

2 Akenside Front Elevation



3 Akenside Front Elvation



3 Akenside Road- Rear Elavation



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Delegated Report		Analysis sheet	Expiry Date:	26/01/2016
		N/A / attached	Consultation Expiry Date:	
Officer		Application Number(s)		
Zenab Haji-Ismael		1) 2015/1207/P 2) 2015/0851/P		
Application Address		Drawing Numbers		
2 and 3 Akenside Road London NW3 5BS		See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1) Erection of a single storey rear extensions. 2) Excavation of basement level at no 2 Akenside Road and rear extensions and nos 2 and 3 Akenside Road including associated alterations.				
Recommendation(s):		Grant Conditional Planning Permission Subject to a Section 106 legal agreement Grant conditional Planning permission		
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	76	No. of responses	9	No. of objections	09
Summary of consultation responses:	<p>A site notice was displayed 22 January 2015 and a press notice was issued on 5th March 2015.</p> <p>Objections were received from neighbouring residents at 1 Akenside Road, 5 Akenside Road, Flat 1- 3 Akenside Road, 1 Akenside Road, 26a Wedderburn Road, 4 Akenside Road and 95 Redington Road, the Garden, Flat A and Flat D- 31 Lyndhurst Road, on the following grounds</p> <ul style="list-style-type: none"> • The proposal would disturb ground water and result in flooding • There is a danger of weakening the highway and collapse of the road • Blockage to the road by construction vehicles next to parked cars • Noise and pollution by construction vehicles • The proposal would result in daylight/sunlight impact on 4 Akenside Road • The proposal will impact the structural stability of 31 Lyndhurst Road • Basement will result in soil movement • Water will be diverted impacting homes lower down the hill • The proposed development would result surface water flooding • The cumulative impact of basements has not been considered <p>Officer response: The proposed basement at no 3 Akenside no longer forms part of the proposal. The impact of the proposal at no 2 has been independently reviewed and considered not to harm to the natural and built environment.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Comments received from Belsize Residents Association</p> <ul style="list-style-type: none"> • concerns about the impacts of further basement development on groundwater flow: • Camden's flood risk assessment highlights the area as vulnerable to surface water flooding. • The Officer Delegated Report for 2011/0174/P, an earlier, neighbouring Lyndhurst Road application, notes the importance of adequate mitigation, but the application misses out on this. • Given the close proximity of recent basement developments, the application should be tested more with regard to cumulative impacts 					

Site Description

Nos 2 and 3 sits on the northern end of Akenside Road and are located within sub area one of the Fitzjohns and Netherhall Conservation Area. The properties are two semi-detached two storey properties with gable ends built sometime in the late 19th Century. The properties at 2 and 3 Akenside Road are considered to make a positive contribution to the Fitzjohns and Netherall Conservation Area.

Relevant History

2 Akenside

8401275 – 9/10/1984 - change of use and works of conversion to provide two self-contained flats and one self-contained maisonette, and the formation of a roof terrace at the rear.

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework 2012
London Plan March 2016

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)
CS19 (Delivering and monitoring the Core Strategy)
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)

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2011 – CPG 6, 7 and 8
Camden Planning Guidance (CPG) 2013 – CPG 1, 2, 3 and 4
Fitzjohns and Netherhall Conservation Area Statement (2001)

Assessment

1.0 Proposal

1.1 Consent is sought for the following:

- Excavation of a basement at no 2 Akenside – the area of the proposed basement would be a 78.9sqm with a depth of 3.5m. The basement would project into the rear garden by 2.5m. there are no lightwells proposed for the basement
- The erection of a single storey rear extension at no 2 and 3, the proposed extension would project out to the rear at by partly by 5.2 m and partly by 4.6m.
- Alterations to the front elevation at 2 Akenside Road from garage door to windows

Revision

1.2 The application was revised during the course of the application to take into account neighbouring objections and comments made by the conservation officer. The massing to the rear has been set back to and the pitched roof has been introduced to the rear wing to reflect the character of the host property. No 3 Akenside no longer seeks to excavate the basement.

1.2 The main issues considered in relation to this application are:

- Design and conservation
- Amenity
- Impact of the basement development
- Impact on trees
- Transport

Design and Conservation

1.3 Akenside Road which falls into sub-area one of the conservation area which is characterised by Queen Anne and Domestic Revival styled architecture. The proposal includes a single storey rear extension to the rear of 2 and 3 Akenside Road. The rear extension would feature symmetrical bays and projecting wings with pitched roofs.

1.4 The proposal would be single storey extending no more than 4.2m in height. The extension would be full width however, the extension has been set in by 1.2m so the rear extension is less prominent and bulky and sympathetic to the architectural style of the existing building. The depth of the extension would 5.2m at its deepest and 4.4m where it is set in. The projecting element would feature a pitched roof in keeping with the architectural style of the existing building. Majority of the garden would be retained. The single storey rear extension is considered to be acceptable. A condition is attached to ensure the proposed materials are in keeping with the host properties and will not harm the Fitzjohns and Netherall Conservation Area.

1.5 The garage would be converted to habitable accommodation and as a consequence the garage door on the front elevation of 2 Akenside is proposed to be replaced with traditional styles windows to in keeping with the existing dwelling. This is considered to be an enhancement and acceptable.

1.6 A conservation officer has reviewed the proposal and is satisfied with the proposed design. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Amenity

1.7 The height of the extension would at most be 4.2m; there is a high boundary wall between the applicant sites and that of the proposed extension. The proposal would not result in significant overshadowing, loss of light or create a sense of enclosure such to warrant a refusal. A condition has been attached to ensure the flat roof of the proposed rear extension is not used as a roof terrace in order to prevent unreasonable overlooking into the gardens of the adjacent properties.

Basement Construction

1.8 The proposal includes a basement that would be mostly beneath the footprint of the house and would project out to the rear by 2.5m to the rear. There are no lightwells or skylights proposed. The footprint of the proposed basement would be largely to the rear part of the house set away from the

highway.

1.9 CPG4 states that the Council preferred approach is for basement developments not to extend beyond the footprint of the original building. The guidance goes on to state that where larger basements that extend beyond the footprint of the house are proposed they are expected to provide appropriate evidence to demonstrate to the Council's satisfaction that the development does not harm the built and natural environment or local amenity. CPG4 also requires a minimum soil depth of 1m above any basement which extends into the rear garden. The minimum level of 1m will be achieved across the basement which projects slightly in the rear garden.

1.10 The Basement Impact Assessment and related documentation submitted by the applicant has been subject to independent verification by Campbell Reith. This is owing to the location of the application site within a hydrogeological constraint area. In this instance, the independent reviewer is fully satisfied with the level and nature of information provided by the applicant.

1.11 The Burland category is to be less than 1. The proposed basement at no 2 Akenside is considered to be in accordance with CPG4. A condition is being secured to ensure that appropriately qualified engineers will monitor the works and ensure the basement excavation is in accordance with the findings and recommendations of the submitted BIA.

Impact on trees

1.12 The proposal would result in the removal of 4 trees (1x cat. B hawthorn and 1x cat. C elder in the rear garden and 1x cat. C bay and 1x cat. C birch in the front garden) to facilitate the scheme. The proposal has been considered by a tree officer who has considered it acceptable in planning terms due to low level of visual amenity the trees provide.

1.13 The bay tree in the front garden provides some degree of visual amenity but is considered to have been planted too close to the property to have a significant safe useful life expectancy. The loss of canopy cover the trees proposed to be removed provide could be mitigated against through replacement planting. Six trees require pruning to facilitate the scheme and to allow for site access, all of which is to an acceptable level. The arboricultural report submitted with the application is considered sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected during development in line with BS5837:2012 – "Trees in relation to design, demolition and construction".

Transport

1.14 The transport impact of the proposal has been considered by officers, given the scale of the works a CMP and highways contribution is being sought.

Section 106

1.15 A section 106 legal agreement will secure the following

- Construction Management Plan
- Highways contribution £5,000

Conclusion

1.16 The proposed single storey extension at nos 2 and 3 Akenside are considered to be in keeping to the host properties and would not harm the Fitzjohns and Netherall Conservation Area. The

proposed basement at no 2 Akenside Road has been subject to independent review. The following the further details and clarifications on various matters, the independent review concluded the proposal basement would not impact the natural and built environment.

2.0 Recommendation

2.1 Conditional planning permission is recommended.

The decision to refer an application to Development Control Committee lies with the Executive Director of Supporting Communities. Nominated members will advise whether they consider this application should be reported to the Development Control Committee on Monday 20 June 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Phillips Planning Services Limited
Kingsbrook House
7 Kingsway
Bedford
Bedfordshire
MK42 9BA

Application Ref: **2015/0851/P**

16 June 2016

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:
2 Akenside Road
London
NW3 5BS

Proposal:
Excavation of basement level and the erection of a single storey rear extension.
Conversion of garage for use as habitable residential space and other associated alterations.

Drawing Nos: Drawing no: 1256 PL 200, 1256 PL 201A, 1256 PL 202A , 1256 PL 203A,
1256 PL 204A, 1256 PL 205A, 1256 PL 206A, 1256 PL 207A, 1256 PL 208A, 1256 PL
209A, 1256 PL 210A, 1256 PL 211.

1256 PL 100E, 1256 PL 102D, 1256 PL 103C, 1256 PL 104D, 1256 PL 105C, 1256 PL
106C, 1256 PL 107C, 1256 PL 108E, 1256 PL 109C, 1256 PL 110B, 1256 PL 111C and
1256 PL 101C.

Supporting documents: Planning, design, access and heritage statement (dated February
2015), Arbtech Impact Assessment (dated February 2015), Site Analytics BIA (dated
January 2015) and Motion Traffic Management Plan (dated January 2015).

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 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 Drawing no: 1256 PL 200, 1256 PL 201A, 1256 PL 202A , 1256 PL 203A, 1256 PL 204A, 1256 PL 205A, 1256 PL 206A, 1256 PL 207A, 1256 PL 208A, 1256 PL 209A, 1256 PL 210A, 1256 PL 211, 1256 PL 100E, 1256 PL 102D, 1256 PL 103C, 1256 PL 104D, 1256 PL 105C, 1256 PL 106C, 1256 PL 107C, 1256 PL 108E, 1256 PL 109C, 1256 PL 110B, 1256 PL 111C and 1256 PL 101C.

Supporting documents: Planning, design, access and heritage statement (dated February 2015), Arbtech Impact Assessment (dated February 2015), Site Analytics BIA (dated January 2015) and Motion Traffic Management Plan (dated January 2015).

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

- 4 The flat roof as shown on the approved drawings shall not be used as a roof terrace other than for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14 and CS15 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.

- 6 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 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.

- 8 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 policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 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.

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

DECISION

Mr Paul Watson
Phillips Planning Services Limited
Kingsbrook House
7 Kingsway
Bedford
Bedfordshire
MK42 9BA

Application Ref: **2015/1207/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

13 June 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**3 Akenside Road
London
NW3 5BS**

DECISION

Proposal:

Erection of a single storey rear extensions.

Drawing Nos: 1256 PL 200, 1256 PL 201A, 1256 PL 202A , 1256 PL 203A, 1256 PL 204A, 1256 PL 205A, 1256 PL 206A, 1256 PL 207A, 1256 PL 208A, 1256 PL 209A, 1256 PL 210A, 1256 PL 211.

1256 PL 100E, 1256 PL 102D, 1256 PL 103C, 1256 PL 104D, 1256 PL 105C, 1256 PL 106C, 1256 PL 107C, 1256 PL 108E, 1256 PL 109C, 1256 PL 110B, 1256 PL 111C and 1256 PL 101C.

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.

Director of Supporting Communities



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 and DP25 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 1256 PL 200, 1256 PL 201A, 1256 PL 202A , 1256 PL 203A, 1256 PL 204A, 1256 PL 205A, 1256 PL 206A, 1256 PL 207A, 1256 PL 208A, 1256 PL 209A, 1256 PL 210A, 1256 PL 211, 1256 PL 100E, 1256 PL 102D, 1256 PL 103C, 1256 PL 104D, 1256 PL 105C, 1256 PL 106C, 1256 PL 107C, 1256 PL 108E, 1256 PL 109C, 1256 PL 110B, 1256 PL 111C and 1256 PL 101C.

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

- 4 The flat roof as shown on the approved drawings shall not be used as a roof terrace other than for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 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).
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<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.

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

Director of Supporting Communities

DRAFT

DECISION