

Site Plan - 40 Arkwright Road, NW3 6BH



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Site photos - 40 Arkwright Road, NW3 6BH



1. View of the existing front garden



2. Streetscene – front view



3. View from the front door to the east side of the site



4. View towards the existing bin area, to the west side of the plot.

Delegated Report		Analysis sheet		Expiry Date:		27/10/2016	
(Members Briefing)		N/A		Consultation Expiry Date:		05/10/2016	
Officer				Application Number(s)			
Nora-Andreea.Constantinescu				2016/4823/P			
Application Address				Drawing Numbers			
40 Arkwright Road London NW3 6BH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to the front garden of the residential building (Class C3) including landscaping and access configuration, bin storage with green roof, cycle storage, front boundary wall and replacement of a tree.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	5	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 16/09/2016 (consultation end date 07/10/2016).</p> <p>A notice was placed in the local press on 22/09/2016 (consultation end date 13/10/2016).</p> <p>No responses have been received from the neighbouring properties.</p>					
The Heath and Hampstead Society	<p>Objected to the original submission of the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> -loss of garden area, green space, trees, planting and grass -degradation of the street scene and conservation area -conflict with Camden policies -road safety -traffic congestion -pedestrian safety <p>Officer response: <i>The original submission has been revised and the proposed parking space has been removed. As such, the current proposal would provide soft landscaping and gravel pathways which is considered acceptable. Please see point 3. Design.</i></p>					
Redington Froggnal Association	<p>Objected to the original submission of the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> -harm to the pedestrian environment -loss of on-street parking -water run-off <p>Officer response: <i>The original submission has been revised and the proposed parking space has been removed. As such, the current proposal would provide soft landscaping and gravel pathways which is considered acceptable. Please see point 3. Design.</i></p>					

**Redington Frogna
Neighbourhood
Forum**

Objected to the original submission of the proposed scheme on the following grounds:

- harm to the safe pedestrian environment
- environmental impact
- negative impact on conservation area

Officer response:

The original submission has been revised and the proposed parking space has been removed. As such, the current proposal would provide soft landscaping and gravel pathways which is considered acceptable. Please see point 3. Design.

Site Description

The application site is located on the northern side of Arkwright Road, in close proximity to the junction with Lindfield Gardens.

The host property is not listed but lies within the Redington Froggnal Conservation Area.

Relevant History

2014/7184/P - Conversion of 3 residential flats (2 x 2 bed and 1 x 4 bed) on ground, first and second floors into 2 residential flats (1 x 2 bed and 1 x 4 bed). – Granted – 02/02/2015

2016/2386/P - Conversion from 3x self-contained flats to 2 flats(1x2beds and 1x5beds); replacement 2- storey rear extension at basement and ground floor levels; fenestration alterations; installation of rooflights and new timber sash windows. – Granted - 19/07/2016

2016/5120/P - Installation of a rooflight on the west side roofslope to top floor flat. – Granted – 18/11/2016

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden LDF Core Strategy and Development Policies 2010

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

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

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

CPG7 Transport (2011)

Redington Froggnal Conservation Area Statement

Assessment

1. Proposal

1.1 The proposed development is in relation to alterations to the front garden, as follows:

- New landscaping in front garden
- New bin storage with wildflower roof
- New steps
- New front boundary wall and piers
- Bike storage
- Removal of the existing Norway Maple and replacement with Trident Maple

2. Revisions

2.1 The proposed scheme has been revised and does not include the provision of one parking space in front garden.

3. Considerations

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

- Design – the impact the proposal has on the character of the host dwelling as well as that of the wider conservation area
- Trees – the impact the proposal has on the existing trees
Amenity – the impact the proposal has on the amenity of the adjoining occupiers
- Transport – the transport implications of the proposed development

4. Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

4.2 In relation to the design of front gardens CPG1 states that a balance should be considered between hard and soft landscaping and no more than 50% of the frontage area should become hard landscape; trees and vegetation which contribute to the character of the site and surrounding area should be retained; and original surface materials and boundary features should be retained or reintroduced, especially in Conservation Area, such as walls, railings and hedges where they have been removed, with the use of materials complementary to the setting.

4.3 The revised scheme shows the front garden greatly enhanced with soft landscaping with areas of gravel to define pathways. A planter would be located in front of the bay windows with an area of 6sqm, and climbing plants on the side boundary fence and front of the

property.

- 4.4 The new bin storage would be of timber construction with a width of 1.1m and a height of 1.4m, projecting 0.3m above the front boundary fence. The bin store would have a wildflower roof with an “intensive” substrate with a depth of min. 150mm above drainage medium, which will ensure a higher rate of fertility and which is more suited for greater planting depth and wider plant palette than a typical sedum extensive roof. Plant species proposed include a number of flowering succulents and the native Helianthemum, which are insect attracting during the summer months. It is therefore considered that the green roof would give connection to the wider garden and elevates the ground floor planting.
- 4.5 The proposal includes a new access configuration in the front garden on the west side of the plot with stone treads and risers and new black painted metal railing, with a raised area to provide cycle storage and direct the steps towards the front entrance. This is considered acceptable as it would be in keeping with the character of the property and streetscene.
- 4.6 Due to the internal access configuration the front boundary wall is proposed to be replaced with a new Yellow London stock brick wall, including the replacement of the piers abutting the boundary, to match existing and the one at No 38. The street has a downhill slope from east to west, and therefore the proposed wall would follow this gradient with a height of 1.1m on the eastern end and 1.8m on the western one. The brick wall would have an access entrance closer to the west boundary, to provide step free access to the cycle storage.
- 4.7 Overall, the proposed changes are considered to respect and preserve the character, setting and context of the host property, streetscene and Redington Froggal Conservation Area.

5. Trees

- 5.1 The replacement of the Norway Maple is due to its current state, as specified in the Arboricultural Report. The tree has been pollarded (removal of all stems and branches to give point above ground level) in the past and decay has development within the old pruning wounds. The re-growth from the pollarding exercise has become quite elongated and in windy weather, the decayed point of attachment to the original stem is at risk of failing. The Council’s Tree Officers consider the removal of the tree to be acceptable.
- 5.2 The new proposed tree is a Trident Maple, which has been chosen due to its compact oval to spherical crown shape, good spring and autumn foliage colour, good bark colour, hardy and has a good track record, and it has a moderate ultimate size, comparable to that of the existing Maple.
- 5.3 The new tree would be located in a designated standard tree pit, with a size and planting system widely accepted as adequate for establishing trees in streets, car parks and other predominantly hard surfaced locations. Regular routine maintenance would be carried out until the tree is fully established (2 consecutive year’s normal growth measured in terms of foliage, colour, size and distribution in the middle of each growing season. Overall, the proposed new tree, its location, pit and maintenance details have revised and considered acceptable by the tree officers.

6. Amenity

- 6.1 The proposed scheme involves the front of the property and is not considered to cause any significant harm to neighbouring amenity.

7. Transport

7.1 Development Policy DP18 as well as London Plan 2016 requires that two cycle parking space should be provided for dwellings with 2 or more bedrooms.

7.2 The cycle storage would be located at the ground floor level, fully enclosed, covered, secured and close to site entrance. The route to cycle parking from street level would be step free. The proposal includes the provision of two Sheffield stands for 4 bicycles in accordance with CPG7 and as required by London Plan 2016.

Recommendation: Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9th January 2017, 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'.

Mr Gavin Challand
Square Feet Architects
8A Baynes Mews
London
NW3 5BH

Application Ref: **2016/4823/P**

Please ask for:

Nora-

Andreea Constantinescu

Telephone: 020 7974 **5758**

5 January 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
40 Arkwright Road
London
NW3 6BH

DECISION

Proposal:

Alterations to the front garden of the residential building (Class C3) including landscaping and access configuration, bin storage with green roof, cycle storage, front boundary wall and replacement of a tree.

Drawing Nos: 1608 L 010 Rev A; 1608 L 011 Rev A; 1608 L 012 Rev A; 1608 L 017 Rev A; 1608 L 018 Rev A; 1608 L 019 Rev A; 1608 L 020 Rev B; 1608 L 021 Rev A; 1608-L-160 Rev D; 1608-L-161 Rev B; 1608-L-162 Rev B; 1608-L-167 Rev D; 1608-L-169 Rev D; 1608-L-170 Rev D; 1608-L-172 Rev F; 1608-L-180 Rev B; 1608-L-181 Rev B; Arboricultural Implications Report dated 7/04/2016; Planting and Maintenance specification dated 19/11/2016; Bin store detail dated 16/08/2016 revision 2; Confirmation email from agent dated 23/12/2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Executive Director Supporting Communities



- 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:

1608 L 010 Rev A; 1608 L 011 Rev A; 1608 L 012 Rev A; 1608 L 017 Rev A; 1608 L 018 Rev A; 1608 L 019 Rev A; 1608 L 020 Rev B; 1608 L 021 Rev A; 1608-L-160 Rev D; 1608-L-161 Rev B; 1608-L-162 Rev B; 1608-L-167 Rev D; 1608-L-169 Rev D; 1608-L-170 Rev D; 1608-L-172 Rev F; 1608-L-180 Rev B; 1608-L-181 Rev B; Arboricultural Implications Report dated 7/04/2016; Planting and Maintenance specification dated 19/11/2016; Bin store detail dated 16/08/2016 revision 2; Confirmation email from agent dated 23/12/2016.

Reason:

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

- 5 The works hereby approved in relation to the replacement of the tree shall be carried out in accordance with the methods outlined in the submitted Arboricultural Implications Report dated 7/04/2016, Planting and Maintenance specification dated 19/11/2016 and email confirmation from agent dated 23/12/2016, unless otherwise agreed in writing with the Local Planning Authority.

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 policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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.

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

Executive Director Supporting Communities