

14 Well Road



Site Photos



Relationship with 15 Well Road



View to neighbouring rear window at 15 Well Road, from application site



Property opposite the site on Well Road

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	26/09/2014
		N/A / attached		Consultation Expiry Date:	27/10/2014
Officer			Application Number(s)		
Neil Collins			2014/5103/P		
Application Address			Drawing Numbers		
14 Well Road London NW3 1LH			Please see draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of 3 storey dwelling (Class C3) following demolition of existing.					
Recommendation(s):		Granted			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	22	No. of responses	05	No. of objections	04
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 27/08/2014, expiring on 17/09/2014. A notice was published in the Ham and High newspaper on 28/08/2014, expiring on 18/09/2014.					
	A summary of the objections received in response to public consultation are as follows:- <div><div>1. The proposal involves the rendering of the bin store to number 15;</div><div>2. The scale of the house is out of proportion for the site and garden;</div><div>3. The proposal would breach sustainability policy DP22 due to replacement of a perfectly sound building;</div><div>4. The rear terrace would result in a loss of privacy;</div><div>5. The extension to the front would reduce light and outlook to neighbouring windows;</div><div>6. The white painted render is out of keeping with neighbouring buildings;</div><div>7. The building would be set lower into the ground and existing foundations should be reused;</div><div>8. The proposed building would not maintain the building line;</div></div>					
	<i>Officer Response:</i> <div><div>1. The proposed has been amended to remove the alteration to neighbouring property;</div><div>2. The house would be almost identical in scale to the consented scheme;</div><div>3. Sustainability has been considered and the house would meet the policy requirements of both Camden’s LDF and adopted London Plan policy;</div><div>4. Screen would adequately control views from the terraces towards neighbouring property and would be controlled by way of a condition of planning permission;</div><div>5. There would be no difference to the outlook or light serving neighbouring windows when compared to the consented scheme;</div><div>6. Conservation Officers consider that the proposal is acceptable in terms of its design and appearance, which would be high quality;</div><div>7. There is no policy requirement for the reuse of existing foundations;</div><div>8. The building would result in a similar arrangement to the existing building in terms of its position on the plot, which is noted to be similar to that of the neighbouring 15 Well Road.</div></div>					

CAAC/Local groups*
comments:
*Please Specify

The CAAC raises objection to the application on grounds of the inappropriate mass and bulk of the proposed building.

Site Description

The application site is located at the northern end of Well Road and comprises a modern 20th century house (dating from the 1980s). The building is constructed in warm orange brick and the building is characterised by an octagonal turret housing the staircase.

The site lies within the Hampstead Conservation Area, but is not identified as making a positive contribution to the conservation area within the Conservation Area Statement. There are a number of listed buildings to the rear (to the southeast) and the house was constructed within the original grounds of No.21 Well Walk which is a Grade II listed building.

The existing garage to the property is located forward of the building line, at the back edge of pavement. However, the main building sits back from the road, the entrance being elevated from the street and accessed via a short flight of steps from street level.

The site has a Public Transport Accessibility Level of 2 and is within the CPZ area of CA-H – Hampstead which has a parking ratio of 1.11, meaning the site is under significant parking stress.

Relevant History

- 8905575: Construction of car-port for single family dwelling house. GRANTED, 01/08/1990
- D7/9/14/33570: The erection of detached dwelling house comprising semi basement and two upper floors.
GRANTED, 19/04/1982
- 2011/1688/P: Extensions and alterations to residential dwelling (Class C3) to include substantial demolition of existing building including the front elevation and roof with the provision of a new roof extension at first floor level to the rear of the property; a single storey side extension at first floor level over the existing garage; the installation of 2 roof lights; alterations to existing garage and front boundary wall; rear extension at lower ground floor level with terrace above and installation of new staircase.
GRANTED, 08/09/2011
- 2011/1759/C: Substantial Demolition of the front elevation and roof of the existing building.
GRANTED, 29/07/2011
- 2013/3998/P: Erection of 3 storey dwelling (Class C3) following demolition of existing.
GRANTED (at Committee), 29/07/2014
- 2013/4357/C: Demolition of existing dwelling (Class C3)
GRANTED (at Committee) 31/07/2014

Relevant policies

National and Regional Planning Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS15 Open space and biodiversity

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

Camden Development Policies 2010

DP1 Mixed use development

DP2 Making full use of Camden's capacity for housing

DP3 Contributions to the supply of affordable housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP15 Community and Leisure uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP21 Development connecting to the highway network

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

DP28 Noise and vibration

DP29 Improving access

Supplementary guidance

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG6 Amenity

CPG7 Transport

CPG8 Planning Obligations

Assessment

1.0 PROPOSAL

- 1.1 The application seeks permission for the erection of a single family dwelling house following demolition of the existing dwelling.
- 1.2 The proposed house comprises part-two, part-three storeys and adopts a modern design with a pitched roof. There would be a first floor terrace at the rear of the building, which would be enclosed by a privacy screen.
- 1.3 During the course of the application the scheme has been amended, as the proposed development (the front elevation of the garage) appeared to extend beyond the boundary with the adjacent property. The resulting development would be entirely contained within the red line, as shown on the submitted Site Location Plan.
- 1.4 A replacement dwelling was approved by Committee in 2014, as detailed above (ref: 2013/3998/P). This application seeks permission for an alternative design for the dwelling, whilst retained the basic form and layout, as approved.
- 1.5 Land use is summarised in the tables below:

Land Use Details:

	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		278m ²
Approved	C3 Dwelling House		402m ²
Proposed	C3 Dwelling House		387m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>House</i>		✓							
Proposed	<i>House</i>				✓					

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	1	0
Proposed	1	0

2.0 ASSESSMENT

2.1.1 The material considerations for this application are summarised as follows:

- Demolition of existing building;
- Design and appearance;
- Amenity;
- Standard of residential accommodation;
- Highways and Transport impacts;
- Community Infrastructure Levy.

2.2 Demolition of existing building

2.2.1 The building is not identified as making a positive contribution to the character of the Hampstead Conservation Area within the adopted Conservation Area Statement. Therefore, its loss is not contested.

2.2.2 Furthermore, planning permission was granted for a replacement dwelling in 2014 (ref: 2013/3998/P). As such, the principal of loss of the building has been established and is considered to be acceptable.

2.4 Design and Appearance

2.4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application:

- development should consider the character, setting, context and the form and scale of neighbouring buildings;
- development should consider the character and proportions of the existing building,
- where extensions and alterations are proposed; developments should consider the quality of materials to be used.

2.3.2 The design of the replacement dwelling would be very similar in scale and layout to the consented scheme. The main changes would be the appearance of the fenestration and general appearance of the building, although outlook and bulk would be almost identical to the consented scheme.

2.3.3 The proposed facing render is considered to be appropriate to the context of the conservation area, given that the immediate area comprises a mix of traditional and modern building designs, including a

contemporary rendered building opposite the application site. The proposed building would be high quality in its design and appearance.

2.4 Amenity

Privacy

- 2.4.1 The proposed house would generate potential for increased overlooking towards neighbouring dwellings, from the terraces at the rear and from a new window in the northeastern elevation towards number 15 Well Road. The application proposed screens to prevent a loss of privacy for existing residents from the terraces to the rear and obscure glazing for the side facing window. It is considered that these measures would effectively protect existing residential amenity, whilst being acceptable in terms of their appearance. Conditions are recommended to require assessment of the detailed design of the screens and to ensure they are installed prior to first use of the building.

Daylight / Sunlight

- 2.4.2 The proposed dwelling would be almost identical in scale to the existing building, whilst some further bulk would be added to the northern corner at first floor level. However, there are no significant changes to the consented scheme and the effect on sunlight/daylight serving existing neighbouring habitable rooms would be unchanged from the consented scheme.

2.5 Standard of residential accommodation

- 2.5.1 The quality of the proposed accommodation for future occupants is considered to be acceptable for the following reasons:
- a) The proposed units would satisfy the London Plan and Camden Planning Guidance requirements for dwelling size and room sizes.
 - b) The proposal includes a Lifetimes Homes assessment which demonstrates how the proposal responds to the issue of accessibility. The proposal satisfies the Lifetime Homes criteria.
 - c) Both houses would be dual-aspect and the glazing to all habitable rooms exceeds 20% of the floor area to maximise light within habitable rooms.
 - d) The units would have exclusive access to private outdoor amenity space in the same established arrangement as existing dwellings in the street.
 - e) The proposal would have suitable waste and recycling facilities located internally at the front of the building for ease of use by future occupants.
 - f) The dwellings would include secure cycle storage facilities within the garage.

2.6 Highways and Transport Impacts

Car-free

- 2.6.1 The proposal comprises a single space within the existing garage, which would be replaced by a space of the same size. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 2. As such, the site is not suitable for entirely car free development. Therefore, replacement off-street car parking space is considered to be acceptable. However, in line with Transport Officers' advice, planning permission should be granted subject to a legal agreement to ensure new occupiers would not be able to obtain on street parking permits.

Construction Management Plan

- 2.6.2 A draft Construction Management Plan has been submitted with the application. Given the constricted access to the site due to narrow surround streets, coupled with other traffic management issues such as local schools, It is considered that an alternative route could be available to allow construction vehicles to return back along Well Road, which will be considered at a later stage. A draft construction

management plan has been submitted and assessed in respect of construction traffic and the final CMP will be secured via a S106 Legal agreement.

Cycle storage facilities

- 2.6.3 One of the key transport aims within the LDF is to promote cycling in the borough. Furthermore Camden's Transport Strategy has set a target of 25% for cycling as a proportion of road traffic flows in the borough by 2020. The proposed development comprises cycle storage provision within the rear gardens of the dwellings; although no specific details are provided. Details of the storage facilities for a total of two cycles would be required (to meet adopted London Plan policy) by way of a condition in line with adopted policy and secured as part of the S106 legal agreement.

Highways works

- 2.6.4 The footway and carriageway adjacent to the site are likely to be damaged as a direct result of the proposed refurbishment and development works, resulting in the need for repairs. As such, a contribution to highways works is required and will be secured by legal agreement.

2.7 Sustainability

- 2.7.1 London Plan policy 5.2 requires that all developments make the fullest contribution to minimising CO2 emissions in accordance with the energy hierarchy. The applicant has submitted an Energy Statement, which outlines that the development would meet the Mayor's Energy Hierarchy through investment in a high performance building fabric and energy efficient engineering systems. The applicant has submitted a Code for Sustainable Homes (CfSH) pre-assessment which demonstrates that the proposed development is likely to achieve an overall Level 4* excellent rating, as required by CPG3. As such, it is envisaged that the development would meet all policy requirements for new build development.

2.8 Impact upon trees and biodiversity

- 2.8.1 There is a mature tree in the south west corner of the site, which could be affected by the construction of the houses. The tree is not protected by virtue of a Tree Preservation Order, but a condition is recommended by tree officers to ensure that the tree is protected during construction.
- 2.8.2 Core Strategy Policy CS15 states that designated parks and open spaces will be protected in the interest of the health of residents and to promote increased levels of biodiversity. This site is not designated within the adopted Proposals Map and, as such, development of the site would not be contrary to policy regarding biodiversity. However, it is noted that a condition would be attached to any permission to protect the existing tree and the habitat it provides for wildlife.

Community Infrastructure Levy (CIL)

- 2.9.1 The proposal may be liable for the Mayor of London's CIL as the additional floorspace would exceed 100sqm. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

3.0 **Conclusion and recommendation**

- 3.1 The proposed scheme would provide good quality housing in line with the overarching objectives of the LDF. The standard of residential accommodation would be very good, meeting all policy requirements, including minimum internal and external space standards, lifetime homes and access standards and refuse/recycling and cycle storage. The amenity of existing residents would be adequately protected, whilst the proposed building is considered to enhance the character and appearance of the Hampstead Conservation Area.

3.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Car-capped development;
- Construction Management Plan;
- Cycle storage facilities;
- Financial contributions to highways works;
- Sustainability Plan
- Traffic Order Costs

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th March 2015. For further information please click [here](#)

Philip Wagner Architects
5 Ladbroke Road
London
W11 3PA

Application Ref: **2014/5103/P**

16 March 2015

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
**14 Well Road
London
NW3 1LH**

Proposal: Erection of 3 storey dwelling (Class C3) following demolition of existing.
Drawing Nos: Site Location Plan; 639/01; 639/02; 639/03; 639/04; 639/05; 639/06; 639/07;
639/08; 639/50; 639/51 Rev A; 639/52; 639/53; 639/54 Rev A; 639/55; 639/56; 639/57;
639/58; 639/59; Code for Sustainable Homes Pre-assessment, produced by Mendick
Waring Ltd, dated June 2014; Bat Survey, produced by Arbtech; Construction Management
Plan, by Motion, dated February 2014; Design and Access Statement, dated July 2014;
Surface Flow and Flooding Screening Assessment; Groundwater Flow Screening
Assessment;

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 A sample panel of the facing materials, demonstrating the proposed colour and texture, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 use of the roof as a terrace shall not commence until the screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The window hereby approved in the ground floor flank elevation which is to face 15 Well Road, shall be obscure glazed, fixed shut and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London

Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 639/01; 639/02; 639/03; 639/04; 639/05; 639/06; 639/07; 639/08; 639/50; 639/51 Rev A; 639/52; 639/53; 639/54 Rev A; 639/55; 639/56; 639/57; 639/58; 639/59; Code for Sustainable Homes Pre-assessment, produced by Mendick Waring Ltd, dated June 2014; Bat Survey, produced by Arbtech; Construction Management Plan, by Motion, dated February 2014; Design and Access Statement, dated July 2014; Surface Flow and Flooding Screening Assessment; Groundwater Flow Screening Assessment;

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

- 9 Before the development commences, details of the secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 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.

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.

Yours faithfully

Culture and Environment Directorate

DECISION