

# 80 Greencroft Gardens, London, NW6 3JQ

**2016/2822/P - Extensions to the property at basement, ground and roof levels including the provision of no.2 front lightwells, rear sunken garden and rear terraces to facilitate sub-division from 4x into 7x self-contained residential units (C3).**



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



# 80 Greencroft Gardens, London, NW6 3JQ

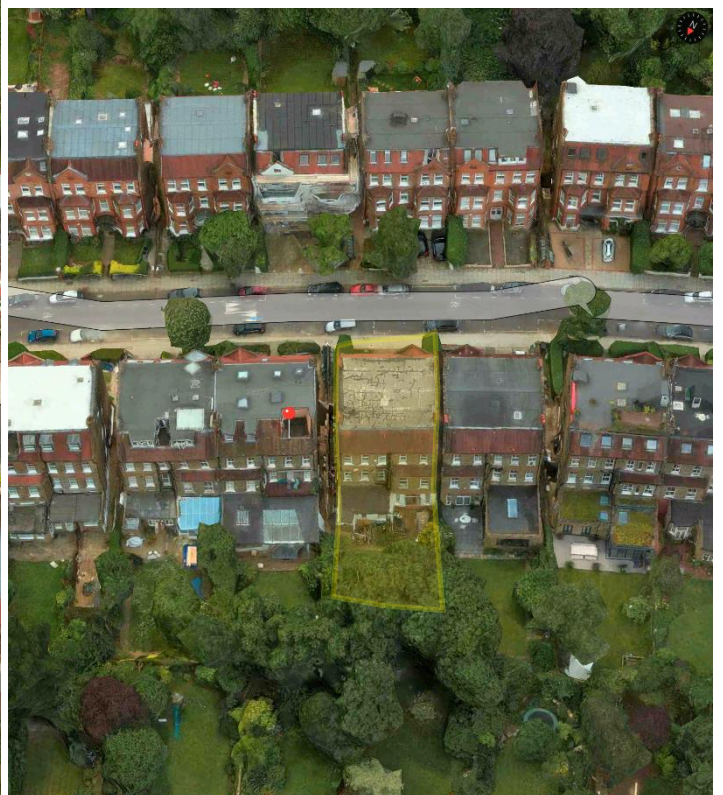
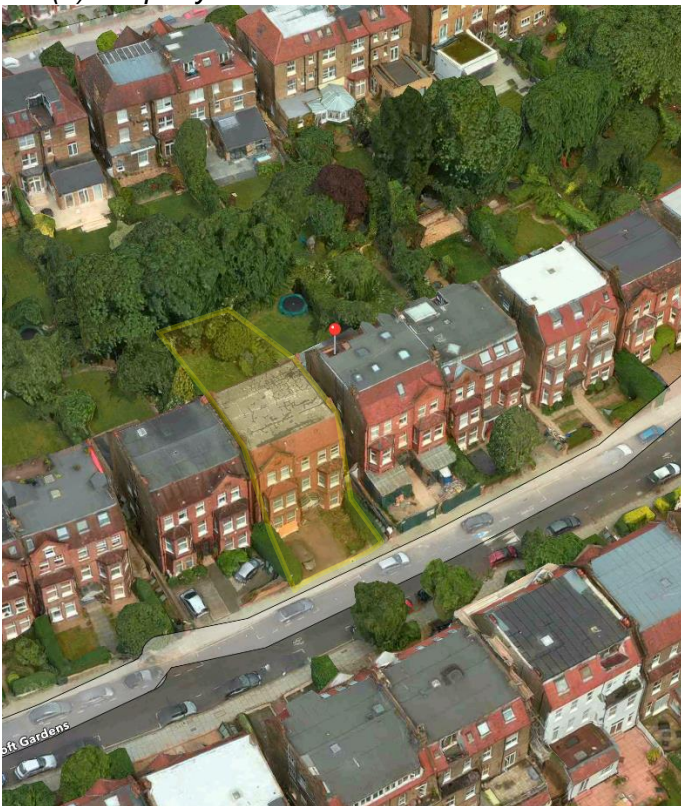
---

## Site Photographs:

(1) Aerial photo (from the South)



(2) Property in 3D modeled context





*(3) Front Elevation / streetscene #1 & #2*



*(4) Rear elevation (implementation of works permitted under 2013/5966/P) #1 & #2*



*(5) Rear elevation #3 / view to no.82 Greencroft Gardens*

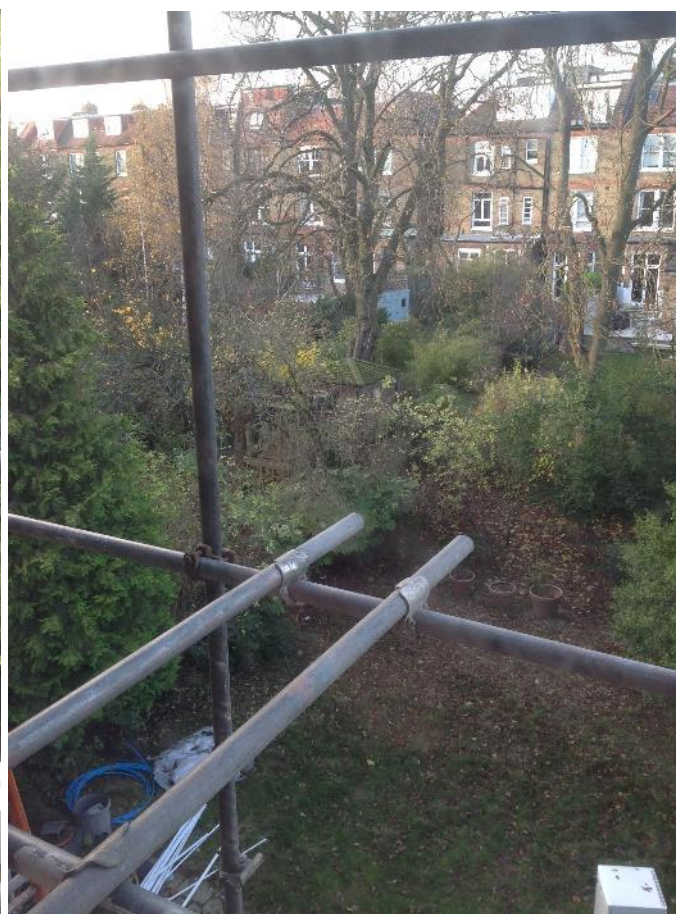




(6) Rear elevation #4 / view to no.78 Greencroft Gardens



(7) Rear garden #1 / #2



(8) Previously approved roof and rear extensions #1 (ref.2013/5966/P)



(9) Previously approved roof and rear extensions #2 (ref.2013/5966/P)



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>09/11/2016</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	13/10/2016
<b>Officer</b>			<b>Application Number(s)</b>	
John Diver			2016/2822/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
80 Greencroft Gardens London NW6 3JQ			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Extensions to the property at basement, ground and roof levels including the provision of no.2 front lightwells, rear sunken garden and rear terraces to facilitate sub-division from 4x into 7x self-contained residential units (C3).				
<b>Recommendation:</b>	Grant conditional planning permission subject to a Section 106 Legal Agreement			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	Consultation letter were sent to 14 adjoining properties. Site notices were displayed near to the site on the 16/09/2016 (consultation end date 07/10/2016). The development was also advertised in the local press on the 22/09/2016 (consultation end date 13/10/2016).			
<b>Adjoining Occupiers:</b>	No. of responses	<b>15</b>	No. of objections	<b>15</b>
<b>Summary of consultation responses:</b>	<p>Letters of objection were submitted from, or on behalf of the owners/occupiers of the following properties:</p> <ul style="list-style-type: none"> <li>• Owner of 78 Greencroft Gardens;</li> <li>• Flat 2, 78 Greencroft Gardens;</li> <li>• Flat 3, 78 Greencroft Gardens</li> <li>• 82 Greencroft Gardens;</li> <li>• Flat 1, 83 Canfield Gardens;</li> <li>• GF flat, 77 Canfield Gardens</li> <li>• 79 Canfield Gardens;</li> <li>• Ground/1<sup>st</sup> floor flat, 81 Canfield Gardens;</li> <li>• Top flat, 81 Canfield Gardens;</li> <li>• 87 Canfield Gardens</li> </ul> <p>A petition letter with 5 signatures was also received on behalf of the occupiers of 5 flats within the adjacent no.83 Canfield Gardens. Their objection comment can be summarised as follows:</p> <ol style="list-style-type: none"> <li>(1) Increased noise pollution,</li> <li>(2) Loss of views</li> <li>(3) Loss of sunlight</li> <li>(4) Rear extension would involve an uncomfortable and intrusive closeness to adjacent dwelling</li> <li>(5) Loss of privacy due to overlooking</li> <li>(6) Balconies would restrict quiet enjoyment of surrounding homes</li> <li>(7) Construction process would result in disturbances</li> <li>(8) Development would fail to preserve or enhance the conservation area</li> <li>(9) Design is out of character</li> <li>(10) Development constitutes an unsympathetic over-development</li> <li>(11) No precedent for balconies</li> <li>(12) Sunken garden would be an alien feature</li> <li>(13) Gardens in neighbouring properties prone to flooding</li> <li>(14) Basement will lead to flooding of neighbouring gardens</li> <li>(15) Evidence to suggest that tributaries of the River Westbourne flowing beneath the site and neighbouring properties</li> <li>(16) Details provided of a damp investigation report for property in Canfield Gardens</li> <li>(17) Area prone to flooding, Policy DP27 confirms that the Council will not</li> </ol>			

permit basement schemes in areas that are prone to flooding.

- (18) BIA lacking in detail
- (19) Lack of coherent structural engineers report
- (20) Concern over structural implications to neighbouring properties
- (21) An arboriculture Impact Assessment should be included
- (22) Excavation will cause damage to tree on neighbouring property
- (23) Units would not feature inadequate levels of light
- (24) May lead to increased pressures to parking pressure in local area
- (25) Request for blanket ban on basement development or otherwise securing of professional hydraulic/water engineers
- (26) Conservation area inappropriate location for additional residential units
- (27) Works appear to have commenced on site
- (28) Request for a construction management plan to be secured
- (29) Request for car free development

Officer's response:

- (1) Please see para.9.2 of the main report
- (2-4) Please see para.9.3 of the main report
- (5-6) Please see para.9.4 of the main report
- (7) Please see paras.9.5 and 10.1 of the main report
- (8-10) Please see section 7 of the main report
- (11) Please see para.7.8 of the main report
- (12) Please see paras.7.6-7.7 of the main report
- (13-17) Please see para.6.7-6.8 of the main report
- (18-19) Please see para.6.4 of the main report
- (20) Please see para.6.9 of the main report
- (21) Please see section 2 of the main report
- (22) Please see section 8 of the main report
- (23) Please see para.5.3 of the main report
- (24) Please see paras.10.2-10.3 of the main report
- (25-26) As every planning application must be assessed upon its own merits, it would be unreasonable for the Council to impose a 'blanket ban' on any form of development. Development must instead be assessed against the adopted planning policy framework in line with national stipulations.
- (27) Works commenced onsite were previously approved. During the site visit, no evidence of unauthorised excavations were seen.
- (28) Please see para.9.5 and 10.1 of the main report
- (29) Please see paras.10.2-10.3 of the main report



**CRASH**

A letter of objection was received on behalf of the Combined Residents' Associations of South Hampstead (CRASH). Their objection comments can be summarised as follows:

- (1) Properties along the adjacent Canfield Gardens have a history of flooding in rear gardens
- (2) River Westbourne and its tributaries once used to flow below local area and as such the area is prone to flooding
- (3) Proposal may lead to increased flooding risk in adjoining property basements and gardens
- (4) Excessive number of rear terraces
- (5) Proposed terraces will result in overlooking of neighbouring properties

Officer's response:

*(1-3) Please see para.6.7-6.8 of the main report*

*(4) Please see para.7.8 of the main report*

*(5) Please see para.9.4 of the main report*

## Site Description

The application site comprises a three-storey detached building located on the North side of Greencroft Gardens. Properties along the street including the application site feature regular plots and generous rear gardens. The dwelling is not statutorily listed but is situated within the South Hampstead Conservation Area and is described as a Positive Contributor in the South Hampstead Conservation Area Character Appraisal and Management Strategy (2011).

Greencroft Gardens features a number of the most ornate and attractive examples of late 19th century architecture within the Conservation Area. The street is characterised by three storey, detached mansions with strong uniformity in design. Many of these properties have since been altered and converted into flats however, the area's unique character has been preserved.

The site is highly accessible by public transport, with a PTAL Rating of 6a. There are no trees protected by Tree Preservation Orders within or adjacent to the application site. The Council's registers identify the application site as featuring hydrological constraints, slope stability constraints as well as being within the Goldhurst Local Flood Risk Zone (underground constraints and surface flow issues). The site is not however, within the Environment Agency's Flood Zones 2 or 3.

## Relevant History

The planning history for the application site can be summarised as follows:

**2013/5966/P** – Planning permission was Granted subject to s106 Agreement on the 03/12/2013 for the '*Erection of single storey rear extension at ground floor level, two dormer roof extensions and inset terrace at roof level and new entrance door on side elevation at ground floor level to create 2 x self contained flats to ground floor and roof space (Class C3)*'

- This application was for the same works as those previously dismissed at appeal (see below). Following the securing of a s106 legal agreement these works were considered acceptable. Works to implement the above permission have commenced on site.

**2012/6195/P** – (Appeal Dismissed [Non Determination appeal]) on the 11/09/2013 for the '*Erection of single storey rear extension, roof extension, and new entrance door on side elevation at ground floor level to create additional 2 x self-contained flats (class C3)*'

- The Council sought to object to a non-determination appeal based upon the lack of a legal agreement to ensure car capped development. This concern was upheld by the inspector who dismissed the case due to the inadequate provision for car-free housing. In the inspector's report, no concerns were otherwise raised to the scheme. With regard to the proposed rear extension, the inspector reasoned that: "*Relative to the overall scale of the existing building, the proposed single-storey extension would result in a relatively modest addition to the building, which would be clearly subservient and not be disproportionate to it. Its depth and height would not be excessive in relation to the main building and, in terms of its design, it would complement the character and appearance of this building*"

**9005416** – Planning permission was Granted on the 05/06/1991 for the '*Formation of vehicular hardstanding and means of access to the highway within existing front garden*'

**TP66809/9475** – Planning permission was Granted on the 15/10/1952 for the '*conversion of No. 80, Greencroft Gardens, Hampstead, into four self-contained flats.*'



## Other relevant planning history in local area

### No.78 Greencroft Gardens (adjacent to site):

**2014/4224/P** Planning permission was Granted on the 17/10/2014 for the '*Enlargement of existing basement and creation of lightwells to the front elevation of flats*'

**2014/4224/P** Planning permission was Granted on the 09/09/2014 for the '*Formation of balcony at first floor level and installation of doorway access and glazed balustrade*'

### No.82 Greencroft Gardens (adjacent to site):

**2012/6788/P** - Planning permission was Granted on the 18/02/2013 for the '*Erection of single-storey rear ground floor level extension (following demolition of existing single-storey rear extension)*'

Further to the above, basement extensions have been granted at the following properties along Greencroft Gardens / Canfield Gardens in the last 5 years:

- No.70 Greencroft Gardens – ref. 2015/6429/P
- No.78 Greencroft Gardens – ref. 2014/2979/P
- No.89 Greencroft Gardens – ref. 2013/2647/P
- No.37 Canfield Gardens – ref. 2014/5553/P
- No.50 Canfield Gardens – ref. 2012/2812/P
- No.80 Canfield Gardens – ref. 2012/5616/P
- No.86 Canfield Gardens – ref.2014/2282/P

## **Relevant policies**

### **National Planning Policy Framework (2012)**

### **The London Plan (2016)**

### **Camden Local Plan (2017)**

- G1 - Delivery and location of growth
- A1 Managing the impact of development
- A3 Protection, enhancement and management of biodiversity
- A4 Noise and vibration
- A5 Basements and Lightwells
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development

### **Camden Planning Guidance:**

- CPG 1 – Design (2015)
- CPG 2 – Housing (2016)
- CPG 4 – Basements and lightwells (2015)
- CPG 6 – Amenity (2011)
- CPG 7 – Transport (2011)

- CPG 8 – Planning Obligations (2015)

## South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

### Camden Geological, Hydrogeological and Hydrological Study

#### Assessment

#### 1. The proposal

1.1. Planning permission is sought for the extensions to the host property at basement, ground floor and roof levels to facilitate the conversion of the property from 4 into 7 residential units. In order to facilitate the above, a number of extensions are proposed. It should be noted that of the external alterations proposed, a number have already been approved via planning application 2013/5966/P. These include a ground floor single storey rear extension with the depth of 6m and a loft extension as is hereby shown in submitted drawings.

1.2. The proposed extensions and external alterations to the property would include:

- Replacement mansard roof extension with no.2 rear dormer windows and rear terrace (as previously approved)
- Formation of a raised rear terrace at 1<sup>st</sup> floor level above flat roof (new element)
- Single storey ground floor full width rear extension with a depth of 6m (as previously approved, now proposed with rear terrace)
- Basement extension to full footprint of dwelling plus rear projection below rear GF extension (new element)
- No.2 front light wells as well as the creation of a lower garden to the rear (new elements)

1.3. Although originally constructed as a single-family dwellinghouse, the existing building is already divided into 4 units. A breakdown of the existing and proposed unit mix is outlined below:

##### Existing:

- Ground floor: 1x 3bed, 5 person unit
- First Floor: 2x 1bed, 2 person units
- Second Floor: 1 x 3bed, 6 person unit
- **TOTAL: (2x 3bed, 2x 1bed units)**

##### Proposed:

- Basement / Ground floor: 2x 3bed, 6 person duplex units
- First Floor: 1x 1bed, 2 person unit; 1x 2 bed, 3 person unit
- Second Floor: 1x 1bed, 2 person unit; 1x 2 bed, 3 person unit
- Loft: 1x 3 bed, 5 person unit
- **TOTAL: (3x 3bed, 2x 2bed and 2x 1bed units)**

#### 2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers'. The revision made to the proposed scheme can be summarised as follows:

- The design of balustrading to proposed rear terraces was amended to include black painted, metal railings
- An arboricultural impact report was submitted to demonstrate the potential impacts upon



surrounding trees

2.2. The revisions made to the scheme did not materially affect the scheme and as such were accepted as revisions under the ongoing application. As will be outlined in following sections, the BIA audit process also involved a full resubmission of reporting following a reappointment of engineers as well as several negotiations to secure full details

### **3. Assessment**

3.1. The principal considerations material to the determination of this application are as follows:

- The principle of the development and residential mix (Section 4)
- Standard of resulting residential amenity (Section 5)
- Acceptability of basement development (Basement construction – Section 6)
- The visual impact upon the character and appearance of the host property, streetscene, local area and the South Hampstead Conservation Area (Design and Conservation – Section 7)
- Trees and landscaping (Section 8)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity – Section 9)
- The implications upon local transport and highways conditions and relevant planning obligations (Transport / Planning Obligations - Section 10)

### **4. Principle of the development and residential mix**

#### Provision of housing

4.1. The Council aims to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing. As such, policy H1 regards self-contained housing as the priority land-use of the Local Plan/Borough. The provision of a net increase of no.3 residential units within the site is therefore welcomed in principle, subject to this provision being appropriate.

#### Residential mix

4.2. The proposed development would lead to the creation of 3x 3bed, 2x 2bed and 2x 1bedroom dwellings. This provision would remain within accordance with the Dwelling Size Priority Table accompanying Policy H7, which identifies both two and three bedroom market units as being of 'High Priority' and one bedroom units as being of 'Lower' priority.

#### Affordable housing

4.3. Since the adoption of the Local Plan (July 2017), the Council's requirements in terms of contributions toward affordable housing have been updated. Policy H4 (d) (Maximising the supply of affordable housing) of the Local Plan includes new stipulations regarding requirements for affordable housing contributions of schemes providing a capacity for less than 10 units (or 1000sqm). For schemes of fewer than 10 additional units the Council will still expect a contribution, calculated as a sliding target as a percentage of floor area starting at 2% for one home (measured as 100sqm GIA C3 floorspace) and increasing by 2% for each additional 100sqm of additional Gross Internal Area (GIA) (C3) added to capacity. As outlined in CPG2 & CPG8, the expected provision will then be the calculated percentage of the overall uplift (GEA) of residential floorspace. Whether a payment-in-lieu of affordable housing provision is sought rather than formal provision, the Council's adopted multiplier will then be used to calculate the financial

contribution based upon this figure.

4.4. In this instance, the proposed development would result in a net increase of 3 dwellings as well as an overall increase across the property of 215sqm (GIA). In line with policy H4, a provision of affordable housing would therefore be expected, although due to the scale of the development it is accepted that a payment-in-lieu of affordable housing provision would be acceptable in this instance. The calculation for the expected affordable housing contribution in line with policy H4 and CPG2 & 8 is outlined below:

Total residential uplift* (GEA)	260sqm
Total residential uplift* (GIA)	222sqm
Sliding target (+2% per 100sqm GIA)	4% of GEA
Expected affordable provision (sqm GEA)	10.4sqm
Multiplier (per sqm GEA)	£2,650.00
<b>Expected contribution</b>	<b>£27,560</b>

*Table 1: Expected affordable housing contribution  
\*For full calculations please see annex one of the report*

4.5. In order to secure the above, a head of term will be added to the legal agreement requiring the payment of the expected affordable housing contribution. Subject to this contribution being secured, the proposed flats would be acceptable in principle in terms of affordable housing.

## 5. Residential Standards

5.1. The Council's Policy D1 requires new residential development to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes, outlook, natural light and amenity space. It is also expected that suitable facilities are provided for the storage, recycling, refuse, cycle storage; and private outdoor amenity space. Minimum space standards for new development, as set out within the DCLG nationally described space standards 2015 (GIA), alongside those proposed (outlined in submitted documents) are set out in the table below:

Unit No.	Location	Unit Type	Proposed Size (sqm)	Minimum requirement (sqm)
1	LGF / GF	3 bed 6p duplex	196	102
2	LGF / GF	3 bed 6p duplex	179	102
3	1 <sup>st</sup> floor	2 bed 3p	75	61
4	1 <sup>st</sup> floor	1 bed 2p	53	50
5	2 <sup>nd</sup> floor	2 bed 3p	68	61
6	2 <sup>nd</sup> floor	1 bed 2p	50	50
7	Loft	3 bed 5p	106	86

Table 2: Proposed unit / internal areas schedule

5.2. As outlined above, all of the proposed units would feature internal areas at, or above the nationally described space standards. All floors would feature adequate floor-to-ceiling heights and all units would feature a good level of fenestration and decent outlook. Four out of seven units would also feature access to a private outdoor amenity area which is welcomed (subject to amenity – see below). The lack of provision for the other three units (2x 2bed and 1x 1bed) is not objectionable considering the spatial limitations of the existing property and amenity considerations.



- 5.3. In terms of levels of natural light, both the proposed 3bedroom duplex units would feature habitable rooms at lower ground floor level. Whilst this was of initial concern, submitted alongside the application is an Internal Daylight and Sunlight Report produced by Waldrams Chartered Surveyors. This report and calculations demonstrate that all four habitable room windows within the proposed lower ground floor level would meet the BRE guidelines for their room usage. This is considered to have addressed the daylight concern. Further to the above, of the no.7 units proposed, 2 (flats 4&6) would be single aspect and would face towards the north. Whilst this provision would usually not be considerable acceptable due to a lack of natural light, in this instance both of the North facing units would feature a large amount of glazing/fenestrations and would benefit from a pleasant outlook over the rear gardens. Furthermore one of these units (unit 4) would benefit from the sole access to a private external terrace. In light of the above it is not considered that the future occupiers of these two units would be unduly impacted upon by virtue of the orientation of the units and as such this provision is considered to be acceptable in this instance.
- 5.4. In terms of privacy, there is no opportunity for mutual overlooking between the units which might be harmful for future occupants. Due to the proximity to the raised terrace at the adjacent no.78, the occupiers of flat 4 could however be partially overlooked by users of this adjacent terrace. As will be outlined further in section 9 of the report, screening to be secured by condition to the 1<sup>st</sup> floor rear terrace will ensure that no views are afforded into this unit from adjacent properties.
- 5.5. In terms of noise and disturbance, overall the internal layouts proposed have been designed to minimise inappropriate stacking. Notwithstanding this some concern remains in certain areas (i.e. relationship between the master bedroom of unit 2 and the living room of flat 3; or between the only bedroom in unit 6 and the living room in flat 7). In order to ensure that any future occupier is not unduly disturbed by their neighbour, a condition is suggested for the submission of details of adequate noise insulation measures to be installed between adjacent units.
- 5.6. Due to the fact that the property does not feature step free access and would not lend itself to fully wheelchair accessible or adaptive units, requirements for access provision above the standard requirements (Part M(1)) is not sought in this instance. In order to ensure that the proposed units are contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2, CC3; a condition is recommended that all proposed units are built out with water saving features.
- 5.7. Overall the proposed units are considered to provide for a good standard of accommodation in line with the requirements of policy D1 and guidance document CPG2.

## **6. Basement construction**

- 6.1. The Councils Basement policy (A5 - adopted June 2017) includes a number of stipulations for proposed basement development within the Borough. These include upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling (paras.(f) – (m)), but also the express requirement for applicants to demonstrate that the excavations/works proposed would not result in harm to:
- a. neighbouring properties;
  - b. the structural, ground, or water conditions of the area;
  - c. the character and amenity of the area;
  - d. the architectural character of the building; and
  - e. the significance of heritage assets

6.2. Parts (n) – (u) of this policy continue to expand upon this requirement and together, set the parameters for the assessment of proposed basement development. These parameters are expanded upon with CPG4 (Basements). The Council will only permit basement development where it has been satisfactorily demonstrated that the works would accord with these criterion.

### Basement Impact Assessment

6.3. In accordance with the requirements of policy A5, the applicants have submitted Basement Impact Assessment reports which review the impacts of the proposed basement structure and construction methods in terms of its impact upon drainage, flooding, groundwater conditions and structural stability.

6.4. As outlined above, the BIA reporting initially submitted was reviewed and found to be inadequate for the Council's policy requirements. As a result, the applicant made reappointments for their consultant engineers, moving to a well-known firm of consultants using individuals who possess suitable qualifications in line with CPG requirements produced the submitted BIA. The resubmitted BIA and Flood Risk Assessment reports provided after the initial audit were produced by Croft Structural Engineers. The authors' qualifications are in accordance with CPG4 guidelines for all sections. Due to the complexities of development constraints for the site and proximity to the canal, these documents have undergone a full audit from the Council's third party auditors – Campbell Reith (CR) in line with the requirements of policy A5 / CPG4.

6.5. Due to the level of underground development constraints associated with the application site and the subsequent requirements for site investigations to inform reporting (beyond the screening/scoping stages), additional information was requested during the course of the assessment following an initial audit of reporting. Following the public consultation process, a number of responses were received which included anecdotal and factual evidence of various site constraints – in particular relating to issues of subterranean ground water flows. These comments have all informed the BIA audit process and led to the applicants being required to undertake further analysis. Over the course of several months of negotiation, further information was requested with regard to:

- further information in relation to the ground movement analysis (for stability purposes)
- further information in relation to the temporary works (for stability purposes)
- a review of underground utilities infrastructure (for stability purposes)
- confirmation of SUDS requirements following alterations to landscaping (for hydrology purposes)
- confirmation of impact to adjacent trees (for hydrology and stability purposes)

6.6. In light of the additional information provided, Campbell Reith issued their final audit of the applicants submitted BIA and conclude that *“Considering the revised submissions, the requirements of CPG4 have been met”*. Within the audit report itself, CR's findings can be summarised as follows:

#### 6.7. *Hydrology / surface water flows*

- Although the site is situated within the Goldhurst Local Flood Risk Zone, the submitted Flood Risk Assessment (FRA) confirms the site to be at a low potential for the basement to flood. Despite this, mitigation measures are proposed which should be implemented on site.
- The proposed scheme will cover a proportion of the site which is currently permeable (the rear garden), however, it is described in the FRA that this will be offset by increasing the permeable area in the front garden. Attenuation is therefore not required subject to the securing of additional soft landscaping to the front (secured via a condition for landscaping scheme)

- An assessment of surface water flooding indicates a low risk and mitigation measures comprising a pump from the basement to the sewer network are described. This is accepted provided agreement is reached with Thames Water. A condition is subsequently recommended that a drainage scheme is submitted for approval by Thames Water.

#### 6.8. *Hydrogeology / ground water flows*

- The site investigations did not encounter groundwater, although the BIA indicates that shallow groundwater has been encountered on an adjacent sites (as demonstrated by submitted comments)
- The BIA has assumed groundwater at 1m below ground level and describes suitable mitigation measures
- A full hydrogeological assessment has been provided and continued groundwater monitoring is recommended in the BIA. The supplementary information includes a description of mitigation measures to be incorporated if shown to be needed. Ongoing monitoring of borehole installations are to be secured via the conditioning of a qualified engineers details
- The revised BIA includes details of external visual surveys of the neighbouring properties and comments on the likely presence of absence of basements. This is acceptable at this stage, although detailed condition surveys should be undertaken as part of the party wall awards

#### 6.9. *Land Stability / Ground movement*

- Following the submission of a full scheme of temporary and permanent works, consideration of heave pressure and ground movements is now presented with negligible damage predicted for No 82 Greencroft Gardens (Burland scale 0), and slight damage for No 78 (Burland scale 1)
- The BIA indicates the presence of trees within the garden which could induce shrink / swell movements. Further assessment is presented noting that the tree is younger than the surrounding properties and is to remain and there is therefore no adverse impact resulting from the basement proposals.
- Subject to onsite monitoring (secured via conditioning of an onsite engineer), these impacts remains in line with policy requirements
- In order to ensure that the below ground public utility infrastructure and controlled waters are safeguarded during construction, a further condition is suggested that a scheme of piling is submitted for consideration to the Council and Thames Water

6.10. Overall Campbell Reith conclude that subject to securing a number of details via conditions, the proposal remains in accordance with the Council's Basement policy A5 and guidance held within CPG4.

#### Scale of proposed basement

6.11. In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. As discussed above, criterion (f) – (m) of Basement policy A5 therefore outline the maximum acceptable scale of basement extensions.

6.12. The proposed basement would be a single storey in depth and would not be constructed below an existing basement. The proposed basement would have a total area of 245.5sqm which is equivalent to 1.3x the footprint of the original dwelling (189.5sqm). If the sunken garden area (59sqm) were added to this figure, the overall area of excavations would occupy an area

equivalent to 1.6x the footprint of the original dwelling (304.5sqm) however it should be noted that this area would be non-subterranean and landscaped.

- 6.13. Of the total rear garden area of the property (247sqm), the proposed rear basement projection (including sunken garden) would occupy an area equivalent to 41% (101sqm). Of the total depth of the rear garden (21.5m), the basement would extend into the rear garden to a depth of 6m (or 28%). If the sunken garden were to be included into this figure, the total projection (10.8m) would be equivalent to 50% of the depth of the rear garden. Although this total rearwards projection would be slightly greater than 50% of the depth of the host building measured from the principal rear elevation (which would be 9.55m), this would include the rear sunken garden area which as aforementioned would be landscaped and non-subterranean. Excluding this element, the rear basement projection would remain within 50% of the depth of the dwelling (31.4%).
- 6.14. The proposed basement would be set away from all site boundaries to allow for future vegetation to be replanted. While the development would extend into the rear garden space (beyond the ground floor extension), the resulting garden would still be of a considerable size and could support characteristic vegetation. These details will be secured by conditions, as will be discussed further in the trees and landscaping section of the report.
- 6.15. In light of the above the proposed basement would be of a scale and proportion that would remain in accordance with criterion (f) – (m) of Basement policy A5. It is therefore considered that the proposed basement would remain in accordance with the Council policy A5.

## **7. Design and Conservation**

- 7.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 7.2. The South Hampstead Conservation Area Character Appraisal and Management Strategy (SHCAMS) (2011) advises that conversion of single-family dwellinghouses into residential units can cause harm to the character of the CA.. Particular concern is raised where such development would involve a loss of verdant garden areas, excessive extensions (above or belowground) or associated changes of poor design/quality such as the erection of refuse storage, which are prominent within the streetscene.

### Rear and roof extension

- 7.3. As discussed in section 1, planning permission has previously been granted under application 2013/5966/P dated 03/12/2013 for the erection of a 6m deep single storey rear extension as well as a replacement loft extension as shown on submitted drawings. As seen in the site photos, works have since commenced on site to implement this permission which is therefore now extant. As such no further comment is raised in relation to the extent /envelope of these approved works. Variation is however proposed to the rear fenestrations to the approved rear extension at ground floor level. Whereas the approved scheme features no.2 sets of French doors as well as a timber sliding door, the hereby proposed scheme would feature no.2 sets of bi-folding doors set back from the rear building line to form two ground floor rear terraces. The provision of bi-folding doors at ground floor level would not be uncharacteristic for the local area and would not cause disrupt



to the rear of the building.

#### Basement, lightwells and sunken garden:

- 7.4. The scale and proportions of the proposed basement is discussed above. It was concluded that in line of the extant permission and the extent of permitted development above ground floor level, the resulting basement extension would remain proportionate to the host property in accordance with policy A5.
- 7.5. In terms of the no.2 lightwells proposed to the front of the property, the extent and design of these features are considered to acceptably relate to the front façade of the dwelling and respond to its characteristic features above in line with CPG1. Although lightwells have been recently granted and built to the next door property at no.78 (see history section), lightwells are not generally a characteristic feature of the local area. Despite the design of the lightwells being in line with the Council's design guidance, full landscaping details are recommended to be secured via condition. This will allow the Council to ensure that these features are adequately screened by natural planting so as to avoid any impact upon the streetscene and preserve the character of the conservation area.
- 7.6. With regards to the rear sunken gardens, although these features would be of a fair size (55.8sqm including planted terraces), due to their positioning and the considerable area of retained rear garden, it is not considered that the relationship between the rear garden and the host building would be compromised by this lowering of levels. No further area of garden area would be 'lost' beyond that of the previously approved scheme as a result of the lowering of levels. Rather than a full depth patio with sheer rear retaining wall, planted terraces would be provided between the existing garden level and the level of the sunken garden with stairs to either side to provide a visual gradient between levels. These terraces as well as the sunken garden itself could be sensitively planted to ensure that the verdant character of the rear garden is preserved, details of which are recommended to be secured via the aforementioned landscaping condition. Despite this feature not being seen elsewhere in the local area, subject to the securing of full landscaping details, it is not considered that the sunken garden would cause detrimental harm to the character and appearance of the host property. Due to the depth of the single storey rear projection as well as the existing site enclosure, this feature would not be in view from any public place and only visible from a limited number of upper floor windows to the immediately adjoining neighbouring properties. In light of this, subject to appropriate landscaping and replanting, the proposed works are not considered to cause harm the character and appearance of the designated heritage asset (the South Hampstead conservation area).

#### Other alterations

- 7.7. As rear terraces are a common feature for properties in the local area (including a recently permitted first floor terrace to the neighbouring dwelling), the provision of additional rear terraces at ground and first floor levels is not objectionable in principle in design terms. As outlined in section 2, after registration of the application, revisions to the scheme were sought to amend the design of the balustrading to the proposed rear terraces (at ground, first and roof level) from glazed to a metal handrail. As this form of enclosure would remain in keeping with the established character of the area and would not obstruct views to characteristic features to the rear this provision is considered acceptable.
- 7.8. Subject to the recommended conditions and in light of the previous permission it is not considered that the proposed variation to the approved scheme to include the basement extension, front lightwells and rear sunken garden would result in a harmful impact upon the character and appearance of the host property. Subject to the securing of adequate landscaping details, it is

also not considered that the works would not cause harm to the South Hampstead conservation area, preserving its special character. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

## 8. Trees and landscaping

8.1. As discussed above, the verdant nature of the rear gardens of properties within the Conservation Area is a key component in its overall character. The host property features substantial front and rear garden areas. Whilst the front garden area was historically hard surfaced, the rear garden area retains its verdant character and is host to a variety of landscaping including a patio area, a central lawned area, semi-mature shrubs along the side boundaries as well as a number of more mature trees towards the rear boundary. In order to establish to potential impacts caused by the proposed extensions upon these trees, an Arboricultural Impact Assessment report, produced by an appropriately qualified Arboriculturalist has been submitted.

8.2. This report confirms that both with or immediately adjacent to the rear garden of the site are a total of 15 trees ranging in age class from young to mature and, in terms of British Standards category, from U (unsuitable for retention) to A (high quality).

8.3. In order to form the proposed basement extension, this report confirms that required excavations will necessitate the removal and replanting of no.6 trees which are currently situated along the side boundaries of the property. The table below provides an overview of the types and B.S. Category of these impacted trees:

No.	Species	B.S. Category
1	Cypress	C – Low quality
2	Elder	C – Low quality
12	Laurel	C – Low quality
13	Cypress	U – Unsuitable for retention
14	Cypress	C – Low quality
15	Elder	U – Unsuitable for retention

*Table 3: Trees to be removed as a result of excavation*

8.4. Further to the above, the submitted report also demonstrates that the excavation would slightly project within the root protection area (RPA) of one additional tree (mature Horse Chestnut in neighbouring site – Cat.B/moderate quality). Although this would usually be of significant concern, in this case the development would only encroach within the RPA of this tree by 0.6sqm (or 0.2% of total RPA) which is assessed to likely to be of very low impact to the tree. Furthermore mitigation measures are outlined including the manual excavation of the top 750mm of the line of the wall through the RPA in conjunction with pre-emptive root pruning to avoid any significant harm to the root network.

8.5. The submitted report has been reviewed alongside the Council's Tree Officers who confirm that they do not object to the proposed removal by virtue of the low quality of the specimens in question, which would not qualify for protection. Notwithstanding the trees being are individually of low quality, they do cumulatively contribute to the verdant nature of the rear of the site and serve an important role in this regard. In order the ensure that after works are completed this character is maintained, a condition is recommended in line with the report recommendations for adequate

tree replacements to be provided. Securing replacement planting details by condition will allow the officers to be confident of the future sustainability of replacements as well as being able to ensure that the species choice is appropriate for the local setting.

8.6. The Council's Trees Officers have also confirmed that the proposed encroachment of 0.6sqm into the RPA of the adjacent Horse Chestnut would not cause significant damage provided that adequate protection measures are made during construction. In light of this advice, a further condition is recommended that the Tree Protection measures outlined within the submitted report are adhered to on-site during construction.

8.7. As outlined in the previous section, full details of the scheme of hard and soft landscaping around the site will also be secured in order for officers to be sure that the character of the garden spaces are preserved or enhanced as appropriate.

## **9. Residential Amenity**

9.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

9.2. At present the building is host to no.4 self contained residential units. Due to the detached nature of the property as well as the generous plot widths of plots, it is not considered that the increase in comings and goings associated with the net increase in units within the property would result in any issues of noise and disturbance to any neighbouring resident. Objections have suggested that the proposed terraces may result in increase noise and disturbances. It should be noted that each terrace would be for the sole use of a single residential unit. At ground floor level this impact would be no different from noise generated from the use of the garden area of the property. At first floor level, the proposed rear terrace would be for the sole use of a 1bedroom (2person) unit and is therefore unlikely to be used by large numbers of persons. At roof level the proposed terrace would be adequately set away from the closest sensitive adjacent neighbouring property to ensure that the use of this terrace would not cause undue disruption.

9.3. In terms of levels of natural light and outlook, the only proposed element which might result in impact is the proposed single storey rear extension which has previously been approved and is currently under construction. As neither the previous planning officer, neither the planning inspector who initially assessed this element raised the issue of impact to light or outlook as a reason for objection, no further comment is raised as the envelope of the extension proposed would remain the same as approved. Notwithstanding the previous assessments, it is noted that despite its depth, due to the varied rear building line of adjacent properties the proposed rear extension would not project beyond the rear line of no.78 and only slightly beyond (0.8m) the rear building line to no.82.

9.4. In terms of privacy the only element which might raise concerns in this regard would be the proposed first floor rear terrace. This terrace would be elevated and, without screening, would allow sideways views towards habitable windows of no.78 and 82. In order to address this concern, a condition is recommended for the submission of full details of privacy screen with a minimum height of 1.8m to be installed to either side return. This will ensure that users of the terrace would not be afforded views across the terrace towards adjacent properties, protecting the privacy of these occupiers. Despite these screens, some views would still be afforded towards the rear gardens of nos.78 and 82, however these views would be no different to those already afforded from first floor rear windows and as such this is not objectionable. As a separation

distance of 17.5m between the first floor rear terrace and the rear boundary would be retained, it is not considered that users of the terrace would be able to overlook the rear gardens of properties along Canfield to a level of detriment.

- 9.5. Although once constructed the proposed basement extension would not result in any harm to neighbouring amenity, the process of excavation and construction does have the potential to result in significant disruption unless carefully managed. In accordance with policy A1, where developments have the potential to cause significant disturbance due to their location or the anticipated length of excavation or construction period, measures required to reduce the impacts of construction works must be secured via a Construction Management Plan (CMP). In this instance the securing of a CMP would be necessary in order to ensure that the development does not result in undue harm or disturbance.
- 9.6. Subject to the securing of a CMP, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

## **10. Transport / Planning Obligations**

- 10.1. As outlined in the previous section, in line with policies A1 and A5 in order to avoid disruption to local residents as well as impacts to local traffic conditions of a construction management plan (CMP) will be secured via legal agreement. This CMP is necessary in order to manage on-site impacts arising from demolition and construction as well as seeking to establish control over construction traffic and how this integrates with other construction traffic in the area having regard to its cumulative effect. This is particularly relevant considering the significant amount of spoil which would need to be removed from and transported away from the site, necessitating significant heavy goods vehicle (HGV) trip generation within what is otherwise a quiet residential area
- 10.2. Adopted policy T2 confirms that a strategic aim of the Council is to limit the opportunities for parking within the borough in order to reduce car ownership / use to bring about reductions in air pollution and congestion and improve the attractiveness of an area for local walking and cycling. This policy has ushered in a new approach whereby the Council will now *“require all new developments in the borough to be car-free”* and to limit the provision of on-site provision for spaces for spaces designated for disabled people or essential operational or servicing needs only. Due to the fact that the property would be subject to a total redevelopment and at the time of the site visit the property was fully vacant, in this instance car-free development will be sought. This will be secured by requiring the completion of a legal agreement for all of the resulting units to be car-free (and therefore not eligible for parking permits within the CPZ) and by securing the replacement of additional soft landscaping to the front of the property via the landscaping condition recommended.
- 10.3. In line with the Council’s policy T1 as well as London Plan requirements, all new residential units should include adequate provision for cycle storage. The development would involve the a net increase in 3 units within the property, however, as discussed above as the property would be subject to a full redevelopment, all 7 units proposed would be considered to be ‘new’. For new residential units, Table 6.3 in the London Plan lists the minimum number of cycle parking spaces as follows: *Long-stay: 1 space per studio and 1 bedroom unit and 2 spaces per all other dwellings*. In order to comply with this policy, 12 long-stay cycle parking spaces must therefore be provided. This cycle store need to be covered, secure and fully enclosed and need to be of sufficient dimensions to allow access and egress to them easily and comfortably with their bicycles. Although submitted plans do not include reference to cycle storage facilities, it was noted



on site that the property benefits from large areas of level garden space to the front and rear and that adequate provision could therefore easily be made within the curtilage of the property. Due to the existing boundary vegetation to the front of the site, any cycle store provision to the front of the site could be provided in a manner which would not appear overly prominent within the streetscene if appropriately designed. As such a condition is recommended for the submission of full details of cycle storage provision. Combined with the secured landscaping details, it is considered that these conditions would adequately address this policy requirement.

10.4. As discussed above, the development site would need to be heavily serviced by HGV / construction traffic in order to implement the development. This in turn has the potential to cause damage to the public foot and highways adjacent to the site due to the manoeuvring of HGVs or moving construction materials. In order to ensure that any damage caused during construction is repaired and that the condition of the local highways maintain following development, a further requirement for the payment of a refundable Highways contribution would be a requirement for the recommended approval.

## **11. Conclusions**

11.1. The proposed operational development would involve the extension of the property at basement, ground floor and loft level and would facilitate the creation of an additional no.3 residential units within the host building. Many of the extensions proposed benefit from existing permission and of the extensions proposed, only the proposed basement, front light wells, rear sunken garden do not already have permission.

11.2. As well as providing an additional no.3 residential units, the resulting building would provide a mixture of family units (3bed), 2 bed and 1 bed units, all of which would meet or exceed national space standards and would provide a good standard of residential amenity for future occupants. The development would accord with the Council's dwelling size priority table, providing no.5 unit sizes of 'high priority' and no.2 units of 'lower priority'. Due to the residential uplift proposed, the recommendations would be subject to a payment-in-lieu of affordable housing which would be secured via legal agreement to help deliver provision elsewhere in the Borough. The development would therefore remain in accordance with the strategic aims of the Council as well as the specific requirements of policies H1, H4, H6 and H7.

11.3. The applicants have submitted Basement Impact Assessment reports which review the impacts of the proposed basement structures and construction methods in terms of its impact upon drainage, flooding, groundwater conditions and structural stability. The submitted reporting was subject to a full audit by the Council's third party engineers (Campbell Reith) who, after a period of negotiation and submission of further evidence, published their final audit report in October 2017. Campbell Reith have confirmed that subject to securing a number of details by condition, the proposed excavation and subterranean development would remain in accordance with the Council's adopted policies/guidance. Furthermore, the design and scale of the proposed basement, lightwells and rear sunken garden would overall adhere to the Council's basement policy requirements.

11.4. In terms of design and conservation, the extensions hereby proposed over and above the approved scheme are overall not considered to result in any detrimental impact upon the character and appearance of the host building subject to details to be secured by condition. Other than the proposed lightwells which would not include any balustrading and would be screened by vegetation (secured by condition), all alterations proposed would be to the rear of the site where changes would only be visible in a select number of private views. As part of the mitigations proposed in terms of levels of permeability as well as to reduce on-site parking, the re-landscaping

details of the front garden to include greater levels of soft landscaping will be secured to the benefit of the streetscene and conservation area. Of the rear alterations, the proposed sunken garden and ground floor rear terraces would only be partially visible from a select number of upper floor windows to immediately adjoining dwellings. Although the rear extensions would project into rear garden space and necessitate the loss of no.6 semi-mature trees of low quality, a substantial proportion of the rear garden area would be maintained as existing and details of replacement trees and a full scheme of landscaping would be secured to ensure that the verdant character of the rear garden is preserved. Overall, subject to conditions the proposed works are considered to preserve the character and appearance of the South Hampstead conservation area.

11.5. Subject to a CMP being secured via legal agreement as well as suggested conditions for screening to the first floor rear terrace, the proposed development is not considered to result in any harmful impacts upon neighbouring residents.

11.6. As the scheme would involve the complete refurbishment of the property, this allows the Council the opportunity to require all proposed units to be secured as car-free, not only avoiding increased impact upon local traffic and parking conditions but actually leading to a reduction of stress upon local traffic conditions from the existing situation. To support the car-free lifestyle promoted by car-free development, provision of adequate cycle storage may be secured via condition. As the curtilage of the site is generous and well enclosed, combined with the opportunity to agree a full scheme of landscaping, this provision can be agreed a manner which would be sympathetic in design terms.

## **12. Recommendation**

12.1. Grant conditional Planning Permission subject to section 106 legal agreement.

## **13. Legal agreement heads of term**

13.1. Planning permission is recommended subject to the securing of the following heads of terms via a section 106 legal agreement:

- Construction management plan (plus monitoring fee)
- Highways contribution in case of damage
- Car free development
- Affordable housing payment in-lieu

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20<sup>th</sup> November 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'.***

**Appendix One:**  
**Calculation of residential uplift and affordable housing contribution**

Figure one:

Existing and propose residential floor area by Gross Internal Area and Gross External Area (sqm)

	Existing GIA	Existing GEA	Proposed GIA	Proposed GEA
Basement	21.4	29.5	216.2	238.6
GF	167.0	187.6	193.8	238.9
1 <sup>st</sup>	142.9	164.9	142.9	164.9
2 <sup>nd</sup>	131.5	151.0	131.5	151.0
Loft	134.8	152.1	134.8	152.1
<b>Total (sqm)</b>	<b>597.6</b>	<b>685.1</b>	<b>819.2</b>	<b>945.5</b>
<b>Uplift (sqm)</b>			<b>221.6</b>	<b>260.4</b>

Figure two:

Calculation of expected affordable housing contribution in accordance with policy H4 and planning guidance documents CPG2/CPG8

Total residential uplift* (GEA)	260sqm
Total residential uplift* (GIA)	222sqm
Sliding target (+2% per 100sqm GIA)	4% of GEA
Expected affordable provision (sqm GEA)	10.4sqm
Multiplier (per sqm GEA)	£2,650.00
<b>Expected contribution</b>	<b>£27,560</b>

Archian LTD  
4 Brook Avenue  
Wembley  
London  
HA9 8PH

Application Ref: **2016/2822/P**

15 November 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:

**80 Greencroft Gardens  
London  
NW6 3JQ**

**DECISION**  
Proposal: Extensions to the property at basement, ground and roof levels including the provision of no.2 front lightwells, rear sunken garden and rear terraces to facilitate subdivision from 4x into 7x self-contained residential units (C3).

Drawing Nos: (Prefix: ARC-532-) A-00, A-01, A-02, A-03, A-04, A-05, A-06, A-07, E-02, E-03, E-04 (received 13.11.17), E-05, E-06, S-01, S-02, S-03.

Supporting documents: Basement Impact Assessment (Surface Water BIA and Design/construction proposals) Rev1 by Croft Structural Engineers (dated 31 Aug 2017); Flood risk assessment Rev2 by Croft Structural Engineers ref. 170503 (dated 31 Aug 2017); Basement Impact Assessment (Slope and Land stability report) ref. 30207-1 80 Greencroft BIA Rev 1 by Ground and Project Consultants Ltd (dated Aug 2017); Email correspondence - Croft Structural Engineers/Campbell Reith (dated Sept 2017); Planning, Design and Access Statement by Archian Ltd; Daylight and Sunlight report by Waldrams Ltd; Arboricultural Impact Assessment Report and Methods Statement ref. QPM/80GRC/AIM/01 (dated 26.10.17).

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 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: (Prefix: ARC-532-) A-00, A-01, A-02, A-03, A-04, A-05, A-06, A-07, E-02, E-03, E-04 (received 13.11.17), E-05, E-06, S-01, S-02, S-03.

Supporting documents: Basement Impact Assessment (Surface Water BIA and Design/construction proposals) Rev1 by Croft Structural Engineers (dated 31 Aug 2017); Flood risk assessment Rev2 by Croft Structural Engineers ref. 170503 (dated 31 Aug 2017); Basement Impact Assessment (Slope and Land stability report) ref. 30207-1 80 Greencroft BIA Rev 1 by Ground and Project Consultants Ltd (dated Aug 2017); Email correspondence - Croft Structural Engineers/Campbell Reith (dated Sept 2017); Planning, Design and Access Statement by Archian Ltd; Daylight and Sunlight report by Waldrams Ltd; Arboricultural Impact Assessment Report and Methods Statement ref. QPM/80GRC/AIM/01 (dated 26.10.17).

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

- 5 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies A5 and CC3 of the London Borough of Camden Local Plan 2017.

- 6 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. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 policies A2, A3, A5, CC1, CC2, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or prior to the occupation for the hereby approved units, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, CC1, CC2, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of any works on site, the tree protection measures demonstrating how trees to be retained shall be protected during construction work detailed in the with the hereby approved Arboricultural Impact Assessment Report and Methods Statement ref. QPM/80GRC/AIM/01 (dated 26.10.17) shall be installed and adhered to for the duration of works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017

- 9 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 A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  [and  $L'_{nT,w}$ ] of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely between the habitable rooms within the adjoining units. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers of the development and occupiers of the adjoining premises in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017

- 11 Before the development commences, details of secure and covered cycle storage area for 12 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 12 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 13 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected to either side return of the first floor rear terrace prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 14 Only the area specifically shown on the plans hereby approved as an external terrace/balcony shall be used for such purposes; and no other flat roofed areas shall be used at any time as amenity space, and any access out onto these areas 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 Camden Local Plan 2017.

- 15 The development hereby approved shall not be commenced, other than for site clearance, preparation and demolition, until details of a surface water drainage scheme for the site, prepared with reference to the London Plan policy 5.13 'SuDS hierarchy' to minimise the rate of surface water run-off from the site aiming by reasonable endeavours to achieve the greenfield run off rate, shall be submitted to and approved by the local planning authority in consultation with Thames Water. The development shall not be implemented other than in complete accordance with the surface water drainage scheme that has been approved.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 16 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 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.

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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