

2014/4410/P – 7 Kidderpore Avenue

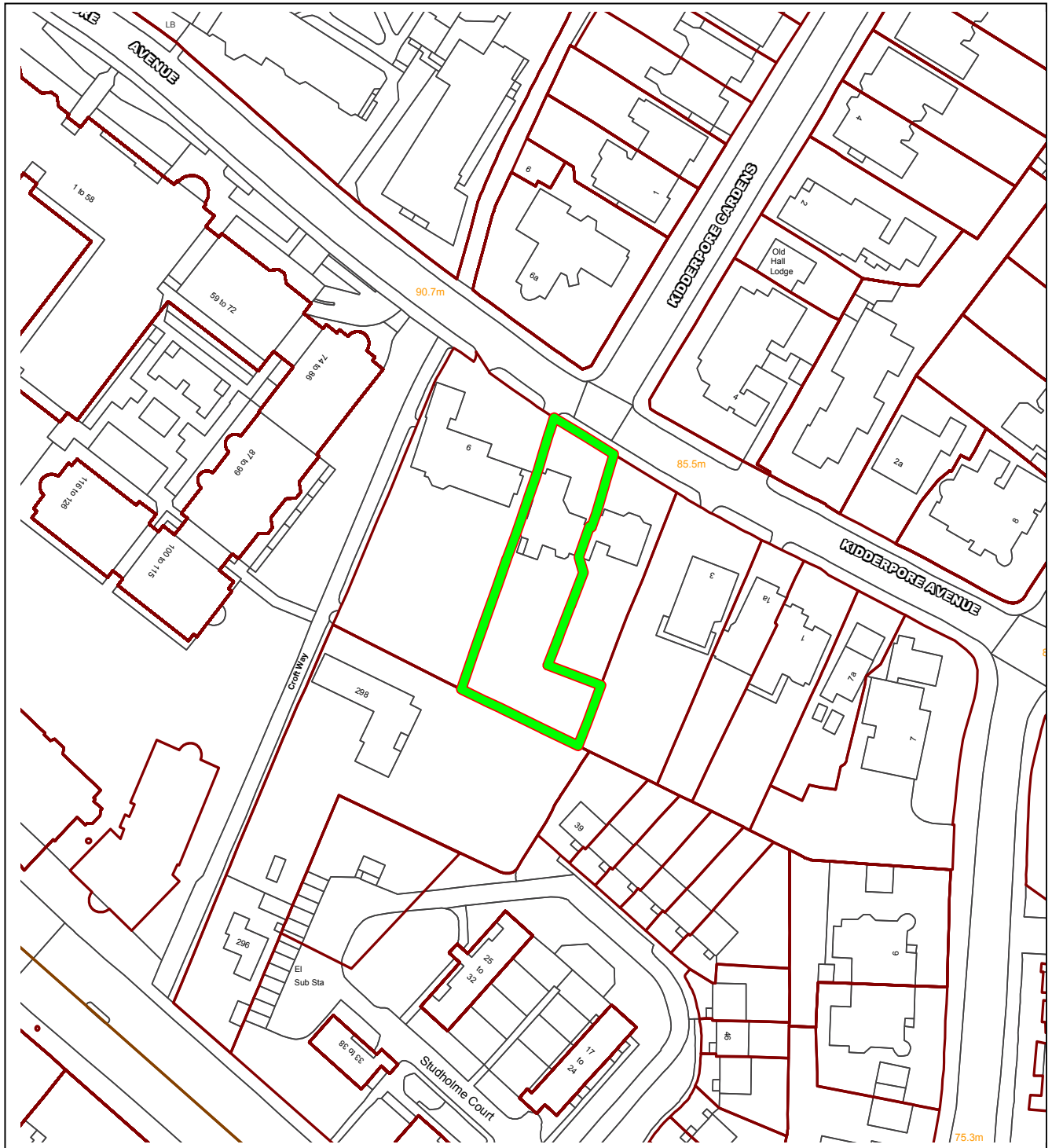




Photo 1: Rear elevation



Photo 2: Rear elevation with mounded garden in view.



Photo 3: CGI of proposed extension

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	25/11/2015
		N/A		Consultation Expiry Date:	N/A
Officer			Application Number(s)		
Seonaid Carr			2015/4529/P		
Application Address			Drawing Numbers		
7 Kidderpore Avenue London NW3 7SX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details of condition 4a (window and door details), 6 (hard and soft landscaping), 8 (tree protection), 9 (engineer details), 10 (contract with Local Highway Authority) and 11(Construction Management Plan) of Planning Permission ref 2014/4410/P for works of excavation to create a new basement floor level at the rear, including installation of glass balustrade and rooflights at garden level, alterations to front and rear windows & doors, and landscaping works to rear garden and front driveway.					
Recommendation(s):		Grant Approval of Details			
Application Type:		Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	As the application is for an approval of details there is no required to consult neighbouring residents.					
CAAC/Local groups comments:	<p>The Heath and Hampstead Society have objected on the following grounds:</p> <ul style="list-style-type: none"> We object to the felling of at least 6 trees on site to assist development. All contribute to the green character of the site and the Conservation Area. <p>Officer response:</p> <ul style="list-style-type: none"> The trees and shrubbery noted as being removed are the same as that agreed within the substantive planning permission. This is not an application to make amendments. 					

Site Description

The site comprises a three storey (including habitable loft level) detached proposed located to the southern side of Kidderpore Avenue. The property accommodates two self contained units.

To the rear elevation the property has previously been extended at both ground and first floor level with little of the original features of the property remaining evident at the rear elevation. The property has also been extended to both sides with single storey additions.

The property benefits from a large rear garden which is 'L' shaped, to the rear of the garden is an existing outbuilding which was given planning permission in 1991.

The site is located within the Redington Frogna conservation area, the building is not listed but it is considered to make a positive contribution to the conservation area.

Relevant History

2014/4410/P - Works of excavation to create a new basement floor level at the rear, including installation of glass balustrade and rooflights at garden level, alterations to front and rear windows & doors, and landscaping works to rear garden and front driveway. Application approved with agreement from Members Briefing Panel.

2014/4009/T - FRONT GARDEN: 1x Laburnum: Fell to ground level. REAR GARDEN: 1x Oak: Reduce by 25% and lift to clear out-building. Tree application granted.

Relevant policies

LDF Core Strategy and Development Policies (2010)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

DP17 (Walking, cycling and public transport)

DP27 (Basements and lightwells)

Assessment

1. Proposal

1.1 The application submitted is in relation to details for seven conditions of the original planning application. These are as follows:

- No.4 (a) – Details of windows, ventilation grills and external doors.
- No.6 – Details of hard and soft landscaping
- No.8 – Details of tree protection during construction
- No.9 – Details of suitability qualified engineer for basement construction
- No.10 – Contract with local highway authority to secure the repaving of the public highways adjacent to the site.
- No.11 – Provision of Construction Management Plan.

2. Assessment

Condition 4a

2.1 The application is seeking approval of Condition 4a only, details for condition 4b will be submitted at a later date. Condition 4a requires the submission of details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors.

2.2 The applicant has provided detailed plans at a scale of 1:20 and 1:5 which demonstrate the detailing of the windows and external doors. The detailing of the windows and doors are considered to be in accordance with the planning permission and would ensure the provision of a high quality development in accordance with the aim of the condition. There are some very minor alterations to the style of window opening, for example the doors are ground floor were approved as four panel of sliding doors and the details submitted show five panels. However as they would be located within the same apertures as approved no objection is raised and they can be accepted under this approval of details application. In light of the above no objection is raised to the approval of condition 4a.

Condition 6

2.3 Condition 6 stated: *No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

2.4 The applicant has provided a detailed plan annotating the materials to be used for both the hard and soft landscaping. The hard landscaping to the front driveway would be a permeable natural stone known as Magnasett Silver Dusk. This would be laid on a permeable aggregate basement with gaps between the slabs being a permeable infill.

2.5 In relation to soft landscaping the applicant has detailed on the plan the range of planting that would be to the new bedding to the front amenity area together with the details of the sedum roof to the rear extension. It is considered the details provided are sufficient for the approval of the condition and no objection is raised.

2.6 With regard to the means of enclosure to the front boundary, as agreed within the original

permission the front boundary wall adjacent to No.9 would be reduced in width. It is proposed the wall would be rebuilt in a red brick to a height to match the existing. The use of red brick would ensure it integrates well with neighbouring boundary treatment and the brickwork of buildings within the area. In respect of the boundary wall to No.5 the existing rendered masonry wall would be retained with a slatted timber fence on top which would reach no more than 1.8m above street level. No objection is raised to the proposed timber fencing.

2.7 In light of the above no objection is raised to the approval of condition 6.

Condition 8

2.8 Condition 8 stated: *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.*

2.9 The applicant has provided a Method Statement for tree protection. This document outlines the methods of tree protection to be used during construction. This will involve the erection of timber frame with ply covering around the retained trees on site with appropriate signage. The statement also notes the site manager will make weekly entries in the site diary regarding tree protection and should any concerns arise this will be conveyed to the applicant. The Council's tree officer has reviewed the details provided and raises no objection to the approval of condition 8.

Condition 9

2.10 Condition 9 stated: *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.*

2.11 The applicant has provided a letter from the appointed surveyor noted that they were appointed in June 2014 with their contract running through to the construction phase. The appointed engineer has the relevant qualifications of MEng, CEng and MStructE.

Condition 10

2.12 Condition 10 stated: *No development shall commence before a contract has been entered into with the Local Highway Authority to secure the repaving of the area of public highway directly adjacent to the front boundary wall which would be removed as part of this development, said area would adjoin the existing crossover. The development hereby permitted shall not be occupied until the works that are the subject of that contract have been completed.*

2.13 The applicant has provided the copy of a letter from the Council's Asset Management team to confirm details of the highways license which ensure the applicant will make good the pavement adjacent to the property. This has been checked with the Council's Asset Management team who have verified the letter. As such the requirements of the condition have been met and it can be approved.

Condition 11

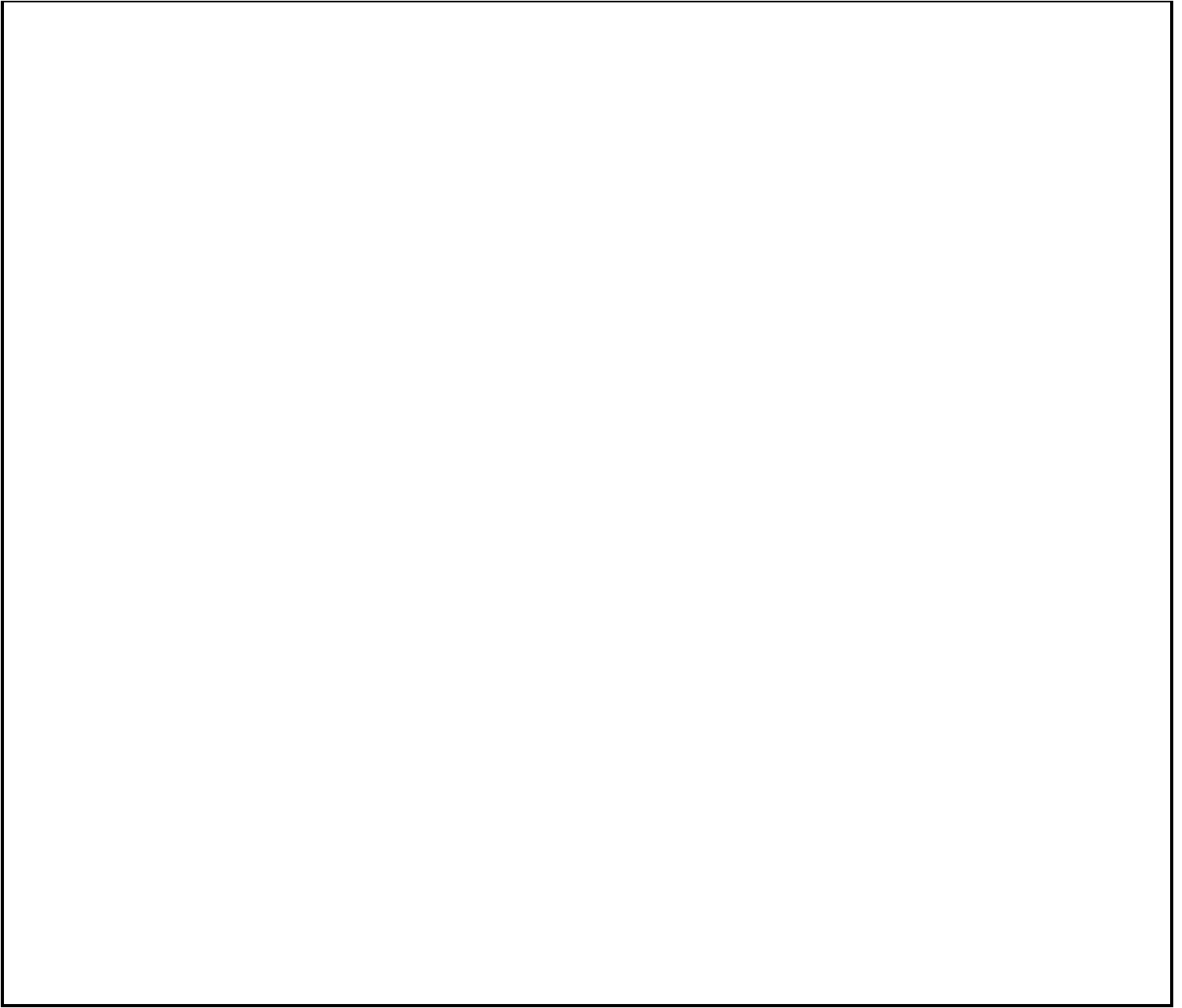
2.14 Condition 11 states: *No development shall take place until a Construction Method Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.*

2.15 The applicant has provided a Construction Management Plan(CMP) which has provided the relevant details in accordance with the Council's CMP pro forum including details of the construction period, works involved, properties that may be affected by the works, how the site will be accessed and serviced during construction. This has been reviewed by the Council's Transport Planners and no objection is raised to the approval of condition 11.

Recommendation: Grant Approval of Details

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd February 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Ms Leyla Ahramian
Venture Services London Ltd
7 Torrells Hall Cottages
Shellow Road
Willingale
Essex
CM5 0SP

Application Ref: **2015/4529/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 2766

17 February 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
7 Kidderpore Avenue
London
NW3 7SX

DECISION

Proposal:

Details of condition 4a (window and door details), 6 (hard and soft landscaping), 8 (tree protection), 9 (engineer details), 10 (contract with Local Highway Authority) and 11(Construction Management Plan) of Planning Permission ref 2014/4410/P for works of excavation to create a new basement floor level at the rear, including installation of glass balustrade and rooflights at garden level, alterations to front and rear windows & doors, and landscaping works to rear garden and front driveway.

Drawing Nos: Drawing Nos. 1302-A-4201, 1302-A-4202 Rev A, 1302-A-4203, 1302-A-4205, 1302-C-4401, Email from John Roberts dated 17 February 2016, Magnasett Natural Stone Manufactures details, 1302-L-1011, Construction Management Plan Rev 4 by Venture Services London Ltd dated November 2015, Appendix A of Skerrett report, Letter from Price & Myers dated 4th March 2014, Method Statement Tree Protection by Venture Services London Ltd, letter from Venture Services London Ltd dated 01st May 2015 and copies of cheques payable to Camden for crossover, Letter from London Borough of Camden Asset Manager dated 18th May 2015, Temporary Crossover Licence from London Borough of Camden and Tree Protection Plan 295.02.00 05.08.14.

Director of Culture & Environment



Informative(s):

- 1 You are reminded that conditions 4b and 5 (details of brickwork) of planning permission 2014/4410/P granted on 18th November 2014 are outstanding and require details to be submitted and approved.

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

DECISION