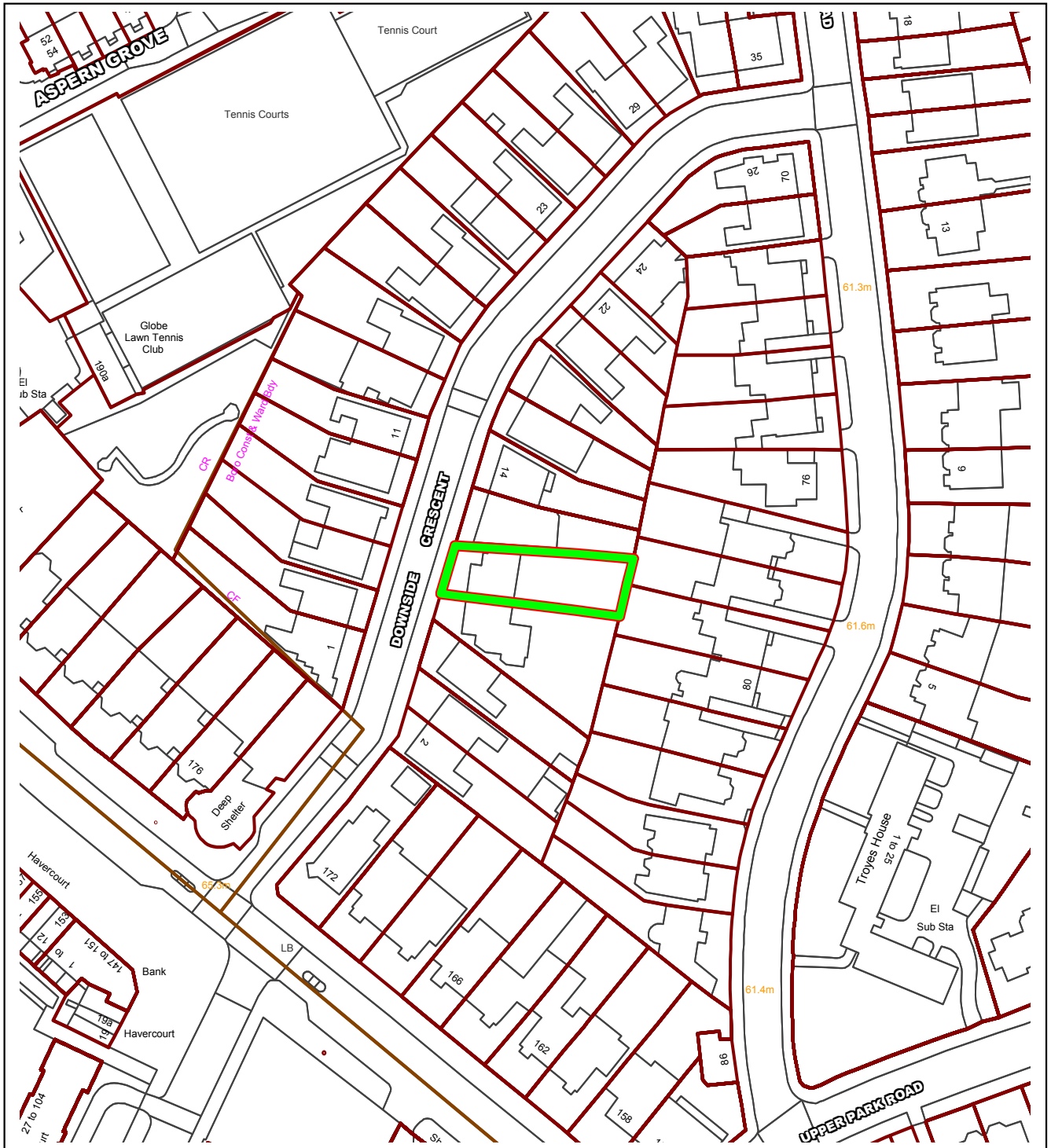


# 10 Downside Crescent, 2016/4413/P



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Photo 1: Existing front boundary treatment



Photo 2: Section of wall to be raised



Photo 3: Showing the existing higher section of wall that will be matched



Photo 4: Existing rear elevation



Photo 5: Rear extension at no.12



Photo 6: Rear extension at no.8

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>03/10/2016</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	14/12/2016
<b>Officer</b>			<b>Application Number(s)</b>		
Laura Hazelton			2016/4413/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
10 Downside Crescent London NW3 2AP			Please refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement; and alterations to front driveway and boundary walls to existing dwelling house (class C3) .					
<b>Recommendation(s):</b>		Grant conditional planning permission subject to a Section 106 legal agreement			
<b>Application Type:</b>		Householder Application			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The application was advertised in the local press between 01/09/2016 and 22/09/2016 and a site notice was displayed between 31/08/2016 and 21/09/2016.</p> <p>One letter of support was received from neighbouring property <b>8 Downside Crescent</b>.</p>					
<b>CAAC response</b>	<p>The <b>Belsize Conservation Area Advisory</b> Committee (CAAC) objected to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The rear extension is too large and extends too far into the garden.</li> <li>2. Object to the removal of edge and plant bed in front garden – results in complete paving over of front garden.</li> <li>3. Proposal is harmful to the character and appearance of the Conservation Area.</li> </ol> <p><i>Officer response</i></p> <ol style="list-style-type: none"> <li>1. <i>Given the surrounding context, the size and design of the rear extension is considered acceptable. Please refer to section 3 for full assessment.</i></li> <li>2. <i>The proposals were revised to retain the existing hedges.</i></li> <li>3. <i>The proposals to the front would have limited visual impact, and the proposed rear extension would be in keeping with surrounding development. Please refer to section 3.</i></li> </ol>					

## Site Description

The application site consists of a two storey semi-detached property located on the eastern side of Downside Crescent. It is in use as a single family dwellinghouse.

The property is not listed, but is located in the Parkhill Conservation Area and has been identified as making a positive contribution to the area.

## Relevant History

**2006/0623/P** - Construction of a roof extension on front elevation of single dwellinghouse (Class C3). Granted 03/04/2006.

**2004/2794/P** - Erection of a single storey rear extension, new brick wall and gates to front, alterations to existing external openings and creation of new dormer to rear roofslope and installation of new rooflights to front roofslope. Granted 20/08/2004.

**8400012** - Formation of a crossover and use of the area to the north side of the house as a hardstanding for car parking. Granted 27/03/1984.

### 8 Downside Crescent

**2007/5005/P** - Erection of a two-storey and gable-end side extension, single-storey ground floor extension to rear with partial basement, alterations to the existing dormer windows to single-family dwellinghouse (C3) alterations to windows at first floor plus new French doors at first floor rear main elevation. Granted 03/01/2008.

## Relevant policies

### **National Planning Policy Framework 2012**

### **The London Plan 2016**

### **London Borough of Camden Local Plan 2017**

A1 (Managing the impact of development)

A4 (Noise and vibration)

D1 (Design)

D2 (Heritage)

T4 (Sustainable movement of goods and materials)

### **Camden Supplementary Planning Guidance**

CGP1 (Design) 2015

CPG4 (Basements and lightwells) 2015

CPG6 (Amenity) 2011

CPG7 (Transport) 2011

Parkhill and Upper Park conservation area and management strategy 2011.

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the following works:

- Erection of single storey rear extension at ground floor level measuring 6.1m wide, 7.1m deep and a maximum height of 3m (to the parapet) with 4 x rooflights.
- Excavation of new basement floor beneath proposed rear extension measuring 7.1m x 7.3m and 3.1m deep, with 2 x walk on skylights.
- Extension of existing lean-to within side passage by 2.2m.
- Resurfacing driveway in permeable buff coloured resin-bound gravel.
- Installation of new black powder coated steel motorised sliding gate to front boundary.
- Increase in height of section of boundary wall next to no.12 to match the height of the remainder of the wall in matching brickwork.

### 1.2 Revisions

The following revisions were made at the planning officer's request:

- Existing front planting bed and trees retained.
- Design and glazing bar pattern of the existing rear windows at first and second floor level retained.
- The new patio in the rear garden was reduced in size to retain more grass.

### 2.0 Assessment

The material planning considerations in the determination of this application are:

- Design (impact of the proposals on the character and appearance of the host building and wider Parkhill Conservation Area)
- Amenity (impact of the proposals on the amenity of neighbouring residents in terms of daylight, outlook and privacy)
- Trees & Landscaping
- Basement development
- Transport considerations

### 3.0 Design

#### Rear extension and basement

3.1 The main bulk of the proposed rear extension would measure 5.1m wide, 7.1m deep, 2.9m high and 3m to the parapet. It includes a smaller, stepped back element to the northern elevation measuring 6.4m deep, 1.2m wide and 2.8m high, which contains the new staircase down to the proposed basement floor. The extension would feature 2 x raised rooflights above which measure a combined 2.8m x 2.8m and project to a maximum height of 0.5m, with an additional 2 x rooflights above the staircase measuring a combined 4.7m x 0.7m.

3.2 The extension would be finished in white painted pebble dashed render to match the existing rear elevation, with new double-glazed white powder-coated aluminium sliding doors opening onto the rear garden. The existing rear patio doors would also be replaced with new aluminium doors within the existing aperture to match those proposed to the rear of the extension.



3.3 Although the scale of the rear extension would be fairly large with a maximum depth of 7.1m, this is considered acceptable given the surrounding context whereby all buildings on this side of Downside Crescent already feature large rear extensions. Furthermore, although the host building is a different architectural style to the majority of the buildings on the street, it is similar in style to adjoining no.8 which itself has a fairly large rear extension measuring 5m deep and 9m wide approved in 2008 (ref: 2007/5005/P). The proposed extension is therefore not considered to overwhelm the host semi-detached building or its adjoining neighbour, nor cause harm to the character and appearance of the wider Parkhill Conservation area.

3.4 The detailed design of the extension and rear alterations are considered acceptable. The use of white framed aluminium doors would appear contemporary but sympathetic to the host building, and the white pebble dashed render would match the existing rear elevation. Although the extension does not feature a green roof, the proposals were revised to retain more grass and soft landscaping in the rear garden which is considered an acceptable compromise.

3.5 The enlargement of the existing side return extension would be a minor alteration that would not impact the character of the building. It would be extended 2.2m to the rear in the same brickwork as existing, and the existing rear door would be re-used.

3.6 The new basement floor would be within the footprint of the proposed rear extension and would not impact the character or appearance of the host building or conservation area due to the fact that it would not be visible. The only external alteration would be the two walk-on skylights measuring 2m x 0.5m. These would be subject to very limited views from the upper windows of no.8 only, and are considered acceptable.

3.7 The rear projecting chimney would be removed at first floor level. There is no objection to this as it is not considered to be a distinctive architectural feature that contributes to the character or appearance of the host building.

#### Front garden alterations

3.8 To the front of the property, the proposals include the removal of the existing black metal gates and their replacement with new black powder coated steel motorised sliding gates. These would match the appearance of the existing, with the only difference being their opening mechanism. The existing hedges and trees would not be affected which would ensure the front driveway retained its attractive verdant character.

3.9 The proposals include the re-paving of the existing brick driveway with permeable buff coloured resin-bound gravel, which would be a minor alteration in terms of its visual impact. The applicant has submitted manufacturer's details of the proposed materials which demonstrate that they would be permeable and would not result in excess run-off.

3.10 The proposals also include increasing the height of a small section of the front boundary wall between nos. 10 and 12. It would be raised to match the height of the remainder of the wall and would be finished in matching brickwork which would ensure it was a sympathetic addition.

#### **4.0 Amenity**

4.1 The proposed rear extension would be constructed parallel to the northern boundary wall shared with no.12. The extension at this point would measure 2.8m high, and would be set away from the boundary wall by 1.3m. The extension would be smaller than the existing large rear extension to the rear of no.12 in terms of height and depth. The extension does not feature any side-facing windows and is therefore unlikely to impact the amenity of neighbouring occupants at no.12 in terms of daylight, outlook or privacy.

4.2 Although the rear extension features south-facing sliding doors looking towards the rear garden of no. 8, the rear elevation of this adjoining neighbour is set back slightly and there is a large amount of vegetation along the boundary fencing which would block views between these properties.

4.3 Due to the location and nature of the proposals to the front of the property, they are not considered to harm neighbouring amenity. The boundary wall infill would match the height of the adjacent wall, and would be constructed in front of an existing hedge of a similar height.

## **5.0 Trees and Landscaping**

5.1 The proposal include the removal of part of a bed of shrubs, none of which are trees or large enough in diameter to be included in the tree survey or to be a material constraint. There are no works proposed to take place within the root protection areas (RPAs) of any trees to be retained. The RPAs would be protected with fencing to ensure rooting areas remain unchanged.

5.2 The Council's Tree Officer has confirmed the revised tree protection plan and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in line with BS5837:2012: Trees in relation to design demolition and construction.

## **6.0 Basement**

6.1 Policy A5 states that in determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that do not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

6.2 Sections (j) and (l) of Policy A5 expect basement development to extend into the garden no further than 50% of the depth of the host Building and be set back from neighbouring property boundaries where it extends beyond the footprint of the host building. The proposed basement would extend beyond the footprint of the existing building, but would be contained within the footprint of the proposed extension only. The proposed depth of the house following the completion of the rear extension would be 17.1m, meaning that the basement would comply with the requirement to not extend further than 50% of the depth of the host building, and it is considered to be a subordinate addition to the host building.

6.3 The proposed basement floor would measure 7.3m x 7.1m and would be excavated to a depth of 3.1m. The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG4. The original BIA was prepared by Bow Tie Construction with supporting documents prepared by Rodrigues Associates. In the revised submissions, assessments by ESI Limited, Site Analytical Services Limited (SAS) and Geotechnical and Environmental (GEA) Limited are also presented. The author's qualifications are in accordance with CPG4 requirements.

6.4 Campbell Reith released their initial audit report in November 2016 and found that the following elements were not satisfactory:

- The BIA author(s) credentials were not proven.
- Utility companies had not been approached with regards to underground infrastructure.

- The description of the proposed development did not include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology.
- No conceptual model presented.
- No land stability scoping provided.
- No hydrogeology/hydrology scoping provided.
- No factual ground investigation data provided.
- No monitoring data presented.
- No geotechnical interpretation.
- No site investigation, impact assessment of estimates of ground movement and structural impact provided.
- No demonstration that the structural stability of the building and neighbouring properties and infrastructure will be maintained.

6.5 Additional information was provided in May 2017 including a revised BIA by ESI Limited, Construction method statement, and drainage plan. Further supplementary information was provided on 10/08/2017 before Campbell Reith issued their final audit report on 06/10/2017, confirming that all queries had been closed.

6.6 Campbell Reith concluded that:

- The BIA states that the site lies directly on a designated non-aquifer, the London Clay and it is accepted that there is a very low risk of groundwater flooding at the site or impact to the wider hydrogeological environment.
- It is accepted that the site is at low risk of surface water flooding. In the revised submission, an attenuation SUDS scheme is proposed which will reduce off-site discharge flow rates, benefitting the wider hydrological environment.
- No site investigation or interpretative geotechnical information was originally presented. In the revised submissions, sufficient factual and interpretative geotechnical information is provided.
- The original BIA did not include sufficient assessment of ground movements and potential impacts to neighbouring structures. The revised submissions include a ground movement and damage impact assessment that confirms damage to neighbouring structures to be Category 0 (Negligible). A structural monitoring scheme was recommended to ensure construction is appropriately controlled to maintain damage to within the limits predicted. This will be secured by S106 legal agreement.
- The revised submissions include sufficient permanent and temporary works information, including sequencing and propping arrangements, and outline structural calculations, to demonstrate stability.
- There are no impacts related to slope stability.

6.7 As such, officers consider that based on the expert advice, the applicant has demonstrated that the proposal would accord with the requirements of policy A5 and associated CPG4. Should planning permission be granted, a condition will be imposed requiring the applicant to submit details of a qualified engineer to inspect, approve and monitor the construction works, as well as a condition requiring a structural monitoring scheme.

## **7.0 Transport**

### Cycle and car parking

7.1 The development does not involve a change of use or the creation of an additional dwelling, therefore the Council's cycle parking and car free policies do not apply.

7.2 At present up to 2 cars can park within the front driveway. The proposed alterations to the front gate, which

is to be replaced by a sliding gate, would make this easier to achieve than at present where the gates have to remain open when a second vehicle is present. There would be no alteration to the location of the gate and hence no alterations to the dropped kerb (vehicle crossover) are required. As such, it is considered that the proposed alterations to the front driveway, entrance gate and boundary wall are acceptable in transport terms.

#### Managing the impacts of construction on the surrounding highway network

7.3 The site is located on Downside Crescent and would be accessed via Haverstock Hill. Traffic flows are likely to be fairly low; however due to the amount of excavation required for the basement and the sensitive nature of the local streets, the Council would require a construction management plan to be secured as a S106 legal agreement. The Council's primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality, temporary loss of parking, etc.). 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.

#### Highway and Public Realm Improvements directly adjacent to the site

7.4 The Council expects works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development.

7.5 A financial contribution for highway works (repaving the footway) directly adjacent to the site on Downside Crescent would therefore need to be secured as a Section 106 planning obligation if planning permission is granted.

### **8.0 Conclusion**

8.1 Grant conditional planning permission subject to S106 Legal Agreement to secure the following:

- Construction Management Plan (CMP);
- CMP Implementation Support Contribution; and
- Highway works Contribution.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16<sup>th</sup> October 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Bow Tie construction  
Unit 86 Basepoint Business Centre  
High Wycombe  
HP12 3RL UK

Application Ref: **2016/4413/P**

11 October 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:

**10 Downside Crescent  
London  
NW3 2AP**

**DECISION**  
Proposal: Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement; and alterations to front driveway and boundary walls.

Drawing Nos: 129 S 100, 129 S 00, 129 S 03, 129 S 10 rev A, 129 S 20, 129 S 21, 129 P 00, 129 P 03, 129 P 20 rev A, 129 P 10 rev A, 129 P 21 rev A, Design and Access Statement dated July 2016, Arboricultural Impact Assessment and Tree Survey & Protection Plan dated 27 July 2016, Structural Calculations by Rodrigues Associated dated 12/10/2016, Basement Impact Assessment by Bow Tie Construction dated 09/08/2017, Construction Method Statement by Bow Tie Construction, Basement Impact Assessment by Site Analytical Services Ltd ref: 17/26538-2 dated April 2017, Report on Phase 1 Risk Assessment by Site Analytical Services Ltd ref: SAS 17/26538 dated April 2017, Rainwater Harvesting details ref: IMW227478 dated 11/07/2017, Basement Impact Assessment by ESI Limited ref: 65914R1 Rev1, August 2017, Supplementary Basement Impact Assessment Report ref: J17190 dated August 2017.

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 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 policies D1 and D2 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: 129 S 100, 129 S 00, 129 S 03, 129 S 10 rev A, 129 S 20, 129 S 21, 129 P 00, 129 P 03, 129 P 20 rev A, 129 P 10 rev A, 129 P 21 rev A, Design and Access Statement dated July 2016, Arboricultural Impact Assessment and Tree Survey & Protection Plan dated 27 July 2016, Structural Calculations by Rodrigues Associated dated 12/10/2016, Basement Impact Assessment by Bow Tie Construction dated 09/08/2017, Construction Method Statement by Bow Tie Construction, Basement Impact Assessment by Site Analytical Services Ltd ref: 17/26538-2 dated April 2017, Report on Phase 1 Risk Assessment by Site Analytical Services Ltd ref: SAS 17/26538 dated April 2017, Rainwater Harvesting details ref: IMW227478 dated 11/07/2017, Basement Impact Assessment by ESI Limited ref: 65914R1 Rev1, August 2017, Supplementary Basement Impact Assessment Report ref: J17190 dated August 2017.

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

- 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 policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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, 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.
- 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

Supporting Communities Directorate