

Delegated Report		Analysis sheet		Expiry Date:	21/12/2015
(Members Briefing)		N/A / attached		Consultation Expiry Date:	26/11/2015
Officer			Application Number(s)		
Kate Phillips			2015/6004/P		
Application Address			Drawing Numbers		
30 Ellerdale Road London NW3 6BB			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of condition 3 (approved plans) of planning permission 2014/2126/P dated 20/05/2014 (for the excavation of a basement and the relocation of a rear roof dormer), namely to allow a front lightwell for an additional means of escape from the basement.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	2	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	N/A					
Heath & Hampstead Society	<p>In response to the original set of plans, the Heath & Hampstead Society objected on the following grounds:</p> <ul style="list-style-type: none"> • The site is very sterile, covered mainly with hard landscaping or grass and tree-free, which is out of keeping with the surroundings • To reduce the bit of permeable surface at the front with a lightwell and spiral staircase makes the situation worse. • Recommend refusal unless some of the hardstanding at the front of the property is replaced with flowerbeds and at least one young but large-canopied tree species is planted and nurtured in both front and rear gardens. <p>Revised drawings were received, in response to the comments made by The Heath & Hampstead Society. The revised drawings include an increase in soft landscaping to the front garden and the planting of an Acer Palmatum Tree (Japanese Maple).</p> <p>In response to the revised drawings, the Heath & Hampstead Society objected on the following grounds:</p> <ul style="list-style-type: none"> • The revised plans still leave parking for 3 cars and garage parking for others. • The setting for the house is as before, a sterile garden that is out of keeping with its surroundings. • By removing a huge volume of Hampstead 'Head' and 'Claygate Beds' and this, much water-absorbent soil from under what was the rear garden, they are going against the spirit of SUDS. The Japanese maple at the front will only hold a small amount of rainwater. • There were trees at the site before and significant tree/trees near the boundary would be appropriate. • The basement application should not have been approved. • A water-loving tree should be planted in the rear garden to prevent tree drowning, waterlogging of neighbouring gardens and to return a treed character and ecological balance to the plot. • There should be enforcement of the tree replacement requirements before this application is granted. 					

Officer comment:

See sections 3 and 5 below.

This application seeks to vary the approved plans to allow the provision of a front lightwell for an additional means of escape from the basement. The proposed basement development was established as acceptable at the time of the original planning application (2014/2126/P) and the applicant could choose to implement that permission if they wish. The key issue in the determination of this application is therefore whether or not the provision of the lightwell at the front of the property is acceptable. On this basis, it would not be reasonable to request extra landscaping works at the rear of the property as part of this application.

Planning Enforcement were notified of the Heath & Hampstead Society's comments on 16/12/2015.

Site Description

30 Ellerdale Road is a two storey detached dwelling with a hipped roof on the western side of the road. The site slopes down 3m from the front to the rear of the property. The rear garden is divided into 3 tiers in response to the slope. The majority of the rear gardens on the western side of Ellerdale Road have been graded such that they step down with the land.

The surrounding area is predominantly residential and is typically characterised with Victorian and Edwardian architecture.

The application site is located in the Redington Froggnal Conservation Area.

Relevant History

2014/2126/P - Excavation to create a basement level to dwelling house including windows and access door to the rear of the garden and relocation of existing rear roof dormer (Class C3) – Granted 21/05/2014.

Relevant policies

National Planning Policy Framework 2012

London Plan 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

DP22 Promoting sustainable design and construction

DP23 Water
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and lightwells
DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2015)
CPG3 Sustainability (2015)
CPG4 Basements and Lightwells (2015)
CPG6 Amenity (2013)

Redington Froggnal Conservation Area Statement (2000)

Assessment

1. Proposal:

1.1 This application seeks to vary condition 3 (approved plans) of planning permission 2014/2126/P dated 20/05/2014, which gave permission for the excavation of a basement and the relocation of a rear roof dormer. This revised proposal includes a front lightwell to provide an additional means of escape from the basement.

1.2 The proposed lightwell would extend out from the front wall of the host building by 2 metres and it would measure 4.8 metres wide. At the basement level a door would lead from the studio/gym into the lightwell and a spiral staircase would provide access to the ground level.

1.3 The lightwell would be secured by a metal railing, 1.1 metres high.

1.3 The location of the bin store would not be altered (i.e. it would remain against the southern boundary of the front garden).

2. Revisions:

2.1 Revised drawings have been received, in response to the comments made by The Heath & Hampstead Society. The revised drawings include an increase in soft landscaping to the front garden and the planting of an Acer Palmatum Tree (Japanese Maple).

3. Impact on the character and appearance of the wider area (including the Redington Froggnal Conservation Area)

3.1 The application site is located within the Redington Froggnal Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990.

3.2 The proposed basement would still be located predominantly below ground; however, it would now manifest itself above ground through the proposed lightwell at the front of the building, which would be secured with a 1.1 metre high metal railing.

3.3 CPG4 (Basements and lightwells) recommends that any exposed areas of basement are subordinate to the host building; respect the original design and proportions of the building, including its architectural period and style; and retain a reasonable sized garden. CPG4 also notes that, where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the street scene, or the relationship between the building and the street.

3.4 The host building does not sit within a row of matching dwellings and therefore the proposed lightwell would not detract from an established pattern of development in the street scene. The adjacent building to the south is different insofar as it 'turns the corner' and the adjacent building to the north has been altered significantly so that it now appears very modern in comparison to its neighbours. The buildings further to the north on Ellerdale Road are much larger and of a different architectural period and style to the application building. Nevertheless, some of the buildings to the north (e.g. Nos. 20 and 24) have basements which manifest themselves at the front of the buildings.

3.5 The proposed lightwell would appear subordinate to the host building and it would respect the architectural style of the host building insofar as it would be no deeper than is required to install the spiral staircase and it would be the same width as the front projecting element on the host building. Furthermore, the metal railing (which is required to comply with building regulations) is considered to be relatively discreet.

3.6 Whilst lightwells may not be part of the prevailing character of the street scene along this part of Ellerdale Road, the proposed lightwell would not harm the character of the street scene, or the relationship between the host building and the street. The dwelling is set back from the pavement edge by nearly 7 metres and the lightwell would be located beyond a grassed area in a corner of the front garden. Whilst the lightwell may be visible it is not considered that it would be prominent in views of the host building from the street.

3.7 Furthermore, the proposal would retain a generous sized front garden at the property and the revised plans include additional soft landscaping and a Japanese maple tree in the front garden to mitigate against the loss of the soft landscaping to install the lightwell. It is recognised that the level of soft landscaping at the front of the dwelling may have reduced over time; however, the majority of buildings along Ellerdale Road now feature some form of hardstanding at the front and the increase in soft landscaping and the planting of a tree at the site are welcomed.

3.8 Overall, it is considered that the revised proposal would preserve and enhance the character and appearance of the Redington Froggnal Conservation Area.

4. Impact on the visual and residential amenities of nearby and neighbouring properties

4.1 It is not considered that the proposed lightwell would cause any harm to the residential and visual amenities of the occupiers of nearby and neighbouring properties. The proposal is therefore considered to be acceptable in this respect.

5. Trees and landscaping

5.1 As noted above, the key issue in the determination of this application is whether or not the provision of the lightwell at the front of the property is acceptable. The proposed lightwell would measure 2 metres by 4.8 metres and it would be sited against the front wall of the front projecting part of the host building, in a corner of the front garden.

5.2 Revised drawings have been received, in response to the comments made by The Heath & Hampstead Society. The revised drawings include an increase in soft landscaping to the front garden

(approximately 6sqm) and the planting of an Acer Palmatum Tree (Japanese Maple).

5.3. As noted above, it is recognised that the level of soft landscaping at the front of the dwelling may have reduced over time; however, the property does still retain some greenery at the front and, on balance, the provision of additional soft landscaping and the planting of a tree to mitigate against the effects of the proposed lightwell are considered to be acceptable. The proposed lightwell is likely to be visible in views from the street, but the new tree will soften the appearance of the application site and the additional grass will help to retain a sense of greenery at the front of the building.

6. Basement considerations

6.1 The principle and acceptability of the basement extension was established at the time of the previous application when it was considered that an independent verification of the BIA was not necessary. The additional excavation associated with the lightwell subject of this proposal is not considered to materially alter the established consent to warrant independent verification.

Recommendation: Grant Planning Permission subject to conditions

DISCLAIMER: Decision route to be decided by nominated members on *Monday 21st December 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'.