

98A Priory Road – Site location plan



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98A Priory Road – Pictures



1. Aerial view of the rear of 98A Priory Road



2. Front elevation



3. View of rear courtyard



4. Rear courtyard with extension



5. Existing pergola structure adjoining no. 96 Priory Road

Delegated Report		Analysis sheet	Expiry Date:	23/07/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	25/06/2015
Officer			Application Number(s)	
Carlos Martin			2015/1302/P	
Application Address			Drawing Numbers	
The Coach House 98A Priory Road London NW6 3NT			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of basement level, erection of single storey side and rear extension and side dormers and associated alterations.				
Recommendation(s):	Grant planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	06	No. of objections	06
			No. Electronic	06		
Summary of consultation responses:	<p>Press notice published from 04/06/2015 to 25/06/2015. Site notice displayed from 03/06/2015 to 24/06/2015.</p> <p>6 objections received from the owners/occupiers of 96 and Flats B-F 98 Priory Road, based on the following grounds:</p> <ol style="list-style-type: none"> 1. We have serious concerns about the impact the proposed works could have on the stability of our property. These are major works to be carried out on a structure circa 1884 and we have serious concerns about the impact that such works could have on our (immediately adjoining) property. 2. We have grave concerns about the adverse effect the proposed development would have on the large tree at the front of the property. The tree is a Robinia tree measuring 20m high, with a diameter of 88cm, crown spread of 18m and a distance of 6.5m to the Main House and Coach House. It still has a control order on it following the review of trees when permission was granted to fell the trees surrounding the main house (98B-F). It is the only remaining tree on the property; five other mature trees on the property were felled in the last two years owing to their effect on 98B-F. 3. We believe that the proposed side extension development is a direct contravention of Policy 4.10 and will cause serious loss of amenities to 98B Priory Road, which is the ground floor flat adjacent to the proposed rear extension. The proposed rear development, which extends beyond the wall of the neighbouring property, will lead to an unacceptable loss of light from the only window at the adjacent property (98B). 4. We believe that the proposed side extension development is a direct contravention of policy. It does not respect local context and street pattern, and would be entirely out of character of the area, to the detriment of the local environment. <p><u>Officers' comments</u></p> <ol style="list-style-type: none"> 1. A basement impact assessment has been submitted with the application and the external auditors conclude that "<i>the stability effect on the neighbouring properties/ground stability by the ground slab is thought to be minimal as its capacity to provide lateral restraint would be negligible</i>". However, a condition will be attached to the permission in order to secure the recommendations of the BIA to ensure that ground water monitoring is undertaken. 2. The proposed basement would be almost entirely within the footprint of the existing house. The front lightwell would project forward from the front building line. However, it is of a modest size (1.1m deep) and given the distance from the Robinia tree to the lightwell, approx. 4m., it is unlikely that 					

	<p>the tree's root zone will be affected. However, for further assurance, a condition will be included to request details of a tree protection plan.</p> <ol style="list-style-type: none"> 3. The proposal has been amended to reduce the depth of the rear extension to match the depth of the extension at no. 98, therefore the proposal would have no impact in terms of loss of light on the adjoining property. 4. The proposal has been amended and the first floor side extension removed altogether.
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>None, no local CAAC active at present.</p>

Site Description

The application property is a two storey detached house located on the east side of Priory Road. The site is in the South Hampstead Conservation Area and is noted as a positive contributor in the South Hampstead Conservation Area Character Appraisal and Management Strategy. The street is characterised by mainly residential detached houses.

Relevant History

9005392: pp granted for the erection of a detached conservatory on the rear part of the garden. 07/11/1990

Relevant policies

NPPF 2012

The London Plan 2015

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

Camden Planning Guidance

CPG1 (Design) 2015, chapters 3 (Heritage), 4 (Extensions, alterations and conservatories) & 5 (Roofs, terraces and balconies).

CPG 4 (Basements and lightwells).

CPG6 (Amenity) 2011, chapters 6 (Daylight and sunlight) & 7 (Overlooking, privacy and outlook).

South Hampstead Conservation area character appraisal and management strategy 2011

Assessment

Proposal

1. Planning permission is sought for the following works:
 - a) Excavation of a basement floor under the footprint of the property, including front and rear lightwells. The basement would be approx. 3m deep and would provide a kitchen and additional living space. The lightwells would be covered by safety grilles.
 - b) Erection of a single storey side and rear extension following the demolition of the existing rear conservatory and associated pergola. The rear extension would project approx. 2.2m from the existing rear building line and would feature a set of folding doors and a rooflight. The side extension would be set back from the front building line by approx. 1m and both would be built with matching brickwork.
 - c) Erection of 2 side dormers 1.8m wide by 1.3m deep with timber windows and tile hung.

Amendments

2. The proposal has been amended at officers request as follows:
 - a) Side dormers have been lowered to be set 0.5m below the ridge;
 - b) Safety grilles have been incorporated to the front and rear lightwells;

- c) The rear extension has been brought back by 0.7m in order to line up with the adjoining extension and the demolition of the existing rear structures – conservatory and pergola – has been agreed in writing;
- d) An originally proposed first floor side extension has been removed;
- e) Originally proposed alterations to widen the forecourt entrance have been removed from the proposal.

Main planning considerations

- 3. The main planning considerations relate to the impact of the proposal on the character and appearance of the host building and the conservation area generally and the impact of the proposal on the amenities enjoyed by the occupiers of the surrounding residential properties.

Design and conservation

- 4. The proposed dormers are of a modest size and can be accommodated comfortably within the existing roof slope. They would be built with sympathetic materials and would be set 0.5m from the ridgeline, as required by Camden's guidance. The proposed rear and side extensions are subordinate in scale to the existing house and would be built with matching materials. The demolition of the rear conservatory and pergola is welcome as it would result in a rationalisation of the rear amenity space. Finally, the proposed basement floor does not raise any design or conservation concerns given its limited visibility. The lightwells will be fitted with grilles, which will ensure that the appearance of the front and rear elevations are not affected by the additional basement floor. The proposal is therefore not considered to be out of keeping with the prevailing character and appearance of the surrounding area and would not harm the appearance of the host building or the conservation area, in accordance with policies CS14, DP24 and DP25 of the LDF.

Basement impact assessment

- 5. The submitted basement impact assessment (BIA) is considered satisfactory. However, a condition will be attached to the permission in order to secure the recommendations of the BIA to ensure that ground water monitoring is undertaken.

Amenity considerations

- 6. The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with policies CS5 and DP26 of the LDF. The proposals are not considered to be such as to result in any significant loss of light or increased sense of enclosure in neighbouring properties. In terms of overlooking, the proposed new dormer windows would face a blank wall and therefore they would not have any impact on neighbouring privacy and in this sense the proposal would comply with policies CS5 and DP26 of the LDF.

Recommendation

- 7. Grant planning permission subject to conditions

DISCLAIMER

***Decision route to be decided by nominated members on Monday 15th February 2016.
For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.***

Mr. Kevin Hale
My Home My Garden Ltd
Unit 12
The Old Malthouse
Springfield Road
Grantham
Lincolnshire
NG31 7BG

Application Ref: **2015/1302/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 2717

6 January 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Coach House
98A Priory Road
London
NW6 3NT

DECISION

Proposal:

Excavation of basement level, in association with erection of single storey rear and two storey side extension and side dormer extension.

Drawing Nos: S1006PL01-1E; S1006PL01-2E; S1006PL01-3E; S1006PL01-4E;

Basement Impact Assessment First Issue (23/06/15); Basement Impact Assessment rev 1

(23/09/2015); Basement Impact Assessment (Groundwater) 30073R1v2 (22/06/2015);

Basement Impact Assessment (Land Stability, June 2015); Ground Investigation Report

GWPR1256/GIR/June 2015; Ground Investigation Report (Preliminary Summary

GWPR1259); Foundation Exposure TP/FE1 - GWPR1256; Trial Hole Location Plan

GWPR1256; Dynamic Probing GWPR1256; & Borehole No WS1 GWPR1256.

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 and DP25 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 S1006PL01-1E; S1006PL01-2E; S1006PL01-3E; S1006PL01-4E; Basement Impact Assessment First Issue (23/06/15); Basement Impact Assessment rev 1 (23/09/2015); Basement Impact Assessment (Groundwater) 30073R1v2 (22/06/2015); Basement Impact Assessment (Land Stability, June 2015); Ground Investigation Report GWPR1256/GIR/June 2015; Ground Investigation Report (Preliminary Summary GWPR1259); Foundation Exposure TP/FE1 - GWPR1256; Trial Hole Location Plan GWPR1256; Dynamic Probing GWPR1256; & Borehole No WS1 GWPR1256.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 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).
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development) & CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) & DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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