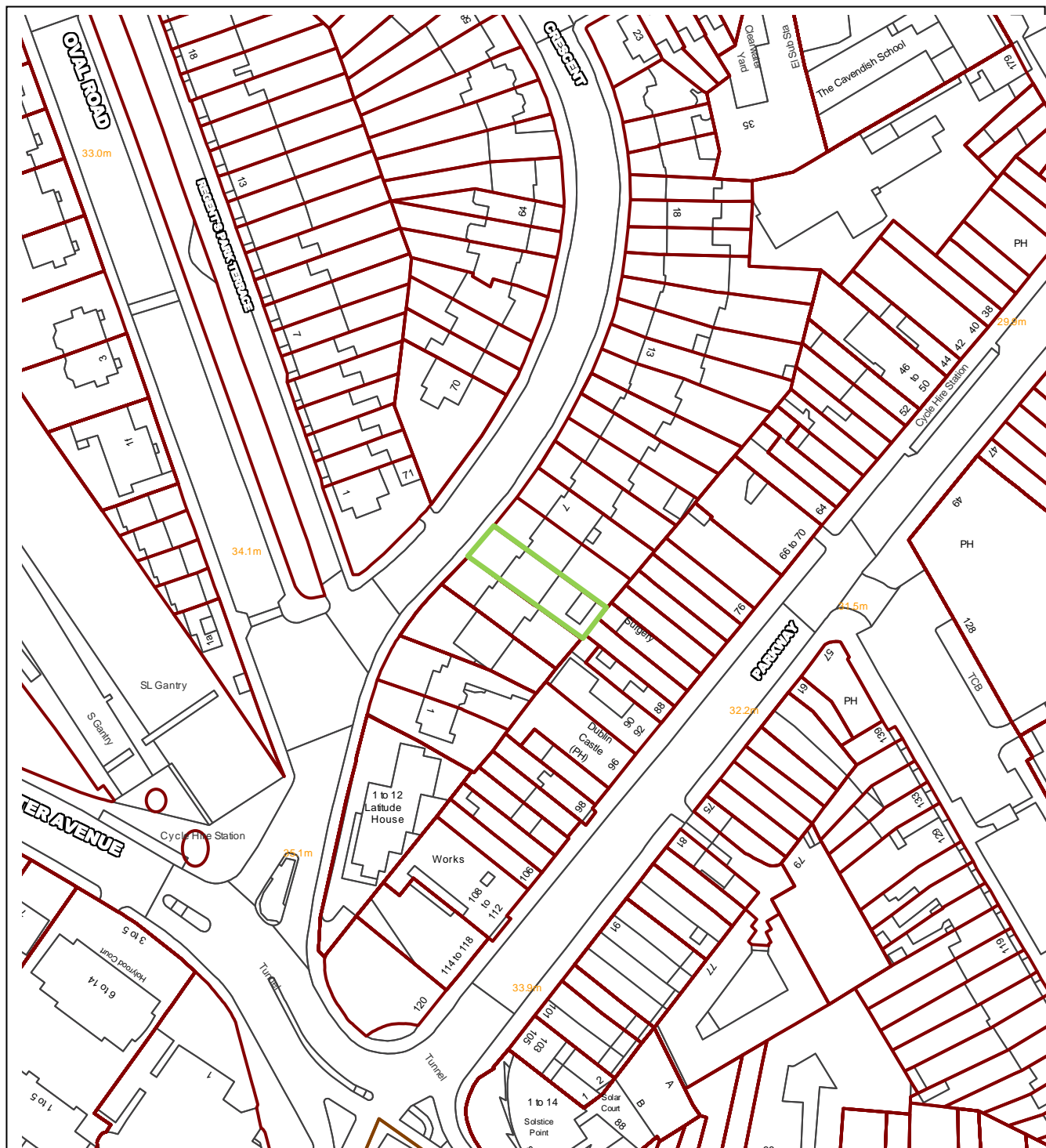


5 Gloucester Crescent

2016/1099/P & 2016/1187/L



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Photos



Front



Rear



Rear

Delegated Report		Analysis sheet		Expiry Date:	27/04/2016
(Members Briefing)		N/A / attached		Consultation Expiry Date:	31/03/2017
Officer			Application Number(s)		
Kate Henry			1) 2016/1099/P 2) 2016/1187/L		
Application Address			Drawing Numbers		
5 Gloucester Crescent London NW1 7DS			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1) Creation of basement below approved single storey rear extension 2) Creation of basement below approved single storey rear extension					
Recommendation(s):		1) Grant conditional planning permission subject to section 106 legal agreement 2) Grant listed building consent			
Application Type:		1) Householder Application 2) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	4	No. of objections	2
Summary of consultation responses:	<p>For each application, a site notice was displayed on 09/03/2016 (consultation end date 30/03/2017) and a notice was placed in the local press on 10/03/2016 (consultation end date 31/03/2016).</p> <p>2x objection letters have been received from the owner/occupier of an adjacent property (not specified which) and Flat 5, 3 Gloucester Crescent. The concerns are summarised as follows:</p> <ul style="list-style-type: none">• Detrimental impact on listed building• Structural integrity of neighbouring buildings• Questions on BIA• CMP should restrict all work at weekends• Impact of basement on other properties• Disruption during the construction period• Previous application provided stepping stone to making future applications at the site <p>2x letters of support have been received from the owner/occupiers of 1 Regent's Park Terrace and 84B Parkway.</p> <p>Officer comment</p> <p><i>Please see the Officer's Report below which addresses the impact on the listed building; the impact on nearby and neighbouring properties; and the impacts of the basement construction.</i></p> <p><i>The terms of the CMP will be agreed at a later date following discussion with the Council's Planning Obligations team.</i></p> <p><i>The BIA has been independently audited by Campbell Reith, in line with the requirements of Policy DP27 and CPG4.</i></p> <p><i>Each planning application is assessed on its merits, taking into consideration any relevant factors, such as the planning history of the site.</i></p> <p><i>Comments on the applicant are not relevant to the determination of a planning application.</i></p>					

<p>Primrose Hill CAAC</p>	<p>Objection</p> <p>We agree with the officers' position as set out in the pre-application advice published by the applicant that the basement should be 'not significantly larger than the approved single storey rear extension'. The current application shows a basement more than double the size, involving the loss of the green nature of the garden. We note that the hard paving and decking reduces the garden to the 'roof-garden' so characteristic of basements under gardens and so harmful to areas like the Primrose Hill conservation area where a lush green space is an important component of the character and appearance of the area. Timid container planting with cautious patches of turf are not a substitute. Nor do they meet ecological guidance.</p> <p>The proposals would be harmful to the character and appearance of the conservation area.</p>
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Site Description

No. 5 Gloucester Crescent is a three storey, yellow stock brick, residential dwelling, with a half basement on the south-eastern side of the road. The property has a driveway to the front. Steps lead up to the main entrance, at upper ground floor level.

Nos. 3 to 22 (consecutive) Gloucester Crescent are Grade II listed. The listing description describes them collectively as a curved terrace of 20 houses c.1840-45, by Henry Bassett.

The application site is within the Primrose Hill Conservation Area.

Relevant History

2015/2042/P - Erection of single storey rear extension to lower ground level with new external staircase to ground level to create roof terrace with glazed balustrade; installation of one rooflight on roof level and replacement with timber sash windows to rear; internal alterations including removal of partition walls to reconfigure internal layout of lower/ground floors and part lowering of 2nd floor to accommodate shower room - **Granted 12-08-2015**

2015/2464/L - Listed Building Consent - Erection of single storey rear extension to lower ground level with new external staircase to ground level to create roof terrace with glazed balustrade; installation of one rooflight over top floor internal stairwell and replacement windows to rear; internal alterations including removal of partition walls to reconfigure internal layout of lower/ground floors and part lowering of 2nd floor to accommodate shower room - **Granted 12-08-2015**

2014/6478/P - New landscaping to front garden including alterations to front boundary wall and erection of new sliding gate and pedestrian gate - **Granted 10-03-2015**

2014/6893/L - Listed Building Consent - New landscaping to front garden including alterations to front boundary wall and erection of new sliding gate and pedestrian gate - **Granted 19-06-2015**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

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

Draft Camden Local Plan 2015

A1 Managing the impact of development

A4 Noise and vibration

A5 Basements and Lightwells

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015)

CPG4 Basements and lightwells (2015)

CPG6 Amenity (2011)

CPG7 Transport (2011)

CPG8 Planning Obligations (2015)

Primrose Hill conservation area statement (December 2000)

Assessment

1. The proposal

- 1.1. This application seeks planning permission for a single storey rear extension with a basement below.
- 1.2. Planning permission already exists for the single storey rear extension, pursuant to planning application references 2015/2042/P and 2015/2464/L. Work has commenced on site.
- 1.3. The proposed basement below would be up to 4.6 metres below ground level and there would be 1 metre between the top of the basement and the external ground level. Internally, the basement would have 2.5 metres floor to ceiling height.
- 1.4. The footprint of the new basement would measure 7.4 metres by 8.5 metres. There would be a gap of 1 metre between the rear wall of the basement and the original rear wall of the host building.

2. Revisions

- 2.1. The design of the basement has been amended following discussions with the conservation officer, to mitigate harm caused to historic fabric (see section 3). The rear wall has been set away from the original rear wall of the host building.

3. Heritage and design considerations

- 3.1. The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Furthermore, the application building is Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 3.2. As noted, planning permission already exists for the single storey rear extension, pursuant to planning application references 2015/2042/P and 2015/2464/L. This application will therefore focus on the proposed basement below the single storey rear extension.
- 3.3. CPG4 notes that, in the case of listed buildings, it is important to consider whether basement development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important. Generally, the Council's preferred approach is for basement development not to extend beyond the footprint of the original building; however, in the case of listed buildings, it is important not to cause harm to the building's foundations.
- 3.4. The proposed basement, which is situated below the lower ground floor rear extension, is satisfactory in principle, rather than a basement below the existing building. However, it is still important not to cause harm to the historic fabric. Modifications to foundations can harm the historic integrity of the host building and pose risks of structural damage to the building. Following discussion with the Council's Conservation Officer, the plans have been revised to ensure that the proposed basement is structurally independent of the original building. The rear wall of the basement (i.e. the wall nearest the host building) has been set 1 metre away from the original rear wall of the host building, so that no damage would be caused to the foundations. This is now considered to be acceptable.
- 3.5. The proposed basement would have a greater footprint than the above-ground element; however, the proposed basement would not manifest itself above ground by way of skylights or lightwells etc. and therefore it would not be discernible from outside of the building, which is considered to be acceptable.
- 3.6. In terms of the hierarchy of the building, the Planning and Heritage Statement notes that the proposed basement will provide a utility room, gym and wine store, which are all facilities the existing house does not have. The use and hierarchy of the original building would therefore not change as a result of the addition of the basement, which is welcomed in listed building hierarchy terms.
- 3.7. Overall, it is considered that the proposal would preserve existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important. The proposal is therefore considered to be acceptable in this respect.

4. Basement considerations

- 4.1. Policy DP27 notes that the Council will only permit basements and other underground development where the applicant can demonstrate it will not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.
- 4.2. CPG4 notes that the Council's preferred approach is for basement development to not extend beyond the footprint of the original building and be no deeper than one full storey below ground level (approximately 3 metres in depth). The internal environment should be fit for the intended purpose, and there should be no impact on any trees on or adjoining the site, or to

the water environment or land stability.

- 4.3. As noted above, in the case of listed buildings it is important not to cause harm to historic fabric. As such, in this case, it is considered acceptable for the proposed basement to extend beyond the footprint of the original building as this means it would not impact on the foundations of the original building. Instead, the proposed basement has been designed to be structurally independent of the original building.
- 4.4. The proposed basement would have one storey and, internally, it would measure 2.5 metres from the floor to the ceiling. In total, the basement would be up to 4.6 metres below ground level because there is 1 metre between the top of the basement and the ground level. This is considered to be acceptable.
- 4.5. The internal environment would be fit for purpose. The proposed basement would provide a utility room, gym and wine store, all of which do not need windows to the outside. As such, the lack of skylights and/or lightwells is considered to be acceptable.
- 4.6. CPG4 (Basements and lightwells) notes that basement development that extends below garden space can reduce the ability of that garden to support trees and other vegetation. It advises that sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. In this case, the proposed basement would be the same width as the host building / plot. Nevertheless, planting is proposed elsewhere in the garden, to offset any harm caused by the basement, which is considered to be acceptable.
- 4.7. CPG4 also notes that basement development should provide an appropriate proportion of planted material to allow for rainwater to be absorbed and/or to compensate for loss of biodiversity caused by the development. It is expected that a minimum of 1 metre of soil be provided above basement development that extends beyond the footprint of the building, to enable garden planting and to mitigate the effect on infiltration capacity. As already noted, 1 metre of soil is provided above the roof of the basement. Furthermore, attenuation SUDS are proposed to mitigate impacts on the wider hydrological environment.
- 4.8. The application is accompanied by a Basement Impact Assessment (BIA), which has been independently audited by Campbell Reith, in line with the requirements of CPG4. The BIA screening exercise identified potential issues that were carried forward to scoping. Subsequent to the issue of the initial audit, additional information was provided by the applicant.
- 4.9. Campbell Reith conclude that the BIA adequately identifies the potential impacts from the basement proposals and provides suitable mitigation. They note that the detailed structural monitoring needs to be finalised and agreed before work commences, as indicated in the BIA; however, a suitably worded condition can ensure this occurs.
- 4.10. Based on the expert advice from Campbell Reith, the proposal accords with the requirements of Policy DP27 and CPG4. The application is therefore considered to be acceptable in this respect, subject to conditions to ensure that a suitably qualified engineer is appointed to oversee the works; and that the works are carried out in accordance with the methods outlined in the BIA, with structural movements monitored and controlled to ensure damage impacts are no greater than Category 1 (Very Slight), in accordance with the Burland Scale.

5. Impact on the residential amenity of nearby and neighbouring residential properties

- 5.1. The above-ground element, the single storey rear extension, has already been approved, pursuant to planning references 2015/2042/P and 2015/2464/L. The proposed basement would not manifest itself above ground and therefore it is unlikely to cause undue harm to the visual and residential amenities of nearby and neighbouring properties.

5.2. Concerns have been raised about disruption during the construction period. CPG4 notes that the Council will seek the submission of a management plan for construction where basement works are proposed in a conservation area or at a listed building. A Construction Management Plan (CMP) will be secured by a legal agreement.

6. Transport considerations

6.1. Policy DP20 seeks to minimise the impact of the movement of goods and materials by road. As already noted, a CMP will be secured by the legal agreement to ensure the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.

6.2. The legal agreement will also secure a contribution towards highways works required as a result of the proposal.

Recommendation:

- 1) Grant conditional planning permission subject to section 106 legal agreement
- 2) Grant listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th February 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'.

Studio Gray
Unit 4 Canonbury Yard
Canonbury Business Centre
London
N1 7BJ

Application Ref: **2016/1099/P**

15 February 2017

Dear Sir/Madam

DRAFT
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:

**5 Gloucester Crescent
London
NW1 7DS**

Proposal:

DECISION
Creation of basement below approved single storey rear extension

Drawing Nos: 051_SP_01; 051_EX_01; 051_EX_02; 051_EX_03; 051_EX_04;
051_EX_05; 051_PL_01 Rev P2; 051_PL_02; 051_PL_03; 051_PL_04; 051_PL_05 Rev
P2; Planning & Heritage Report (dated February 2016); Basement Impact Assessment by
Ecos Maclean (as amended).

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: 051_SP_01; 051_EX_01; 051_EX_02; 051_EX_03; 051_EX_04; 051_EX_05; 051_PL_01 Rev P2; 051_PL_02; 051_PL_03; 051_PL_04; 051_PL_05 Rev P2.

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

- 3 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.

- 4 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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The works hereby approved shall be carried out in accordance with the methods outlined in the Basement Impact Assessment (as amended), with structural movements monitored and controlled to ensure damage impacts are no greater than Category 1 (Very Slight), in accordance with the Burland Scale, unless otherwise agreed in writing with the Local Planning Authority.

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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character 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.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character 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 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.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

DRAFT

Supporting Communities Directorate

DECISION

Studio Gray
Unit 4 Canonbury Yard
Canonbury Business Centre
London
N1 7BJ

Application Ref: **2016/1187/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

15 February 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**5 Gloucester Crescent
London
NW1 7DS**

DECISION

Proposal:
Creation of basement below approved single storey rear extension

Drawing Nos: 051_SP_01; 051_EX_01; 051_EX_02; 051_EX_03; 051_EX_04;
051_EX_05; 051_PL_01 Rev P2; 051_PL_02; 051_PL_03; 051_PL_04; 051_PL_05 Rev
P2; Planning & Heritage Report (dated February 2016); Basement Impact Assessment by
Ecos Maclean (as amended).

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 051_SP_01; 051_EX_01; 051_EX_02; 051_EX_03; 051_EX_04; 051_EX_05; 051_PL_01 Rev P2; 051_PL_02; 051_PL_03; 051_PL_04; 051_PL_05 Rev P2.

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

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 Noise and Licensing Enforcement Team, 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.

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

DRAFT

DECISION