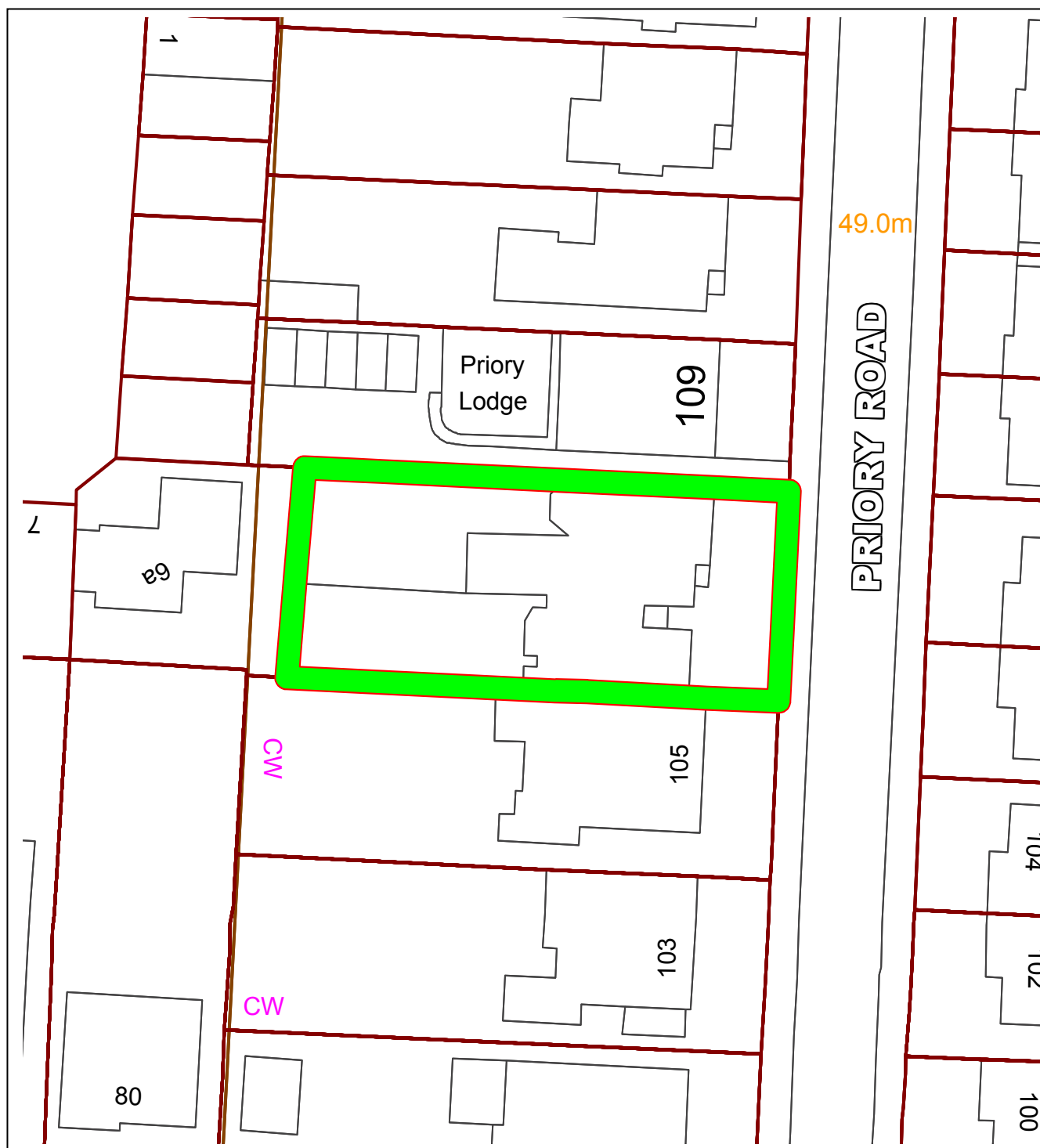


2015/5274/P 107a Priory Road



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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	25/11/2015
		N/A / attached		Consultation Expiry Date:	06/11/2015
Officer			Application Number(s)		
Zenab Haji-Ismail			2015/5274/P		
Application Address			Drawing Numbers		
107 A Priory Road London NW6 3NN			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Excavation of a basement beneath the house and the erection of an infill extension including skylights to the front and rear.					
Recommendation(s):		Grant conditional planning permission subject to Section 106 legal agreement			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	30	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>Site notice displayed on 02/10/2015 and a press notice was advertised on 08/10/2015.</p> <p>Neighbouring residents at nos 105 Priory Road, Flat 5 105 Priory Road and Flat 6 105 Priory Road and Flat 7 105 Priory Road raised the following concerns:</p> <ul style="list-style-type: none"> • Concerns raised about noise during construction period • Would like working hours to be limited to the working week only • Would like hours limited to 9am- 4pm • All piling should be limited so not to cause vibration • All paths and sidewalks should be cleaned each day <p><i>Officer response: Under Section 60 of the Control of Pollution Act (COPA) 1974, the Council has powers to control noise (and vibration) from building sites. Noisy work is carried out from 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturdays. No noisy works should be carried out on Sundays and Bank Holidays. This is considered to be reasonable.</i></p> <p><i>The external auditors of the BIA did not consider that the basement works would result in any additional harmful vibration from piling as a result of the works.</i></p>					
CAAC/Local groups* comments: *Please Specify	No comments or objections received					

Site Description

The site comprises a former coach house which has been converted into a two storey three bedroom house with forecourt parking under planning ref. P9600120 granted on 12 January 1996. The building is not listed but sits within the South Hampstead Conservation Area and is noted as a positive contributor.

Relevant History

PW0002165 – 26/04/2000 planning permission granted for the erection of a conservatory

Relevant policies

National Planning Policy Framework 2012 – Paragraphs 14, 17, 56-66 and 126-141
National Planning Policy Guidance 2014 -
London Plan March 2016- Policies 3.4, 3.5, 3.8, 5.2, 5.3, 5.11 and 6.9
Mayor's Supplementary Planning Guidance 2016

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
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)
CS19 (Delivering and monitoring the Core Strategy)
DP2 (Making full use of Camden's capacity for housing)
DP16 (The transport implications of development)
DP20 (Movement of goods and materials)
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)
DP28 (Noise and vibration)

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2011 – CPG 6, 7 and 8
Camden Planning Guidance (CPG) 2015 – CPG 1, 2, 3 and 4
South Hampstead Conservation Area Statement 2010

Assessment

1.0 Proposal

1.1 the proposal seeks the following

- The excavation of a basement beneath extending 2.5m to the rear and 1.5m to the front and an overall depth of 2.9m
- The proposed basement would create a total of 105 sqm of additional floor space
- The proposal includes a glazed skylight to the front and rear measuring 1.4 m (l) and 2.4 m (w) to the front and rear
- The erection of a 1m infill extension at ground floor level to the rear measuring 1.5m

2. Assessment

Design

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

- Design and conservation;
- Amenity of neighbouring residential occupants;
- Basement
- Trees and landscaping
- Transport

2.2 The proposal includes the excavation of a basement beneath the existing dwelling house including a modest projection by 1.5m to the front and 2.5m to the rear with a depth of 2.9m. The proposal includes one walk-on skylight to the front and one to the rear. No lightwells are proposed as part of this development. The proposed walk-on skylights are considered to be modest in size and would sit flush with the ground. They would not result in significant harm to the South Hampstead Conservation Area as a result of any potential light pollution/spill.

2.3 The proposal includes the removal of the existing conservatory and replacement with a sympathetic and modest infill extension measuring 1m (w) x 1m (l) and 2.1m (h) at ground floor level. It is considered that the proposed infill extension is modest and would facilitate the opening up of space internally. The proposed infill extension would be constructed of light glazing. Due to its modest scale and through the use of light sympathetic materials, it would not result in harm to the South Hampstead Conservation Area.

2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Amenity

2.4 The proposal would not harm the amenity of neighbouring residents in terms of outlook, loss of daylight/sunlight or light pollution. The proposed infill extension to the rear is very modest in terms of size and the proposed walk-on skylights are minor in terms of location and size. Views of the extension and walk-on skylights would be screened from neighbouring properties by a high boundary wall to the rear.

Basement

2.5 The Basement Impact Assessment and related documentation submitted by the applicant has been subject to independent verification by Campbell Reith. This is owing to the location of the application site within a hydrogeological constraint area. In this instance, the independent reviewer is fully satisfied with the level and nature of information provided by the applicant. The Burland Category is to be less than 2 and as such the proposal complies with the requirements set out in CPG4.

Trees and landscaping

2.6 There are three trees onsite- the most significant trees are set away from the house. A small section of the smaller dawn redwood tree may be affected by the proposed excavation but this is well within what a healthy tree like this should be able to tolerate. A condition has been attached to ensure the tree would be protected.

Transport

2.7 The most significant impact of the proposal in terms of transport would be to the highway. Transport planning officers have sought a highways contribution through a Section 106 legal agreement of £7,000. In practice, the contribution will repair damage caused to the public highway as a result of the development.

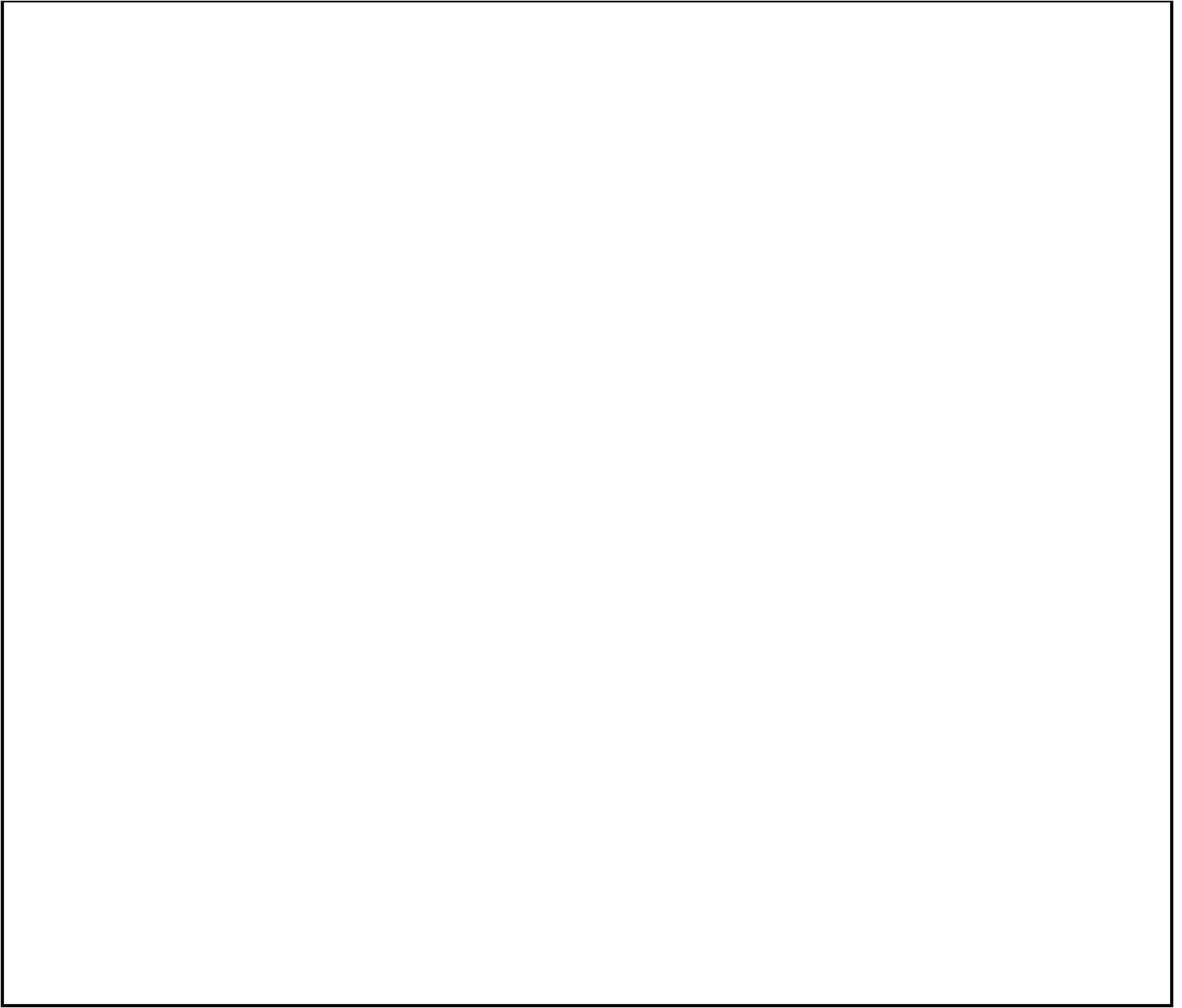
2.8 Transport officers have considered the nature and extent of the basement works and do not consider that a construction management plan would be required.

3.0 Recommendation

3.1 Grant conditional planning permission subject to Section 106 legal agreement

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th May. For further information please go to www.camden.gov.uk and search for 'members briefing'



Nicholas Lee Architects
34A Rosslyn Hill Hampstead
London
NW3 1NH

Application Ref: **2015/5274/P**

12 May 2016

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:
107 A Priory Road
London
NW6 3NN

Proposal:

The excavation of a basement beneath the house and the erection of an infill extension following the demolition of the existing conservatory.

Drawing Nos: OS Extract, CA4603/02, 1217/ESP -001, 1217/ASP-001, 1217/AP-001, 1217/AP-002, 1217/EE-001, 1217/EE-002, 1217/AS-001, 1217/AS-002, CA4603/03 and CA4603/04.

Supporting document: Arboricultural report (dated April 2015), Cooper Associates BIA assessment (dated June 2015).

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 The development hereby permitted shall be carried out in accordance with the following approved plans; OS Extract, CA4603/02, 1217/ESP -001, 1217/ASP-001, 1217/AP-001, 1217/AP-002, 1217/EE-001, 1217/EE-002, 1217/AS-001, 1217/AS-002, CA4603/03 and CA4603/04.

Supporting document: Arboricultural report (dated April 2015), Cooper Associates BIA assessment (dated June 2015).

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

- 3 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.

- 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.

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

Supporting Communities Directorate