

59 Croftdown Road, London NW5 1EL 2016/3596/P



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Photo 1 (above): Rear elevations of Nos. 59 and 57 Croftdown Road



Photo 2 (above): Rear elevation of No. 59 and rear and side elevations of No. 57 Croftdown Road



Photo 3 (above): Rear elevation of No. 57 Croftdown Road



Photo 4 (above): Rear and side elevations of No. 47 Croftdown Road



Photo 5 (above): View of existing rear garage to the rear of the rear garden of No. 59 Croftdown Road, looking north-west



Photo 6 (above): View of entrance gates to existing rear garage at No. 59 Croftdown Road adjacent to No. 1 Brookfield Park, looking west from Brookfield Park



Photo 7 (above): View of east boundary wall of rear garden of No. 59 Croftdown Road, looking west from Brookfield Park



Photo 8 (above): View of side and rear elevations of No. 59 Croftdown Road, looking south from Brookfield Park



Photo 9 (above): View of front elevation of No. 1 Brookfield Park, looking south-east towards rear garden of No. 59 Croftdown Road

Delegated Report		Analysis sheet	Expiry Date:	17/03/2017
(Members Briefing)		N/A / attached	Consultation Expiry Date:	17/08/2017
Officer			Application Number(s)	
Charlotte Meynell			2016/3596/P	
Application Address			Drawing Numbers	
59 Croftdown Road London NW5 1EL			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Single storey rear extension with basement below; and replacement outbuilding for use ancillary to main building.				
Recommendation(s):		Grant Conditional Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p><u>A site notice was displayed on 27/07/2016 and expired on 17/08/2016.</u> <u>A press notice was advertised on 28/07/2016 and expired on 18/08/2016.</u></p> <p>In response to the original proposal, objections were received from No. 68 Dartmouth Park Road and an unknown address.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none"> • The replacement outbuilding takes up too much garden. A house of that size should have green space in proportion, and any further loss is not recommended. There are plenty of rooms in the house. It would set a precedent for rear garden rooms in the area (<i>see paragraph 3.7-3.9 of the report</i>); • There would be no room outdoors for cycles or a garden shed (<i>see paragraph 3.7-3.10 of the report</i>); • As this proposed basement is so near to the original course of the River Fleet along Brookfield Park, will a full hydrological survey be carried out? It is located in a flood risk area and the North Thames Flood Relief Sewer is under York Rise (<i>see section 4 of the report</i>); • Object to the dark colour of the proposed bricks in both the extension and garden room, which is not sympathetic to the red Edwardian brick houses between Nos. 1-59 Croftdown Road (<i>see paragraph 1.2 of the report</i>); • Is it a change of use if the council allow the garage replacement? Does the council or applicant pay for the removal of the tine to the current garage? (<i>The replacement of the garage with an outbuilding does not constitute a change of use. The Council would not be involved in the removal of the garage</i>). 			
Dartmouth Park CAAC comments:	<p>The Dartmouth Park CAAC has objected on the following grounds:</p> <ul style="list-style-type: none"> • Object to the very dark grey brick proposed in the extension and garden room. This has no relationship to the house or materials in the neighbourhood and should be more sympathetic to the red Edwardian brick of the current house (<i>see paragraph 1.2 of the report</i>); • A hydrological survey may be needed for the basement as it is near to the course of the River Fleet (<i>see section 4 of the report</i>); • Concerned about the increased size of the proposed garden room compared to the current garage (<i>see paragraph 3.7-3.9 of the report</i>); • Removal of the footway crossover to the garage should be a requirement if permission is granted (<i>see paragraph 4.9 of the report</i>). 			

Site Description

The subject site is a three storey semi-detached dwellinghouse, situated on the north-western side of Croftdown Road, on the corner with Brookfield Park. Access is gained from the side of the property which fronts Brookfield Park. The property has an existing basement under the north-western side of the house and an existing detached garage is located to the rear of the rear garden.

The property is not listed but is located within the Dartmouth Park Conservation Area and is identified as a positive contributor.

Relevant History

59 Croftdown Road

No relevant planning history.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS1 Distribution of growth

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

DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2015)

CPG4 Basements and lightwells (2015)

CPG6 Amenity (2011)

Dartmouth Park Conservation Area Appraisal and Management Strategy (2009)

Camden Local Plan Submission Draft 2016

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of single storey rear extension measuring 6.8m in width, 2.5m in depth, and 3.5m in height to a flat roof;
- Lower level of existing rear basement by 0.5m, adjacent to excavation of single storey basement below proposed rear extension measuring 6.8m in width, 2.3m in length, and 2.9m in depth, with an internal head height of 2.5m;
- Excavation of a side lightwell within the rear garden of the property, measuring 2.3m in width and 1.2m in depth, secured with a metal grille.
- Erection of single storey rear outbuilding measuring 6.6m in width, 4.0m in depth, and 3.1m in height towards the eastern side, rising to a maximum height of 3.6m 1.2m from the western side. The outbuilding would replace an existing detached garage in the same location, which measures 5.3m in width, 3.3m in depth, and 3.1m to a flat roof, with a decorative parapet along the eastern side rising to a maximum height of 3.6m.

1.2 Following negotiation with the applicant, the proposed scheme was amended to lower the height of the proposed outbuilding and remove the associated high level window, and to change the colour of the proposed materials for the extension and the outbuilding from grey to red to match the brick colour of the host building.

2.0 Assessment

2.1 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 wider Dartmouth Park Conservation Area);
- Basement impact (the impact on the natural and built environment);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);
- Trees (the impact of the proposal on trees within and adjoining the application site).

3.0 Design

Rear extension

3.1 The semi-detached properties Nos. 59 and 57 were constructed with basements to the rear, which protrude 0.4m above ground floor level in order to incorporate windows into the basement. As such, the rear ground floor of the properties is raised and a raised timber platform has been erected at No. 59 to allow access to the garden from the rear. The proposed development would replace the platform with a single storey rear extension and integrated platform and side stairs to allow access to the garden.

3.2 The proposed rear extension is considered to be of a modest scale and would not be visible from the public realm or the street scene along Brookfield Park due to its partly sunken design and location behind existing high boundary walls and vegetation to the side and rear, which thereby limits the impact of the proposal on the character and appearance of the wider area.

3.3 The proposal would be of a simple design, constructed in narrow red brick to match the host building, with steel framed full-height glazing to the eastern side and rear fenestration. This use of materials is considered acceptable for a rear, ground floor location and would not appear incongruent with the host building.

3.4 A green roof would be created on the rear extension and rear outbuilding. This would help soften the appearance of the extension and outbuilding as seen from surrounding first floor level windows and help it blend in with the surrounding vegetation and rear gardens. A pre-commencement condition would be attached to the consent which would require the submission and approval of detailed drawings and information on the make-up and maintenance of the green roof before works begin, in order to ensure that the development undertakes reasonable measures to take account of biodiversity and the water environment

3.5 By virtue of its form, scale, detailing and proportions, the proposed rear extension would be sympathetic to the host building. It would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Dartmouth Park Conservation Area.

Basement development

3.6 The basement excavation is considered an acceptable scale in relation to the host dwelling. The only external manifestation would be three low level windows to the rear below the single storey rear extension, and a side lightwell that measures 1.2m deep by 2.3m wide which is considered to be acceptable in this location. The lightwell would be secured by a metal grille. Due to its location within the rear garden of the property and given that it would be concealed by existing boundary fencing, it would have a limited impact on the character and appearance of the surrounding area.

Rear outbuilding

3.7 The outbuilding would be of a simple design constructed in narrow red brick and glazing to match the host dwelling and the proposed rear extension. The traditional design and modest scale of the outbuilding would not detract from the main property and is considered appropriate for the location at the rear of the garden.

3.8 The footprint of the outbuilding would increase by 9sqm to 26.4sqm from footprint of the existing garage, but the garden would still be a reasonably sized and usable space, and it is considered that the outbuilding would be a subservient addition to the host property and rear garden.

3.9 The outbuilding would be no higher than the existing rear garage in the same location when viewed from Brookfield Park, and as such it is not considered harmful to the character or appearance of the host property or the Dartmouth Park Conservation Area.

3.10 As the development does not involve a change of use or the creation of an additional dwelling, the Council's Transport Planner has confirmed that the Council's cycle and car parking policies do not apply, and so there is no obligation for the scheme to provide new cycle spaces.

4.0 Basement impact

4.1 The house has an existing basement room under the north-west side of the house measuring a maximum of 5.4m in length by a maximum of 9.6m in width (35.4sqm), with an internal floor to ceiling height of 2.0m and an external depth of 2.4m. The proposal is to lower the floor of the room by 0.5m, and excavate a new adjoining basement beneath the proposed single storey rear extension. The excavation would provide an additional 13.1sqm of residential floorspace.

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.

4.3 The Audit confirms that the BIA has provided an acceptable methodology and details of the

basement construction, but requests that details of temporary propping arrangements should be secured by a pre-commencement condition in order that the criteria of CPG4 are met.

- 4.4 A movement monitoring strategy and relevant trigger levels have not been provided and are required to be secured by a pre-commencement condition in order that the criteria of CPG4 are met.
- 4.5 The site is adjacent to an area which has previously flooded, and anti-flood mitigation measures have been proposed and considered acceptable by Campbell Reith.
- 4.6 The Site Investigation Report includes a Ground Movement Analysis which identifies that its neighbour will suffer Very Slight damage, Burland Category 1, and void formers will be introduced below the basement slab to overcome heave movement due to excavation. Ground movements elsewhere will be Negligible, Burland Category 0.
- 4.7 It is accepted that there are no slope stability concerns, wider hydrogeology issues or any other surface water considerations, with the exception of the potential flood risk discussed above.
- 4.8 The Audit confirms that the BIA has generally met the requirements of CPG4 (Basements and lightwells) for the identification of the potential impacts of the proposed basement construction and the proposed mitigation, subject to the need for the above pre-commencement conditions.
- 4.9 The Council's Transport Planner has confirmed that a Construction Management Plan would not be required for the proposed development, but any approval would require the imposition of a pre-commencement condition to register the development with the Considerate Constructor's Scheme before works begin. The removal of the existing crossover has not been requested by the Council's Transport Planner.

5.0 Amenity

- 5.1 Due to the location of the proposed rear extension set in by 0.5m from the boundary with No. 57, it is not considered that the proposed extension would significantly harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.
- 5.2 By virtue of the nature and location of the outbuilding, screened by the existing side and rear fencing and vegetation, and with the windows and doors angled away from the rear elevation of No. 57, it is not considered that it would cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

6.0 Trees

- 6.1 No trees would be lost as a result of the works and the Council's Tree Officer has assessed the submitted Arboricultural Impact Assessment and considers the proposals to be acceptable, subject to conditions that ensure the protection of the trees on site.

7.0 Use

- 7.1 In terms of the use of the proposed outbuilding, a condition would be attached to any consent which requires that the outbuilding be used for purposes incidental to the residential use of the main house.

8.0 Conclusion

- 8.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

8.2 Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th March 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'.

Amos Goldreich
Amos Goldreich Architecture
Studio 32
Bickerton House
25 Bickerton Road
London
N19 5JT

Application Ref: **2016/3596/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

8 March 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
59 Croftdown Road
London
NW5 1EL

DECISION

Proposal:

Single storey rear extension with basement below; and replacement outbuilding for use ancillary to main building.

Drawing Nos: 087 100; 087 101; 087 102; 087 103 Rev A; 087 200; 087 201 Rev. A; 087 202 Rev. A; 087 300 Rev. A; Arboricultural Impact Assessment and Tree Protection Scheme; Basement Impact Assessment 07/02/2017; Basement Impact Assessment 07/02/2017 Appendix A: Desktop Study 1 - Groundsure Enviroinsight; Basement Impact Assessment 07/02/2017 Appendix B: Desktop Study 2 - Groundsure Geoinsight; Basement Impact Assessment 07/02/2017 Appendix C: Desktop Study 3 - Groundsure Floodinsight; Basement Impact Assessment 07/02/2017 Appendix D: Desktop Study 4 - Scale Area Maps; Basement Impact Assessment 07/02/2017 Appendix E: Ground and Water Site Investigation December 2016; Basement Impact Assessment 07/02/2017 Appendix F: Underpinning and Retaining Wall Information; Design and Access Statement June 2016 Rev. A Received 24/02/2017; Tree Survey 07/12/2015; Preliminary Programme.

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

Executive Director Supporting Communities



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 policies 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 087 100; 087 101; 087 102; 087 103 Rev A; 087 200; 087 201 Rev. A; 087 202 Rev. A; 087 300 Rev. A; Arboricultural Impact Assessment and Tree Protection Scheme; Basement Impact Assessment 07/02/2017; Basement Impact Assessment 07/02/2017 Appendix A: Desktop Study 1 - Groundsure Enviroinsight; Basement Impact Assessment 07/02/2017 Appendix B: Desktop Study 2 - Groundsure Geoinsight; Basement Impact Assessment 07/02/2017 Appendix C: Desktop Study 3 - Groundsure Floodinsight; Basement Impact Assessment 07/02/2017 Appendix D: Desktop Study 4 - Scale Area Maps; Basement Impact Assessment 07/02/2017 Appendix E: Ground and Water Site Investigation December 2016; Basement Impact Assessment 07/02/2017 Appendix F: Underpinning and Retaining Wall Information; Design and Access Statement June 2016 Rev. A Received 24/02/2017; Tree Survey 07/12/2015; Preliminary Programme.

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of 59 Croftdown Road and shall not be used as a separate or independent use, including residential living accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS5 (Managing the impact of growth and development) and CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall

be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved details and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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

- 7 Full details in respect of the living roof on the single storey rear extension and rear outbuilding indicated on the approved roof plans including:

- Details of materials, species, planting density, habitat features, and substrate
- a plan showing the area covered by the living roof and any habitat features
- a statement of the design objectives, including justification of roof type/species selection
- a site specific management plan including an initial scheme of maintenance
- a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability

Shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 No development shall take place until details of the registration of the development hereby permitted with the Considerate Constructors Scheme have been submitted to and agreed in writing by the local planning authority.

Reason: In the interests of maintaining the amenities of the area during construction in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

9 The development hereby permitted shall not be commenced until a movement monitoring strategy has been submitted to and approved in writing by the local planning authority which:

- Provides details of ground movement analysis, relevant trigger levels and any associated mitigation measures before any load changes occur

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements.

Reason: In order to protect the amenity of nearby occupiers, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

10 The development hereby permitted shall not be commenced until detailed design for the temporary propping arrangements has been submitted to and approved in writing by the local planning authority.

The development shall thereafter be carried out in all respects in accordance with the approved design.

Reason: In order to protect the amenity of nearby occupiers, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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 The emerging Camden Local Plan is reaching the final stages of its public

examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 Regeneration and Planning

DRAFT

DECISION