

Gretchen Trusted
Shake the Sky
Suite 100
405 Kings Road
London
SW10 0BB

Application Ref: **2017/0467/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

1 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Gladys Road
London
NW6 2PU

Proposal:
Excavation of existing basement to lower floor by 0.8m and excavation of basement and lightwell under front garden. Replacement front boundary wall. Erection of single storey rear and side infill extension. Loft conversion involving installation of rear dormer extension, 2 x front rooflights and creation of roof terrace above two storey closet wing enclosed by new balustrade.

Drawing Nos: 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012 Rev. H; 013 Rev. H; 014 Rev. H; 015 Rev. H; 016 Rev. H; 017 Rev. H; 018 Rev. H; 019 Rev. H; 020 Rev. H; 021 Rev. H; 022 Rev. H; Location Plan; Basement Impact Assessment and Structural Method Statement for 27 Gladys Road Ref. 1587 Rev. B (prepared by Constructure, dated July 2017).

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

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012 Rev. H; 013 Rev. H; 014 Rev. H; 015 Rev. H; 016 Rev. H; 017 Rev. H; 018 Rev. H; 019 Rev. H; 020 Rev. H; 021 Rev. H; 022 Rev. H; Location Plan; Basement Impact Assessment and Structural Method Statement for 27 Gladys Road Ref. 1587 Rev. B (prepared by Constructure, dated July 2017).

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as an external terrace/balcony, 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 policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 A 1.7 metre high obscure glazed privacy screen, as shown on drawing no. 23 Rev H, shall be erected on the southern side of the third floor roof terrace hereby approved prior to commencement of the use of the roof terrace and maintained thereafter in perpetuity.

Reason: In order to prevent overlooking into the habitable rooms of No. 25 Gladys Road in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 6 The basement 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 policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment and Structural Method Statement for 27 Gladys Road Ref. 1587 Rev. B (prepared by Constructure, dated July 2017) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The development site is a two storey mid-terrace dwellinghouse with an existing basement under the full footprint of the house. Due to a 2.0m difference in levels between the front and rear of the building, the basement is at garden level to the rear and is not visible from the street to the front.

The proposal would lower the existing basement floor by 0.8m to increase the headroom height, and excavate a room under the front entrance pathway and an adjacent front lightwell with bay window feature to increase light into the basement. Through negotiation, the basement development under the front garden has been reduced in depth to accord with Policy A5 of the Camden Local Plan 2017, and it is considered to be in keeping with the character of the streetscene given the prevalence of front lightwells with bay windows at basement level along Gladys Road. The dilapidated front boundary wall would be replaced with a new wall with an increased height of 0.6m to 1.3m, which is considered acceptable in design terms.

The Basement Impact Assessment (BIA) submitted with the application has been independently assessed by a third party engineering firm (Campbell Reith), with subsequent information provided by the author of the BIA during the course of the application. The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development.

The revised BIA assessments predict movements in line with a maximum of Burland Category 1 (Very Slight) damage for neighbouring properties, and a suitable sequence of works is proposed to mitigate ground movements and potential damage, which the Audit accepts. Suitable geotechnical information, temporary works plans and design calculations have also been included in the

revised BIA, and are accepted. The Audit confirms that the BIA has met the requirements of Policy A5 and CPG4 (Basements and lightwells) for the identification of the potential impacts of the proposed basement construction and the proposed mitigation. The Council's Transport Planner has assessed the proposal and confirmed that a Construction Management Plan would not be required for the proposed development.

The proposed single storey side extension would infill the rear side gap between the three storey closet wing and the side boundary wall with No. 25 Gladys Road to the south. The extension would be flat-roofed and would incorporate 3 x rooflights, and would extend 6.4m in depth from the rear building line of the main house, in line with the rear building line of the existing three storey rear closet wing. The extension would be constructed in brick to match the host building and incorporate full-height metal-framed windows and doors along the whole of the rear fenestration.

The proposed extension would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a generously sized and usable rear garden. Overall, the proposed extension would remain subordinate to the host building in terms of design, form and scale, and would respect and preserve the design and proportions of the original building.

- 2 The proposed extension would have a height of 3.0m to the flat roof and 3.2m to the top of the parapet wall along the boundary with No. 25 Gladys Road; however, given the proposed excavation of the basement level down by 0.8m, the extension would only have a maximum height of 2.5m along the boundary with No.25. As this is only 0.7m higher than the existing side boundary wall, and 0.1m lower than the side boundary wall with No. 29, it is not considered that the proposal would have an unacceptable impact on the amenity of adjoining residential occupiers of No. 25 in terms of loss of daylight, sunlight, outlook or privacy.

Following revisions to the size and scale of the proposed rear dormer, the dormer is now considered acceptable in terms of design, size and materials. The dormer would be set in at least 0.5m from the eaves, the ridgeline of the main roof, and both sides, and would be hung with tiles to match the existing roof. The rear fenestration of the dormer would feature a timber framed window and double doors onto proposed third floor roof terrace, and a 1.2m high glazed balustrade would enclose the roof terrace. A 1.7m high obscure glazed privacy screen would be erected along the boundary with No. 25 Gladys Road to the south. Although the proposed balustrade and screening would add an element of high level clutter, the rear roof slope is not visible from the public realm and the proposal would match the detailed design of the existing third floor roof terraces along this terrace. As such, the proposed roof terrace is considered acceptable in design terms.

The proposed front and rear rooflights would be subordinate in size and installed below the roof ridgeline, which is considered acceptable.

The proposed rear dormer and roof terrace would not result in any undue harm to the residential amenity of the adjacent property No. 29 Gladys Road in terms of loss of daylight, sunlight, outlook or privacy, and would be a sufficient distance from

the properties to the rear on Kylemore Road so as not to result in overlooking in this direction. The erection of the proposed obscure glazed privacy screen would prevent direct views into the habitable rooms of No. 25 Gladys Road.

One objection was received prior to making this decision and was duly taken into account prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, and policies G1, A1, A4, A5, D1 and CC3 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

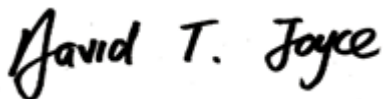
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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



David Joyce
Director of Regeneration and Planning