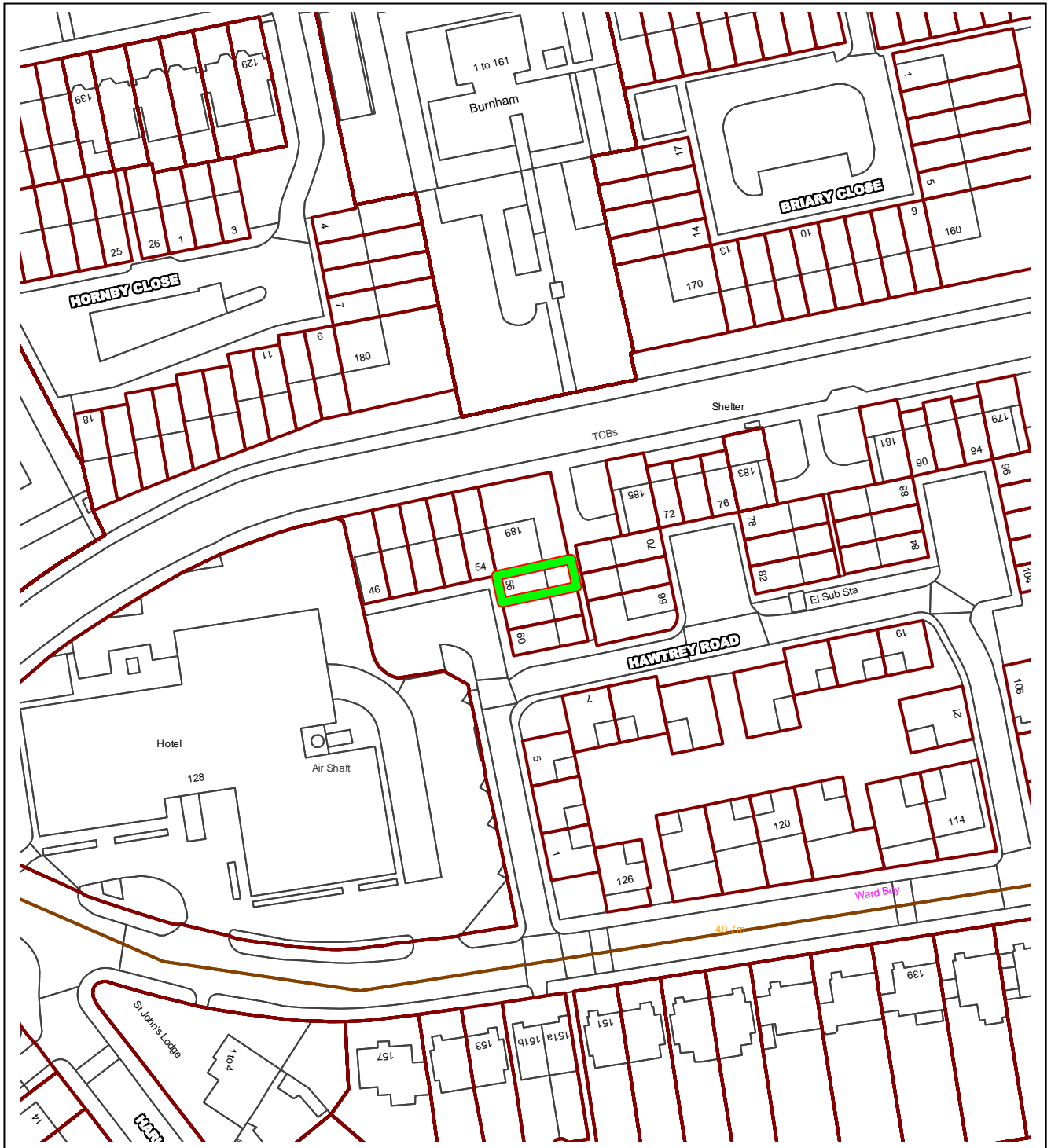


56 Hawtrey Road, NW3 3SS



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Photo 1- Front Elevation



Photo 2- Rear Elevation



Photo 3- Rear Elevation Upper Floors

Delegated Report (Members Briefing Report)		Analysis sheet	Expiry Date:	07/07/2015
		N/A	Consultation Expiry Date:	31/07/2015
Officer			Application Number(s)	
Tessa Craig			2015/2665/P	
Application Address			Drawing Numbers	
56 Hawtrey Road London NW3 3SS			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of single storey basement extension. Revised rooftop storage and ground floor rear doors following 2014/7964/P (Erection of single storey rear extension and roof extension, replacement of garage door with window, replacement of front door and replacement of rear 1st floor windows with French doors) granted 03/02/2015.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	13	No. of objections	06
					No. of comments	01
					No. of support	06
Summary of consultation responses:	<p>A site notice was erected on 15/05/2015- 05/06/2015 and adjacent neighbours were consulted by letter.</p> <p>Support has been received from the following addresses: 13 Hawtrey Road- Support proposal and feel it would benefit road and environment.</p> <p>46 Hawtrey Road- Support proposal for additional space.</p> <p>54 Hawtrey Road- Support improvement of property and recognises construction will be for a limited period of time.</p> <p>82 Hawtrey Road- Property would benefit from renovation and expansion. Trust applicants will do best to minimise disruption during works. Did not find works at 86 Hawtrey Road disruptive whilst working from home. Basement works would not add noise beyond what would be generated from rear extension construction.</p> <p>86 Hawtrey Road- Undertook similar basement development (2013/6694/P). Support basement as way of adding living space to property.</p> <p>189 Adelaide Road- supports development.</p> <p>Objections have been received from the following addresses: 11 Hawtrey Road- Construction; noise, dirt, vibration and disruption. Risk of damage to adjacent properties; traffic disruption and parking problems.</p> <p>60 Hawtrey Road- Disruption over a long period; noise, vibration, dirt, cracking, subsidence, dust.</p> <p>74 Hawtrey Road- Noise and disruption.</p> <p>70 Hawtrey Road- Noise, dirt, vibration, lorries blocking the road, cracking.</p> <p>66 Hawtrey Road- Property damage from vibration and movement, drilling and construction noise, heavy construction vehicle movement, parking issues.</p> <p>ADL Planning on behalf of 58, 60, 66 and 68 Hawtrey Road- BIA vague in terms of impact on water table, cannot be certain there would be no risk of ground movement and damage to neighbouring buildings, risk to future safety and enjoyment of neighbouring buildings. No assessment of long term impact on water table and underground water courses, no public benefit, damage to structure integrity of neighbouring properties for years to come, works conflict with NPPF, CMP vague and contradictory in terms of cumulative effect of traffic with basement at 86, manoeuvring of construction</p>					

	<p>vehicles will be difficult, location of conveyor system and hoarding not provided, access to conveyor not provided, request pre commencement CMP, could not be built in 2 months as stated in CMP, no natural light or ventilation proposed so could not be habitable space, should impose condition to restrict basement to non-habitable.</p> <p>Officers Response: <i>The construction management plan (CMP) secured by condition of consent will manage the impact of construction including vehicle movements. The BIA audit confirms the risk of damage to neighbours as no worse than 'slight'. Impact on the water table has been assessed in the basement impact assessment and independently audited by Campbell Reith. The audit recommends the party wall surveyor agree mitigation measures if any ground water ingress occurs.. The proposed basement is ancillary space and shall not be used as a bedroom. There shall be light to the basement via skylights. This is considered acceptable as the main living area and bedrooms have adequate daylight/sunlight.</i></p> <p>One comment was received from: 1 Lower Merton Rise- Regrettable Network Rail have not objected to basement. Location near railway tunnel not included in BIA.</p> <p>Officers Response: <i>Network Rail has confirmed they have no issue with the development as given as supporting information provided by the applicant and confirmed by the Council.</i></p>
<p>External Consultees comments:</p>	<p>Network Rail - No objection.</p> <p>London Underground- No comment.</p>

Site Description

The subject site is located on the north side of Hawtrey Road. The building is a three storey terraced property which is part of the Chalcot Estate. The property is not listed and nor does it fall within a conservation area. The site has slope stability constraints.

Relevant History

2014/7964/P- Erection of single storey rear extension and roof extension, replacement of garage door with window, replacement of front door and replacement of rear 1st floor windows with French doors. Granted, 03/02/2015.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015 consolidated with amendments since 2011

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

DP16 The transport implications of development

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance 2013/2015

CPG1 Design

CPG4 Basements and lightwells

CPG6 Amenity

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the excavation of a single storey basement level. The proposed basement will be setback from the front elevation and shall extend to the depth of the rear extension granted permission in March 2015 (2014/7964/P). The basement shall be approximately 92sqm and excavated to 2.8m below ground level. The basement shall be ancillary space used for living room, storage and utility space. Light to the basement will be via three internal skylights which carry light between floors. Therefore the basement will not be expressed externally.
- 1.2 Additionally, permission is sought for revised rooftop storage and ground floor rear doors following permission 2014/7964/P granted 03/02/2015 for a rear extension and rooftop storage. The revised roof storage shall be 1.7m high, 0.2m higher than the previously approved storage and 11sqm, 4sqm larger than the previously approved storage. The approved five glazed doors in the rear elevation of the extension are to be revised to be three glazed doors of the same width.

2.0 Assessment

2.1 The main Issues for consideration are:

- Basement Impact;
- Design;
- Residential Amenity;
- Transport;
- Trees and Landscaping.

Basement Impact

- 2.2 Policy DP27 states 'In determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. It states that developers will be required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 2.3 It further states that, the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. The supporting justification states 'although basement developments can help to make efficient use of the borough's limited land it is important that this is done in a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment'.
- 2.4 A Basement Impact Assessment (BIA) was submitted with the application which was undertaken by jms for the structural and civil aspects and esi for the groundwater aspects. The report writers have suitable qualifications. The basement impact assessment submitted by the applicant and owing to the building being located in an area of constraint for slope stability in accordance with DP27 and CPG4, the BIA has been subject to independent verification by Campbell Reith.
- 2.5 The BIA documents have been independently assessed by Campbell Reith in line with the

requirements of CPG4. Campbell Reith requested additional information, which has been further assessed with Campbell Reith concluding: it is considered the BIA has adequately identified the potential impacts from basement construction and proposes sufficient mitigation. As such, officers consider that based on the expert advice from Campbell Reith the applicant has demonstrated that the proposal would accord with the requirements of policy DP27 and associated Camden Planning Guidance. A condition will require the applicant to submit details of a qualified engineer to inspect, approve and monitor the critical elements of both the temporary and permanent construction works throughout their duration.

Design

- 2.6 The Council's design policies are aimed at achieving the highest standard of design in all developments. 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, and the quality of materials used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.7 Camden Planning Guidance 1 Design paragraph 4.10-4.15 states that extensions should be designed proportionally in relation to the existing buildings and groups of buildings and in particular should be secondary to the building being extended in terms of form, scale and proportions.
- 2.8 CPG4 goes on to state that in number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building.
- 2.9 The proposed basement does not have any external manifestations and therefore there are no design concerns regarding the proposed basement. The replacement doors shall cover the same area as the approved doors and are considered acceptable in terms of their design as they are located in the rear elevation shall be aluminium and are sympathetic to the property. The roof storage, whilst slightly larger than originally approved, the additional size is added to the rear (length) and not the width so the difference between the approved and the revised storage would not be perceived from street level and is consistent with other roof level storage in Chalcot Estate.

Residential Amenity

- 2.10 Policy CS5 seeks to protect to the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.
- 2.11 Due to the majority of the works being located under the existing ground level, it is not considered that there would be significant harm to the amenities of neighbouring properties in terms of loss of light or overlooking. The proposed lightwells will not result in any impact to the amenity of the surrounding residential properties. The revised rear doors and roof level storage do not have any additional impact on amenity beyond the approved scheme.

Transport

2.12 Camden Development Policy DP20 states that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Camden Development Policy DP21 relates to how a development is connected to the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).

2.13 The primary concern is public safety but also the need to ensure construction traffic does not create (or add to existing) traffic congestion in the local area. To ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area a construction management plan will be required prior to the implementation of the development. This will be secured via a condition of consent.

Trees and Landscaping

2.14 Policy CS15 states that the Council will protect and improve sites of nature conservation and biodiversity by numerous methods including protecting trees and promoting the provision of new trees and vegetation including additional street trees.

2.15 The applicant has submitted an arboricultural report to accompany the application. The subject site does not contain any mature vegetation; however the adjacent property at 58 Hawtrey Road includes a magnolia growing in a raised planter bed. The arboricultural report has recommended tree protection measures during construction works and this shall be secured by condition of consent.

3.0 Recommendation

3.1 Grant conditional consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th December 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ms Anna Williamson
Anna Williamson Architects
90 Hawtrey Road
London
NW3 3SS

Application Ref: **2015/2665/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

9 December 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
56 Hawtrey Road
London
NW3 3SS

DECISION

Proposal:

Excavation of single storey basement extension. Revised rooftop storage and ground floor rear doors following 2014/7964/P (Erection of single storey rear extension and roof extension, replacement of garage door with window, replacement of front door and replacement of rear 1st floor windows with French doors) granted 03/02/2015.

Drawing Nos: P01, P04 rev A, P05 rev A, P06 rev A, P07, P08, esi Basement Impact Assessment (Groundwater only), jms Basement Impact Assessment (Structural & Civil Engineering Only), Simon Pryce Arboriculture Report and Campbell Reith Basement Impact Assessment Audit 12066-15 Rev F1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

P01, P04 rev A, P05 rev A, P06 rev A, P07, P08, esi Basement Impact Assessment (Groundwater only), jms Basement Impact Assessment (Structural & Civil Engineering Only), Simon Pryce Arboriculture Report and Campbell Reith Basement Impact Assessment Audit 12066-15 Rev F1.

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

- 4 Before the development commences on site, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:
 - a) The access arrangements for vehicles.
 - b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
 - c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
 - d) Details of proposed parking bays suspensions and temporary traffic management orders.
 - e) Details of security hoarding required on the public highway.
 - f) The proposed site working hours including start and end dates.
 - g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
 - h) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to commencement of the development, evidence in the form of a report and photographs, demonstrating that the tree protection measures for the magnolia at 58 Hawtrey Road have been implemented in accordance with the arboricultural report hereby approved, shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on the magnolia tree and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Open space and biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION