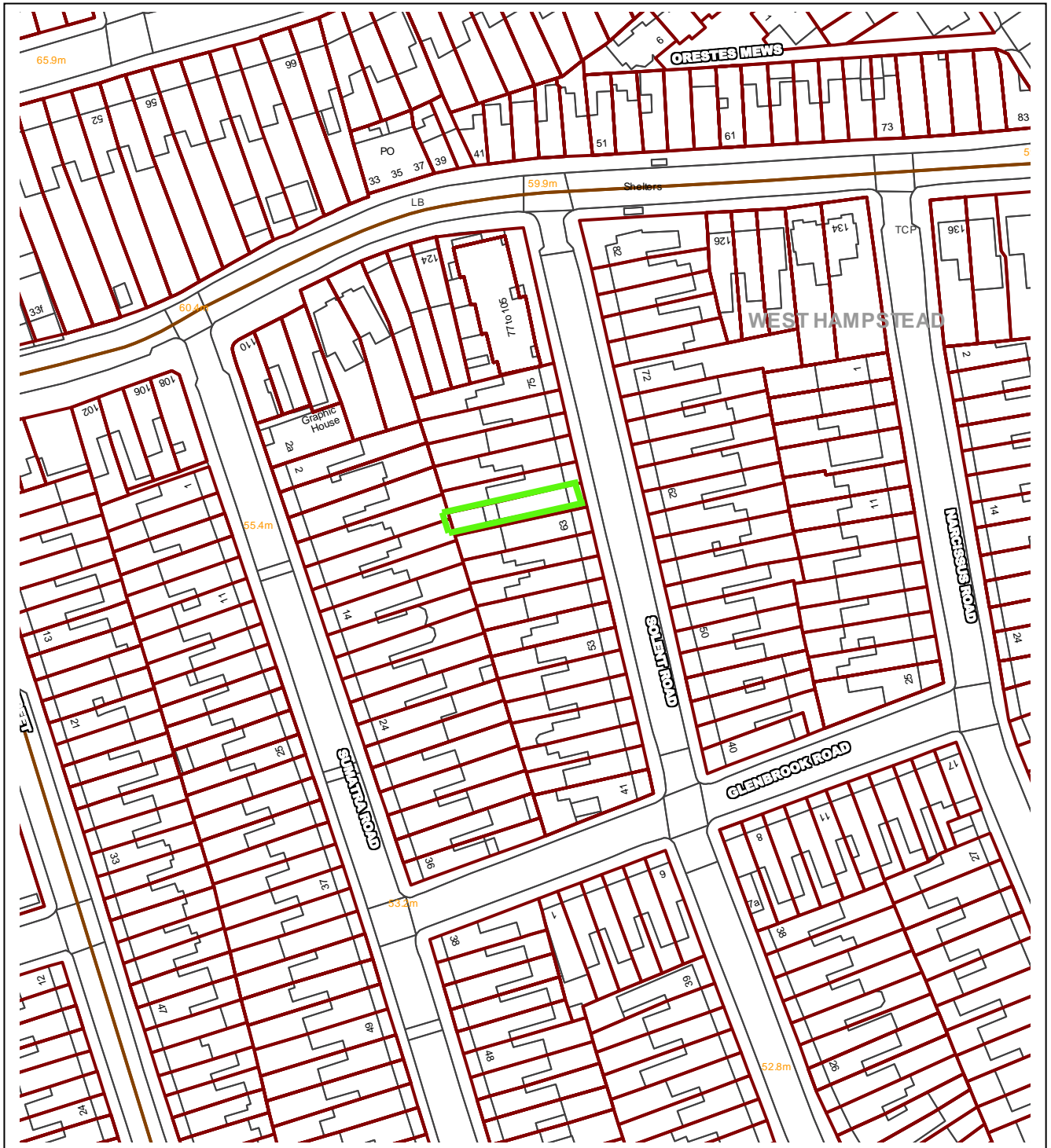


2016/4460/P - 59 Solent Road NW6 1TY



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59 Solent Road NW6 1TY



1. View from the rear garden



2. View towards the neighbouring property at no 61 Solent Road



3. View towards the neighbouring property at no 61 Solent Road



4. View towards the adjacent property at no 57 Solent Road



5. View towards the adjacent property at no 57 Solent Road



6. View towards the front garden



7. Lightwell at the neighbouring property at no 57 Solent Road

Delegated Report		Analysis sheet		Expiry Date:		01/11/2016	
(Members' Briefing)		N/A		Consultation Expiry Date:		01/10/2016	
Officer				Application Number			
Nora-Andreea Constantinescu				2016/4460/P			
Application Address				Drawing Numbers			
59 Solent Road London NW6 1TY				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Excavation of basement level with front lightwell and erection of single storey rear and side extensions following the demolition of the existing rear additions to dwelling (Class C3).							
Recommendation:		Grant conditional permission subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified Site notice:	4 10/09/2016 – 01/10/2016	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>The neighbouring residents at nos 16 Sumatra Road, 61 Solent Road have objected in relation to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> a) The impact of the basement excavation on the neighbouring properties and gardens considering the shallow foundation and the previous problems with a basement excavation at no 57 Solent Road. Questions whether the problem has been rectified and if the flooding happens to whom the neighbours can recourse b) The proposed basement extension might have detrimental effect on the foundations of the of the adjacent property to the rear c) Encroachment caused by the proposed rear extension to the adjacent property to the rear d) Rodent infestation from the basement excavation as it happened at 57 Solent Road e) Root damage to the two established trees in the rear garden f) Loss of light and privacy for the neighbouring properties g) Unacceptable level of noise from the plant equipment during building works <p><i>Officer response:</i></p> <ul style="list-style-type: none"> a) and b) <i>The Basement Impact Assessment has been reviewed by an independent auditor, Campbell Reith, and it was considered acceptable, subject to Thames Water further agreement of the drainage strategy. See para 3.1, 3.2, 3.4</i> c) <i>The proposed rear extension has a shallower depth (by 1m) than the existing single storey extension on site, and therefore it is not considered to cause additional harm to the rear garden. See para 5.4</i> d) <i>In the event of a rodent infestation the applicant should contact Camden Pest Control www.camden.gov.uk/pestcontrol . This is not a material planning consideration.</i> e) <i>The applicant has undertaken further investigation into the root protection areas of the existing trees at no 16 Sumatra Road, and it was confirmed and reviewed by Campbell Reith that the basement would be outside the root protection areas. See para 3.4</i> f) <i>The impact of the proposed extensions to the neighbouring properties has been assessed and determined that no significant impact will be caused. See para 5.5</i> g) <i>The working hours would be limited by means of condition, in order to ensure minimum discomfort to the neighbouring residents. See para5.6</i> 					
CAAC or Residential Groups	The property does not lie within a conservation area. No objections from the CAAC or any local groups were received.					

Site Description

The application site is located on the western side of Solent Road. The property comprises a two storey late Victorian property which has been extended previously to the rear with a roof dormer, rear and side extensions.

The application site does not lie within a conservation area and it is not locally listed.

Relevant History

2010/3712/P - Roof extension in rear roof slope of dwelling house (Class C3). – Certificate of lawful development – Granted 16/08/2010

2012/2384/P - Extension at roof level including new rear dormers and new skylights to front roof slope to dwelling house (Class C3). – Certificate of lawful development – Granted 19/06/2012

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2016

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing High Quality Design

DP23 Water

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements & Lightwells

Camden Planning Guidance (2013 & 2015)

CPG1 Design

CPG4 Basements and Lightwells

CPG6 Amenity

Camden Local Plan Submission Draft 2016

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 ended 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.

Policy G1 – Delivery and location of growth

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy CC3 – Water and flooding

Policy A5 - Basements

1. Proposal

1.1 The proposed development has been significantly reduced following negotiation with the applicant. The first submission included a wrap-around single storey rear extension which was amended and now proposes two separate extensions:

- One side extension which extends with a depth of 2.2m and ends up in line with the existing two storey closet wing. The extension would have a sloping roof, with the eaves lower towards the property at no 61 Solent Road (2.6m) and a maximum height of 2.9m.
- One rear extension with the same width as the two storey closet wing and a depth of 2.1m, which is 1.4m smaller than the existing extension on site. The extension would have a maximum height of 2.9m with a flat roof and a rooflight.

1.2 The basement extension has been reduced, namely by reducing the projection by 3m from the original proposal. The existing property has a staggered rear elevation and therefore the basement would slightly extend beyond the footprint of the house towards the adjacent property at no 61 Solent Road. The front lightwell has been reduced in depth and width by 0.2m, to 1.3m depth and 3.4m width.

2. Considerations

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

- Basemen Impact Assessment
- Design
- Amenity

3. Basement Impact Assessment

3.1 The applicant has submitted a revised Basement Impact Assessment (BIA) to accompany this proposal. The BIA has been audited by Campbell Reith and the information has been deemed satisfactory demonstrating that the schemes would maintain the structural stability of the building and neighbouring properties, would avoid adversely affecting drainage and run off or causing other damage to the water environment, and would avoid cumulative impacts upon structural stability or the water environment in the local area. The submitted BIA has evaluated the impacts of the proposed basement considering the issues of hydrology, hydrogeology and land stability. Campbell Reith is satisfied with the proposal which is in accordance with policy DP27 and CPG4.

3.2 Campbell Reith identified that due to the underlying ground conditions and presence of impermeable London Clay at shallow depth, the proposed drainage system – soakaways would have to be agreed with Thames Water. Further correspondence with Thames Water indicated that a drainage strategy would have to be submitted and reviewed by both local authority and sewerage undertaker. This will be dealt with by means of condition.

3.3 CPG4 recommends that basement development should not project beyond the footprint of the original house. Considering the existing staggered rear elevation of the property and that the proposed ground floor extensions, the proposed basement would slightly project beyond the footprint of the property with an area of approximately 7sqm. It is therefore considered that the amount of excavation outside the footprint of the property would not cause detrimental harm to the host dwelling or to the neighbouring properties and amenities.

3.4 Further investigation has been taken by the applicant into the root protection areas of the existing trees, damson and elder, in the rear garden of no 16 Sumatra Road, in order to overcome impact of the proposed basement excavation. Root protection areas have been calculated and indicated on plans to show that the rear wall of the basement commences approximately 2m outside of the root protection areas. It is therefore concluded that no significant impact would be caused to the trees by the proposed basement.

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.

4.2 In order to respond to Camden's policies and guidance the proposed scheme has been reduced. The proposed rear extension would have a depth of 2.1m beyond the closet wing rear wall, which is 1m less than the existing extension, and would match the width of the existing closed wing. The extension would be set in from the boundary wall with no 61 Solent Road and would project along the shared boundary with no 57 Solent Road. The scale and bulk of the proposed rear extension are modest and considered appropriate for the application property.

4.3 The proposed side extension would continue the existing side extension and would further infill the gap between the neighbouring wall at no 61 Solent road and the existing two storey outrigger. The bulk and scale of the proposed extension is not considered to cause detrimental harm to the host property and appears to be a subordinate addition.

4.4 Both proposed single storey extensions would have a modern appearance, with large glazed doors and brick to match existing, which is considered to fit in with the character of the host property and terrace row. Both proposed single storey extensions, due to their siting, bulk and scale are considered to respect the character of the host property and would not cause significant harm of the host property and terrace row.

4.5 In relation to the front lightwell, it does not appear that there is an established character of such alterations along the street. As such, the proposed lightwell has been revised and would have smaller dimensions in order to better fit in with the front garden and have a discreet appearance. The lightwell would be covered by grilles details of which will be secured by means of condition. The proposal includes the minor alterations to front landscaping to provide a visual buffer, in order to ensure that the visibility of the lightwell would not harm the architectural character of the building, or the character and appearance of the surrounding area, or the relationship between the building and the street.

5. Amenity

5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers".

5.2 Between the application site and the adjacent property at no 57 Solent Road, there is an existing boundary wall with a height of approximately 3m, and a depth of 3.4m. The depth of the proposed rear extension would be significantly smaller than the existing boundary wall and would have a matching height. It is not considered that significant impact would be caused to the neighbouring amenity at no 57.

5.3 The proposed side extension would project along the boundary wall with no 61 Solent Road. The bulk and scale of the proposed extension has been revised and would have 2.6m eaves height and 2.9m maximum height with rooflights. It is considered that the sloped roof would mitigate the impact that the extension might cause to the adjacent property at no 61 in terms of loss of light and outlook. There will be no windows in the proposed extension, facing no 61 and therefore there will be no harm caused in terms of overlooking.

5.4 As the proposed rear extension is 1m shallower in depth than the existing one, it is considered that no further impact in terms of overbearing or encroachment would be caused to the adjacent garden and property to the rear at no 16 Sumatra Road.

5.5 In relation to the impact of the basement on the adjoining neighbouring properties, the applicant has undertaken a Ground movement and damage category assessment, and identified that in the damage would be Category 1 'very slight' which is considered acceptable under CPG4 and DP27.

5.6 An informative will be added to advise that construction hours are restricted to 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturdays, with no noisy works carried out on Sundays and Bank Holidays. Whilst there will likely be some disturbance during construction, this is considered temporary in nature and likely to be short term given the modest nature of the extension and other works. The proposal is therefore considered acceptable in this regard.

6. S106

6.1 A Construction Management Plan would be secured by way of a S106 legal agreement to ensure that disruption to neighbouring residential properties and the highways network is minimised during the course of construction.

7. Conclusion

7.1 Grant conditional planning permission subject to s106 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 Tuesday 2nd of May 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'.

PAD
103 Farringdon Road Susana
London
EC1R 3BS

Application Ref: **2016/4460/P**

27 April 2017

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:
**59 Solent Road
London
NW6 1TY**

Proposal: Excavation of basement level with front lightwell and erection of single storey rear and side extensions following the demolition of the existing rear additions to dwelling (Class C3).

Drawing Nos: Existing dwg: 700.201; 700.202; 700.203; 700.204; 700.211;
Proposed dwg: 700.000; 700.210c; 700.211d; 700.212d; 700.213d; 700.214d; 700.215c;
Basement Impact Assessment Revision A dated March 2017 by Hardman Structural Engineers; Appendix A - Site investigation - Factual Report FACT/7543 dated 31 August 2016 and Laboratory Report CGL7543; QTS Environmental Report no: 16-49034; QTS Environmental Report no: 16-49035; Appendix B - Hardman Structural Engineers Dwg no: 01; 02; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 11 Rev A; 12 Rev A; 13 Rev A; 14; 15; 21; 31 Rev A; 32; 33 Rev A; 41; 51; 61; 101; 102; 103; 104 Rev A; 105 Rev A; 106; 107; 108; 109; 401; 402; 403; Appendix C - Sequencing drawings SK01; SK02; SK03; SK04; SK05; SK06; SK07; SK08 Rev A; SK09 Rev A; SK10 Rev A; SK11 Rev A; Appendix D - Monitoring Layout SK01; SK02; SK03; Appendix E - Suggested outline programme Dec 2016; Appendix F - Hydrogeology Basement impact assessment Rev A dated 13 Feb 2017; Appendix J - CCTV Camera inspection report dated 27/10/2016; Appendix I - Ground Movement Assessment & Damage Category Assessment GMA/8461 Rev A March 2017; Flood risk assessment dated 12 Dec 2016.

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.

Conditions and Reasons:

- 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 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

700.000; 700.210c; 700.211d; 700.212d; 700.213d; 700.214d; 700.215c; Documents: Basement Impact Assessment Revision A dated March 2017 by Hardman Structural Engineers; Appendix A - Site investigation - Factual Report FACT/7543 dated 31 August 2016 and Laboratory Report CGL7543; QTS Environmental Report no: 16-49034; QTS Environmental Report no: 16-49035; Appendix B - Hardman Structural Engineers Dwg no: 01; 02; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 11 Rev A; 12 Rev A; 13 Rev A; 14; 15; 21; 31 Rev A; 32; 33 Rev A; 41; 51; 61; 101; 102; 103; 104 Rev A; 105 Rev A; 106; 107; 108; 109; 401; 402; 403; Appendix C - Sequencing drawings SK01; SK02; SK03; SK04; SK05; SK06; SK07; SK08 Rev A; SK09 Rev A; SK10 Rev A; SK11 Rev A; Appendix D - Monitoring Layout SK01; SK02; SK03; Appendix E - Suggested outline programme Dec 2016; Appendix F - Hydrogeology Basement impact assessment Rev A dated 13 Feb 2017; Appendix J - CCTV Camera inspection report dated 27/10/2016; Appendix I - Ground Movement Assessment & Damage Category Assessment GMA/8461 Rev A March 2017; Flood risk assessment dated 12 Dec 2016.

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

- 4 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections and drawings at 1:20 of the front grills covering the lightwell.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 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 Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will

be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 5 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 ended 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.
- 6 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

Supporting Communities Directorate

DRAFT

DECISION