

Delegated Report		Analysis sheet	Expiry Date:	14/06/2016
		N/A / attached	Consultation Expiry Date:	28/07/2016
Officer			Application Number(s)	
Kristina Smith			2016/2216/P	
Application Address			Drawing Numbers	
109 Gloucester Avenue London NW1 8LB			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of basement level extension replacing vaults under front garden plus an associated rooflight, replacement of metal steps to front lightwell with stone stairs, erection of storage area and planter to front. Erection of glazed rear infill extension at upper ground floor level, relocation of roof terrace with privacy screen to first floor level, replacement of doors to existing lower ground extension				
Recommendation(s):	Grant 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	05	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<u>Flat 1, 111 Gloucester Avenue objected on the following grounds:</u> 1. Glazed infill extension is to be used as a music room which will cause unacceptable noise <u>Officer Response</u> 1. See para 5.1. The labelling as ‘music room’ is misleading- the placing of a piano here is apparently mainly decorative and use of the room to play piano for domestic purposes would only be on an infrequent basis.					
Primrose Hill CAAC comments: Objection	<u>Primrose Hill Conservation Area Advisory Committee have objected on the following grounds:</u> 1. Glazed infill extension will cause light pollution 2. Infill extension should be set back to ensure subservience 3. Mix of brick and render to rear elevation is inappropriate and should be plain brick <u>Officer response</u> 1. It would be located between two closet wings at upper ground floor level which is considered to be an appropriate location for light pollution not to have an adverse impact on surrounding properties. 2. The proposed infill extension is already considered to be subservient. The lightweight quality of the glazing would enable the closet wing to still be read. 3. See para 3.8					

Site Description

The application site is a four storey (plus roof extension) single dwelling house located on the south side of Gloucester Avenue between Fitzroy Road and Chalcot Street. The property comprises a rear courtyard with a high rear boundary wall and a coal vault underneath the front garden which is accessed from the front lightwell.

The properties originally consisted of a two storey rear closet wing; however this feature has been largely lost to substantial rear alterations along the terrace.

The property is not listed but is identified as making a positive contribution to the Primrose Hill Conservation Area.

Relevant History

APPLICATION SITE

PE9700981 - Erection of an additional floor at roof level and demolition and rebuilding of the rear extensions at basement and ground floor level including the provision of stairs and a roof terrace.

99 GLOUCESTER AVENUE

2010/2247/P - Change of use from 2 residential flats into 1 single family dwelling house (Class C3), to include the erection of a two storey glass infill to replace existing two storey extension, raising parapet level around existing rear extension and the erection of timber trellising adjacent to no. 97 Gloucester Avenue to create a roof terrace, and alterations to basement vaults to front. **Granted 12/07/2013**

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance 2011/2015

CPG1 (Design)
CPG4 (Basements & Lightwells)
CPG6 (Amenity)
CPG8 (Planning Obligations)

Primrose Hill Conservation Area Statement (2000)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of glazed infill extension at upper ground floor level
- Installation of terrace at first floor level
- Excavation of existing coal vault to create basement under front garden
- Other minor external alterations to front and rear elevations

1.2 During the course of the application the following changes were made:

- A privacy screen to roof terrace is proposed adjoining neighbour at no.107 Gloucester Avenue.

2.0 Assessment

The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the Primrose Hill Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)
- Basement excavation (the impact on the natural environment)

3.0 Design and Conservation

- Glazed infill extension

3.1 It is proposed to erect a glazed infill extension at upper ground floor level between the closet wing of the application site and the closet wing of the neighbour at no.111 Gloucester Avenue to provide an additional 13sqm of floorspace to the property.

3.2 Given the size of the property this is considered to be a subservient addition that would not project beyond the rear building line. It would be located between two closet wings and therefore would have very limited visibility and only be read in private views from the rear gardens of surrounding properties

3.3 It would be constructed from glass to give a lightweight appearance that would not be read as an overly bulky addition on the rear elevation while helping to respect the original built-to-void relationship.

3.4 There have been significant alterations to the rear elevation down this side of Gloucester Avenue which has led to substantial loss of the original pattern of development, comprising regular two storey closet wings. On the section of Gloucester Avenue between Fitzroy Road and Edis Street, four properties have a two storey full width extension of brick construction. Further to this, three properties have a two storey full width extension with a glazed infill, as per the proposal at the application site. The proposal would therefore not be out of character with the prevailing pattern of rear development along the terrace.

- Installation of terrace at first floor level

3.5 It is proposed to install a black metal balustrade above the closet wing at first floor level and convert an existing window to a door using matching materials to create a terrace. The style is considered appropriate for the conservation area setting and would be in-keeping with other balustrades at surrounding properties. The size of the terrace is considered to be of an appropriate scale for the building.

- Excavation of existing coal vaults under front garden

3.6 The proposed basement excavation is discussed fully in Section 4 below. In design and conservation terms, the only external manifestation would be a walk-on skylight which would be hidden from view by the boundary treatment comprising of a new planter and hedge. This is considered acceptable and in-keeping with other properties along Gloucester Avenue.

- Other minor alterations to front and rear elevation

3.7 To the front it is proposed to erect a bike and bin store which is considered to be of appropriate size and materials. It would be hidden from the streetscene by the proposed boundary treatment which comprises of a new planter and hedge, appropriate for the townscape in this location. It is also proposed to replace the steps to the front lightwell with stone steps which are considered acceptable.

3.8 The new aluminium framed sliding doors at lower ground floor level and the enlarged window opening at ground floor level are considered acceptable alterations that, by virtue of their nature and location, would not detract from the character or appearance of the conservation area. It is proposed to render the rear elevation at lower and upper ground floors white. Though this is not the traditional finish, it is considered acceptable in this instance, given that the brick finish would be maintained on upper floors and several other properties along the terrace are rendered white at ground floor level.

4.0 Basement Considerations

4.1 The proposal includes the enlargement of the existing coal vault beneath the front garden. The excavation would provide an additional 16m² of additional residential floorspace. There is no new basement floor as such under the house but rather than an extension to the front vaults under the front garden. This new basement area would be approx. 2.4m high, 3.4m deep and 4m wide.

4.2 A Basement Impact Assessment (BIA) has been submitted as part of this application. This document has been independently reviewed by Campbell Reith with subsequent information provided by the author of the BIA during the course of the application. The Audit confirms that the proposed basement development will not adversely impact on neighbouring properties and the natural environment of the site.

4.3 A construction sequence has been presented and accepted. The Audit confirms that the anticipated extent of structural damage has been categorised as '0' or 'negligible' on the Burland Scale. It also confirms that there will be no adverse effects from subterranean water flows, surface flooding or slope stability.

4.4 The Audit confirms that the BIA has adequately identified the potential impacts of the proposed basement construction and proposes sufficient mitigation.

4.5 The proposal involves excavation within close proximity to the footway directly adjacent to the site. To ensure that the stability of the public highway adjacent to the site is not compromised by the proposed basement excavations, the applicant would be required to submit an 'Approval In Principle' (AIP) report to our Highways Structures & Bridges Team within Engineering Services as a pre-commencement obligation which would be secured by a S106 agreement.

4.6 As the proposed works could lead to damage of the public footway and carriageway, a highways contribution will be secured by a S106 agreement. An estimate is being sought from the Highways team.

5.0 Amenity

5.1 The proposed terrace at first floor level could lead to overlooking of the adjoining terrace and oblique views into the rear windows which are understood to serve a study and a bathroom. To mitigate this, a privacy screen 1.8m high would be installed and secured by condition. This would not cause any loss of light or outlook to the adjoining window given its setback location and use.

5.2 The upper ground floor extension, optimistically labelled as music room, would be double glazed with 16mm airgaps for reasons which would help reduce any sound breakout. Due to its insertion between closet

wings, there would be no loss of light or outlook to either side.

5.3 In terms of light pollution, due to the proposed glass infill extension being located at upper ground floor level and in-between two closet wings, it would only be visible from 'above ground' windows and the rear gardens of adjoining properties. Beyond the rear boundary wall of the application site are offices and workshops, of which no windows face onto the application site. It is not considered that the level of light omitted from the extension would have an adverse impact on neighbouring properties, especially given that the rooms directly above serve the applicant's own house.

5.4 It is considered there are no further amenity concerns associated with this application

6.0 Recommendation

6.1 Grant Conditional Planning Permission subject to a Section 106 Legal Agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.