

Delegated Report		Analysis sheet		Expiry Date:		09/02/2015	
		N/A		Consultation Expiry Date:		14/01/2015	
Officer				Application Number(s)			
Alex McDougall				2014/7530/P			
Application Address				Drawing Numbers			
St. Margaret's School 18 Kidderpore Gardens London NW3 7SR				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Excavation of single storey front lightwell, erection of single storey ground floor rear stairwell enclosure, alterations and additions to rear basement fenestration, alterations and additions to rear terrace and alterations to outbuilding fenestration.							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses No. electronic	01 01	No. of objections	01
Summary of consultation responses:		Site Notice: 19/12/14 – 09/01/15, Press Notice: 24/12/14 – 14/01/15 An objection was received from No. 29 Briardale Gardens on the following grounds: <ul style="list-style-type: none"> • <i>Principle</i> – Proposal would result in an unacceptable intensification of the school use (Officer Comment: Please see Section 2.1 below for more information). • <i>Traffic</i> – Proposal would result in unacceptable additional traffic movements (Officer Comment: Please see Section 7.1 below for more information). • <i>Basement</i> – The Basement Impact Assessment is not sufficient (Officer Comment: Please see Section 4 below for more information). 					
Redington/Frognaal CAAC:		No response received.					
Heath & Hampstead Society:		Object on the following grounds: <ul style="list-style-type: none"> • <i>Principle</i> – Proposal would result in an unacceptable intensification of the school use (Officer Comment: Please see Section 2.1 below for more information). 					

Site Description

The application site is located on the junction of Ferncroft Avenue and Kidderpore Gardens and comprises a red brick Edwardian three storey semi-detached property that is occupied by St Margaret's School. St Margaret's School is an independent school for girls between the ages of 4 and 16. It appears to have occupied the building since 1954. The property is part of a pair of semi-detached properties with no. 16 that has been subdivided into self-contained residential flats. There is a large two and a half storey side extension. The school playground is located along the Ferncroft Avenue frontage to the side and rear of the main building.

The site is located within the Redington/Froggnal Conservation Area and the building is identified as part of a group of buildings (nos. 2-18 evens) as making a positive contribution to the character and appearance of the conservation area.

Relevant History

18 Kidderpore Gardens (application site)

2013/0816/P - Alterations to the existing roof to include a new inset roof terrace and installation of new balustrade, access staircase and new roof lights in association with educational use (Class D1). Granted 16/04/2013.

2011/3887/P - Erection of single-storey portacabin within school grounds (adjacent to junction between Kidderpore Gardens and Ferncroft Avenue) to provide additional offices for staff (Class D1). Refused 23/09/2011. The application was refused on its impact on the conservation area due to its size and detailed design and the lack of information to establish its impact on the root system of the mature tree located within the front area of the property on Kidderpore Gardens.

2009/4942/P - Alterations to include the insertion of three new windows on east and south elevation at ground floor level (following removal of three existing windows) to school (Class D1). Granted 06/01/2010.

2003/3447/P - Minor alterations to school building including insertion of new rooflight to front, new window at basement level to rear, and new door to side (Ferncroft Avenue) elevation with entrance canopy. Granted 20/02/2004

16 Kidderpore Gardens (adjoining site)

PWX0302338 - The change of use of the ground and lower ground maisonette into two self-contained flats, together with the excavation of two lightwells to the front and new windows and excavated area to the rear. Granted 03/11/2003.

14 Kidderpore Gardens (nearby site)

2009/0659/P - Excavation to create enlarged basement area for use as habitable accommodation attached to the ground floor flat including two lightwells to the front and alterations to the rear including creation of a sunken patio and insertion of a window and 2 French doors on the rear elevation at lower ground floor level. Granted 20/03/2009.

21 Kidderpore Gardens (nearby site)

2013/0149/P - Excavation of basement with two lightwells to the front elevation and two to the side elevation (as approved under Ref: 2012/0218/P with amendments to design of front lightwell) and erection of single-storey glazed rear ground floor level extension all in connection with existing residential dwelling (Class C3). Granted subject to s106 legal agreement 21/06/2013.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP15 Community and leisure uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP29 Improving access

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

CPG4 Basements and Lightwells

CPG6 Amenity

CPG7 Transport

Redington/Frogna Conservation Area Statement 2004

Assessment

1. Detailed Description of Proposal

1.1. The proposal is detailed as follows:

- *Front Lightwell* – Excavation for provision of front light well with width of 2.1m, depth of 1.5m (externally), 2.2m (internally) and height of 2.4m. New door at front basement level. The lightwell would be secured with glazing. The lightwell would contain a small storage space under the front garden.
- *Rear Canopy* - Erection of single storey glazed rear canopy to enclose existing rear garden stairs to basement, with width of 3.9m, depth of 1.2m and height of 2.0m. The glazed canopy would replace an existing polycarbonate cover.
- *Rear Basement Fenestration* - Replacement entrance door and three new windows at rear basement level.
- *Outbuilding Fenestration* – Replace existing windows and insert new door in rear outbuilding.
- *Rear Terrace* - Extension to existing rear external terrace (currently 37sqm), including stairs and balustrade. The extension would be 1m in width, have a depth of 4.1m (D) and height of 0.6m (terrace) and 1.7m (balustrade), with a total additional area of 4.1sqm. Installation of new handrail on existing rear garden stairs to basement.

2. Principle

Intensification of Use

2.1. Several objections were received relating to the perception that the proposal would result in an intensification of the education use on the site and associated traffic impacts. The applicant has confirmed that the proposal does not result in any additional internal floor space, staff or students. An informative will be included to this effect.

Alterations and Additions

2.2. The alterations and additions are considered to be acceptable in principle subject to an assessment on the following grounds:

- Design
- Basement Impact
- Neighbouring Residential Amenity
- Landscape
- Transport
- Sustainability

3. Design

3.1. Front Lightwell

The front lightwell is considered to have an acceptable impact on the appearance of the building and the character of the conservation area for the following reasons:

- The lightwell is similar in size, shape, location and appearance to those approved and built on the two adjoining properties to the south-west (Nos. 14 & 16).
- While the door in the lightwell would not be in keeping with the corresponding windows above at ground floor level, which is usually preferred, this is due to the width of the lightwell having been kept to a minimum.
- The existing hedges to the front of the site would be maintained providing visual screening of the lightwell.

3.2. Rear Canopy

The rear canopy is considered to have an acceptable impact on the appearance of the building and the character of the conservation area for the following reasons:

- The structure would replace an existing similar structure of low quality.
- The structure would be lightweight.
- The structure would not be readily visible from any public place.
- The structure is relatively small in size.

3.3. Rear Basement Fenestration

The alterations to the fenestration on the primary building are considered to have an acceptable impact on the appearance of the building and the character of the conservation as the new windows would be at rear basement level and as such not readily visible from any public place or adjoining properties.

3.4. *Outbuilding Fenestration*

The alterations to the fenestration on the outbuilding are considered to have an acceptable impact on the appearance of the building and the character of the conservation. The new door would be in keeping with the existing openings on the outbuilding and located at ground level so not readily visible from public places or adjoining properties.

3.5. *Rear Terrace*

The proposed alterations and additions to the rear terrace extension is considered to have an acceptable impact on the appearance of the building and the character of the conservation area for the following reasons:

- The proposal would result in a relatively modest (11%) increase to the size of the existing terrace.
- As the extension is to the rear of the site and at a low level it would not be readily visible from any adjoining properties.
- The proposed handrails would match the existing and be only slightly above below ground level and as such not readily visible from any adjoining properties.

3.6. For the reasons listed above the proposed development is considered to be consistent with policies CS14, DP24 and DP25 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 goes through the screening exercise recommended in CPG4 in respect of groundwater flow, land stability and surface flooding and concluded that further investigation was not necessary.

4.3. Camden Planning Guidance 4 recommends that BIA independent verification be undertaken if a BIA extends to the scoping stage. As such verification was not considered to be necessary in this instance.

4.4. The proposed excavation is considered to be acceptable for the following reasons:

- Kidderpore Gardens was affected by surface water flooding in 1975. As the basement is not a habitable space, already has external stairs to the basement and would have internal escape access this is not considered to be reason to refuse the application.
- The extension would be to the same depth as the existing basement and footings.
- The extension is separated from the adjoining property by 1.2m and thus does not require works to a party wall.
- The adjoining properties have excavated lightwells with no obvious damage to the existing/neighbouring buildings.
- The scale of excavation is relatively minor.

4.5. 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. Neighbouring Residential Amenity

5.1. The proposed alterations and additions are not considered to have an unacceptable impact on the amenity of any adjoining or nearby properties for the following reasons:

- The proposed lightwell would be located below ground.
- The canopy to the rear is lightweight, low in height, and well separated from adjoining properties.
- The new windows/doors are at or below ground level or replace existing windows.
- The extension to the rear terrace is to the centre of the garden; removed from adjoining and nearby properties.

5.2. 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.

6. Landscaping

6.1. The proposal would result in a negligible loss of garden area (4.1sqm) and not result in the loss of any significant vegetation. As such no objection is raised with regard to landscaping.

7. Transport

7.1. The subject site has no off-street parking and none is proposed. The proposal would not result in an increase to the internal area of the buildings on the site or the capacity of the school. As such the proposal is not considered likely to result in any increase to school related traffic in the vicinity of the site.

7.2. No construction management plan has been submitted with the application. Given the small scale of the excavation works proposed and the space on site for materials it is not considered necessary to secure a Construction Management Plan in this instance.

8. Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal would be built out to modern insulation and energy use requirements. Given the small scale of the proposed works this is considered to be sufficient to satisfy the sustainability requirements of the LDF.

9. Recommendation

Grant planning permission subject to conditions