

Delegated Report		Analysis sheet		Expiry Date:		13/06/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		26/06/2016	
Officer				Application Number(s)			
Evelyn Jones				2016/2175/P			
Application Address				Drawing Numbers			
193 Leighton Road London NW5 2RD				LR/P01, LR/P02, LR/P03, LR/P04, LR/P11, LR/P13, LR/P14			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of two storey plus basement side extension							
Recommendation(s):		Grant Conditional Planning Permission subject to a S106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		04		No. of objections	
						04	
Summary of consultation responses		<p><u>Site notice: 22/06/2016</u></p> <p>Four responses were received from 55A Brecknock Road, 55D Brecknock Road, 1 Keyser House 57 Brecknock Road and 107 Gillespie Road highlighting the following points:</p> <p>BIA issues:</p> <ul style="list-style-type: none"> The basement impact assessment is not detailed enough and does not address impact on neighbouring properties in sufficient detail. <p><i>Officer comments: The first BIA submitted has been amended several times at the request of Campbell Reith. The BIA is now deemed sufficient and address all points raised during the audit period.</i></p> <p>Other issues:</p> <ul style="list-style-type: none"> It is not clear the impact the proposal would have on the bus stop outside of the site Concerns of the two storey extension proposed above the basement 					

	<p><i>Officer comments: There is no evidence the applicant proposes to move the bus stop during construction works. A construction management plan has been secured by way of a S106 Legal Agreement which will cover issues of potential relocation of the bus stop.</i></p> <p><i>The part single storey, part two storey side extension has previously been approved under reference 2014/7058/P dated 24/12/2014.</i></p>
CAAC/Local residents groups	n/a

Site Description

The application relates to a two storey semi-detached property on the north side of Leighton Road close to the junction with Brecknock Road.

The property is not listed and does not lie within a conservation area.

Relevant History

2014/7058/P – Erection of a part single-storey, part two-storey side extension following the removal of the existing garage in connection with use as a single family dwelling house (Class C3). **Granted 24/12/2014**

2014/4091/P – Erection of a part single storey, part two storey side extension following the removal of the existing garage and installation of a dormer window on the rear roofslope in connection with existing use as a single family dwelling house (Class C3). **Refused 30/07/2014**

8903105 – Erection of a two-storey two bedroom house. **Refused 02/05/1989**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

DP2 Managing the impact of growth and development

DP16 The transport implications of development

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design

CPG4 Basements and Lightwells

CPG6 Amenity

CPG7 Transport

CPG8 Planning Obligations

Camden Local Plan Submission Draft 2016

A1 Managing the impact of development

A5 Basements

D1 Design

DM1 Delivery and monitoring

T4 Sustainable movement of goods and materials

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes the plan is 'sound' subject to modifications being made to the Plan. While the deamination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be

attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

Assessment

1.0 Proposal

1.1 The application seeks permission for the following:

- The excavation of a basement measuring 10.6m in length, 4m wide at the front of the property narrowing to 3.5m wide at the rear and 2.8m deep.
- A lightwell to the rear of the property measuring 1.6m in length and 3.5m wide
- A part one/part two storey side extension (previously approved and extant, but not implemented).

2.0 Assessment

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

- Basement excavation
- Design
- Impact on neighbouring amenity
- Highways/Transport
- Trees/Landscaping

3.0 Basement excavation

3.1 Campbell Reith was instructed by London Borough of Camden to carry out an audit on the Basement Impact Assessment submitted.

3.2 The audit reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement developments in accordance with the Council's policies and technical procedures.

3.3 The BIA has confirmed that the proposed basement will be founded within London Clay. Groundwater was monitored within the proposed basement depth, however, it is stated that any inflows could be dealt with by sump pumping.

3.4 An outline monitoring proposal with trigger values which is considered to be adequate was included with the submission. There are no slope stability, ground water or any other surface water concerns regarding the proposed development.

3.5 The absence of basements beneath the neighbouring properties has not been explicitly confirmed and the foundation depths have been assumed. As such a condition requiring investigation of this prior to commencement has been attached to the decision notice.

3.6 Campbell Reith have confirmed that the development will not impact on the wider hydrology of the area and is not in an area subject to flooding, and that the submitted information satisfies the requirements of policies DP27 and CPG4.

4.0 Design

4.1 The basement would be located below the approved two-storey side extension (reference 2014/7058/P) and as such compliant with current and emerging basement policies. The size is considered subordinate to the host dwelling and the proposed basement would be less than 1.5 times the footprint of the host building, not extend into the garden by more than 50% of the depth of the host building, not exceed 50% of the garden and would be set back from neighbouring properties, in line with draft policy A5.

4.2 The majority of the development would be subterranean and therefore significantly hidden from view. The external manifestations would include a rear lightwell and a pavement light to the front of the property. This front pavement light would not be easily visible from public view and would not easily reveal a basement below and would be small and close to the building. The lightwell would be contained within the rear garden of the property and would not be visible from public view. The works are not considered to unduly harm the character or appearance of the host property.

4.2 While permission for a part single storey, part two storey side extension has been granted under reference 2014/7058/P, the permission has not yet been implemented and therefore must be assessed as part of this application. The scale of the extension is considered acceptable in this context as the property has a large side garden able to accommodate a 4.2m wide extension. The extension would have a flat roof and would have a fenestration to match the existing building. The extension was previously considered acceptable in design terms and in compliance with policies CS14 and DP24, and as the above ground works are identical the side extension would continue to comply with these policies as well as draft policy D1.

5.0 Amenity

5.1 The nature of the proposal would not result in an alteration rising above the adjacent neighbouring boundary walls. The proposed lightwells would be set away from adjacent neighbouring windows and would again be set behind boundary walls. There would be no harm to neighbouring amenity as a result of the two storey side extension.

6.0 Highways/Transport

6.1 As a result of the cumulative works needed to implement this scheme of a basement excavation and part single storey part two storey side extension, the proposal would likely involve a significant amount of construction works. This is likely to generate a large number of construction vehicle movements during the overall construction period.

6.2 The council must 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. A Construction Management Plan (CMP) and implementation fee (£1140) must therefore be secured as a Section 106 planning obligation in accordance with policies DP16 and T4.

6.3 The proposed works could potentially lead to the public highway being damaged by construction vehicles and construction related activity. The Council would need to repair any damage caused to the public highway and therefore a financial contribution for highways works is therefore recommended to be secured by S106 Legal Agreement.

7.0 Trees/Landscaping

7.1 No significant trees within the host site or adjacent neighbours are located in detrimental proximity of the basement development. To ensure the retention of all adjacent mature trees, protection measures, secured by way of condition, shall be attached to the decision notice.

Recommendation: Grant planning permission subject to a S106 Legal Agreement

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 19th June 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'.