the conservation area is given in the design and access report.

Archeological Sites :

The site does not fall within an Archeological Priority Area, and maps from the 18th and 19th Century suggests there is no reason to believe the site presents any archeological interest. The Council will be notified if anything is discovered during the course of the works.

Trees :

See "Tree Report" prepared by Arb Tech. The report concludes that the amenity value of the existing trees will not suffer as a result of the proposed development.

Daylight and Sunlight :

See the Daylight and Sunlight Report Prepared by Right to Light Consulting. The report concludes that the proposed building complies with BRE guidelines regarding good daylight and sunlight levels.