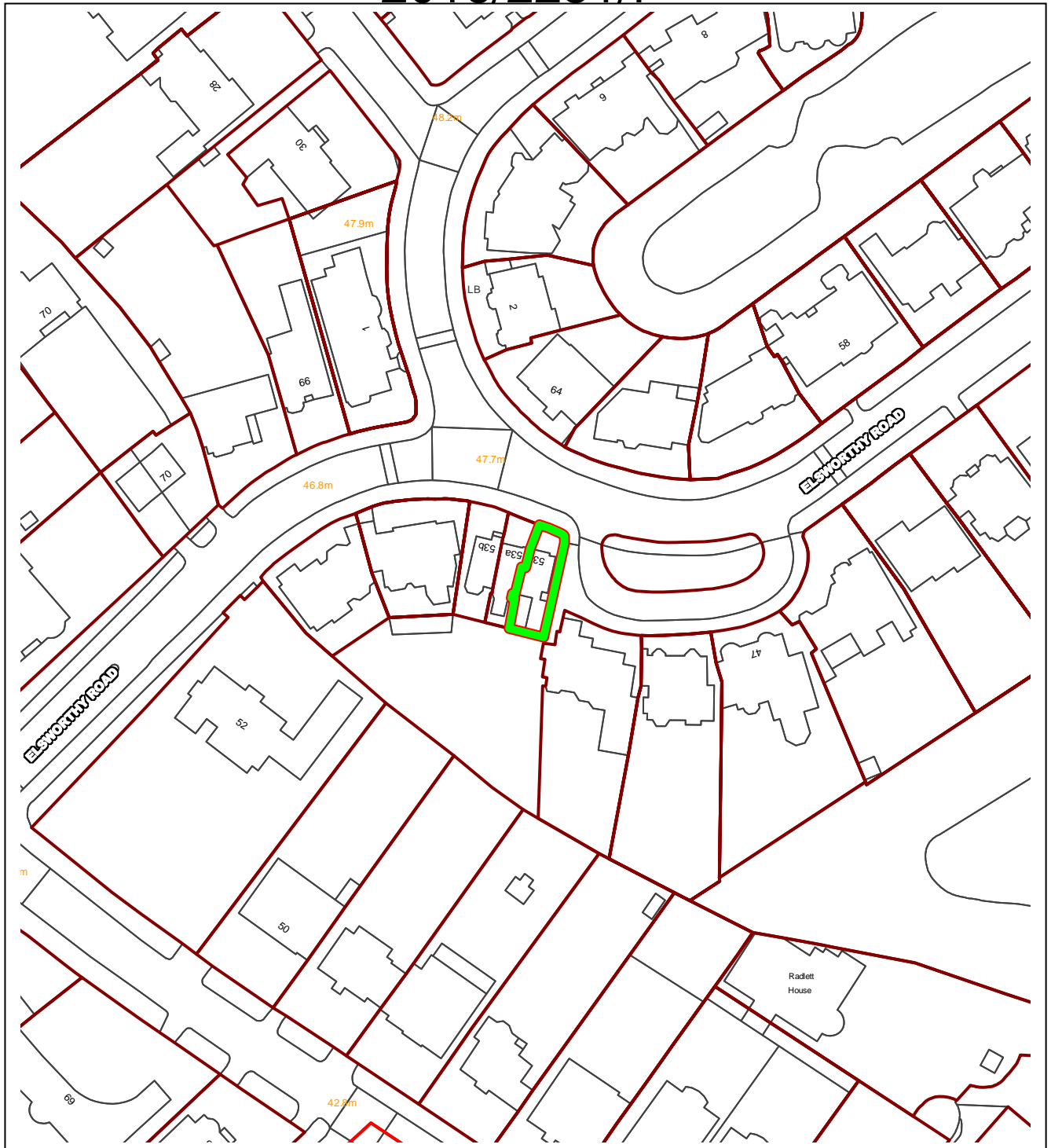


53 Elsworthy Road, NW3 3BS ref: 2016/2251/P



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Photo 1 – View of side entrance porch



Photo 2 – Rear elevation showing area to be infilled



Photo 3 – View towards neighbouring property at 53a/53b Elsworthy Road



Photo 4 – Longer view from where private road meets Elsworthy Road



Photo 5 – No changes proposed to front elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/06/2016
		N/A / attached		Consultation Expiry Date:	16/06/2016
Officer			Application Number(s)		
Kristina Smith			2016/2251/P		
Application Address			Drawing Numbers		
53 Elsworthy Road London NW3 3BS			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Excavation of single storey basement; erection of rear infill extension at upper ground floor level; infill of recessed porch to side elevation; replacement of rear window with doors					
Recommendation(s):		Grant Conditional Planning Permission Subject to Section 106 Legal Agreement			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p><u>A site notice was displayed between 26th May and 16th June 2016</u> <u>A press advert was published between 25th May and 15th June 2016</u></p> <p>No responses were received from adjoining occupiers.</p>					
CAAC/Local groups* comments: *Please Specify	<p><u>The Elsworthy Road Conservation Area Advisory Committee objected for the following reasons:</u></p> <ul style="list-style-type: none"> Overdevelopment <p><i>Officer Comment: The proposal is not materially larger than the extant permission (planning reference 2015/1312/P) in terms of its depth by infilling the existing rear projection. Overall it is of a suitable scale and massing. The basement is considered to be an acceptable scale relative to the main dwelling house. This is a large dwelling on a deep plot and the extensions are compatible with the host and surrounding buildings.</i></p> <ul style="list-style-type: none"> Over time many properties on Elsworthy Rd have been subjected to extensions which detract from rather than enhance their appearance, undermining contribution to the Conservation Area as a whole <p><i>Officer Comment: Each case is assessed on its own merits and against DP24 and DP25. This application can therefore not consider other applications and whether they have degraded the Conservation Area. Nevertheless, given the majority of the works are located to the rear and are of limited visibility from the public realm or adjoining properties, it is considered the impact on the Conservation Area is acceptable.</i></p>					

Site Description

The application site is a three storey dwelling house that forms a group with the neighbouring properties at 53a and 53b Elsworthy Road which have amalgamated into a single unit. The group was formerly symmetrical and well balanced but has been subject to various extensions and already. The host property has exclusive access to a large rear garden. Access is gained from the side of the property which fronts a private road adjacent to Elsworthy Road.

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

Relevant History

Application site:

2003/2016/P - Erection of single storey side/rear extension facing Elsworthy Close. **Granted 03/11/2008**

2015/1312/P - Erection of single storey ground floor rear infill extension. **Granted 30/10/2015**

53a/53b Elsworthy Road

2013/4848/P - Conversion of two adjoining dwelling houses to create a single dwelling house (Class C3), and associated removal of existing porch entrance from front elevation. **Granted 27/09/2013**

53b Elsworthy Road

2013/7018/P - Alterations to existing dwellinghouse (Class C3), including excavation to create a new basement level of accommodation, erection of a ground floor rear extension, alterations to front entrance and to rear dormer, and installation of rooflights. **Granted 24/12/2013**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP16 The transport implications of development

DP20 Movement of goods and materials

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)

CPG2 Housing (2015)

CPG4 Basements and Lightwells (2015)

CPG6 Amenity (2011)

CPG7 Transport (2011)

CPG8 Planning Obligations (2015)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of rear infill extension at ground floor level
- Excavation to create a basement with rear lightwell
- Infill of porch on side elevation

1.2 During the course of the application, the following revision was negotiated:

- Replacement of glazed balustrade to lightwell with black metal railings
- Introduction of timber cladding on part of the extension's rear elevation to break up the massing

2.0 Assessment

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 Elsworthy Road Conservation Area);
- Basement (the impact on the natural and built environment)
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3.0 Design and Conservation

Rear infill extension

3.1 There is an extant permission for an infill extension at ground floor level granted on 30/10/2015 under planning reference 2015/1312/P. This application seeks to enlarge the consented extension by 1m in depth to enable the rear elevation to be flush. Although this could lead to the extension appearing bulkier than if it were two distinct elements, it is considered acceptable in this circumstance given that the extension would only be read from the next door neighbour's garden by virtue of the distance between the surrounding properties. The extension would still enable a large rear garden to be retained in accordance with CPG1 guidance on rear extensions.

3.2 In terms of detailed design, the existing part of the extension would continue the timber cladding on the side elevation around to the rear elevation while the infill would be in brickwork. This would help to break up the massing and prevent the infill from creating an overly dominant projection. The rear elevation of the enlarged extension would have two sets of sliding aluminium framed doors, one of which would replace an existing large glazed window panel. This use of materials is considered acceptable for a rear, ground floor location.

3.3 A green roof would be created on the rear extension. This would help soften the appearance of the extension as seen from surrounding 'above ground' level windows and help it blend in with the surrounding vegetation and rear gardens. The details of the green roof would be secured by planning condition.

Basement development with rear lightwell

3.4 The basement excavation is considered an acceptable scale in relation to the host dwelling. The only external manifestation would be a rear lightwell that measures 2.7m deep by 3m wide which is considered to be in this location. The lightwell would have stepped access to garden level and have a black metal balustrade, appropriate to the conservation area. Due to its location to the rear of the property and given that it would be concealed by a brick wall and gate, it would have a limited impact on the character and appearance of the surrounding area.

Infill extension to porch

3.5 The proposed infill of the recessed porch area to the side elevation is considered to be a sympathetic addition that would not detract from the character and appearance of the property. Given that the neighbouring property does not have this feature, the extension would not disrupt the symmetry of the buildings. The new brickwork would match existing and the proposed fenestration and new entrance door is considered to respect the character of the property.

4.0 Basement

4.1 The proposal includes the creation of a single storey basement extension beneath the rear two-thirds of the property with a rear lightwell. The excavation would provide a basement floor level for 80m² of additional residential floorspace. It would not occupy the full footprint of the original dwelling house but extend under the rear extension.

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 damage to neighbouring properties as a result of heave and uplift is unlikely. A construction sequence with temporary propping works details and the design of the reinforced concrete retaining wall and slab is presented and accepted.

4.4 Ground water was not encountered during the site investigation, and is unlikely to be encountered during basement foundation excavation. Mitigation measures in the form of pumps, trench sheeting and trench props are proposed in the unlikely event of water being encountered.

4.5 The adjoining property at 53A Elsworthy Road has a basement founded at the same depth as the proposed basement so it is accepted that it should not be affected by any ground movements associated with the excavations. A basic Ground Movement Assessment (GMA) was performed for 51 Elsworthy Road that lies just east of the property with damage determined as Negligible (Burland Category 0). Monitoring and condition surveys are required and will be undertaken to comply with the Party Wall process.

4.6 It is accepted that the surrounding slopes to the development site are stable, that the development will not impact on the wider hydrogeology of the area and is not in an area subject to flooding.

4.7 The Audit confirms that the BIA has adequately identified the potential impacts of the proposed basement construction and proposes sufficient mitigation.

4.8 Camden Development Policy DP20 states that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Camden Development Policy DP21 relates to how a development is connected to the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).

4.9 The site is located in close proximity to Swiss Cottage School and located in close proximity to Avenue Road which forms part of the London Cycle Network. The Council's primary concern is public safety and the need to ensure that construction traffic does not create (or add to existing) traffic

congestion in the local area. The proposal is likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. Servicing during construction is therefore likely to be difficult. A CMP must therefore be secured as a Section 106 planning obligation if planning permission is granted.

5.0 Trees and Landscaping

5.1 The site includes six trees including 1 x Magnolia (rear), 1 x Privet (rear), 1 x Maple (side), 1 x Olive (side), 2 x Cherry (front garden). It is proposed that the Magnolia to the rear and the two side trees are removed in association with the basement and lightwell excavation.

5.2 The Council's Tree officer has assessed the submitted materials (including an Arboricultural Impact Assessment) and considers the proposals to be acceptable, subject to conditions that ensure replanting and the protection of remaining trees on site.

6.0 Amenity

6.1 Whilst the proposed extension may impact on the outlook from the nearest rear facing, upper ground floor bay window at the attached neighbouring property, the impact is lessened because Nos. 53A and 53B have merged to become one single dwelling (pursuant to planning permission reference 2013/4848/P) and any future occupiers of that dwelling would still enjoy a wide outlook towards the other direction. Furthermore, this application only adds an additional 1m to the depth of the boundary wall, the majority of which has been approved under planning permission 2015/1312/P.

6.2 The ground level has been significantly lowered at No. 53 A & B, in order to create a basement and sunken patio area (pursuant to planning permission reference 2013/7018/P). The proposed extension would add to the height of the boundary wall, and may potentially appear overbearing when viewed from the lower terrace at No. 53 A & B. However, insofar as No. 53 A & B occupies a large plot with generous outdoor amenity space and the rear of the property is south-facing, the impact is considered to be acceptable on balance.

6.3 The terrace area to the rear of the infill extension would be no higher than the existing garden level and therefore no overlooking would result. The existing boundary fence would remain in situ and prevent any views to no.53a.

7.0 Conclusion

7.1 Grant Conditional Planning Permission Subject to a Section106 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 Monday 26th September 2016, 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'.