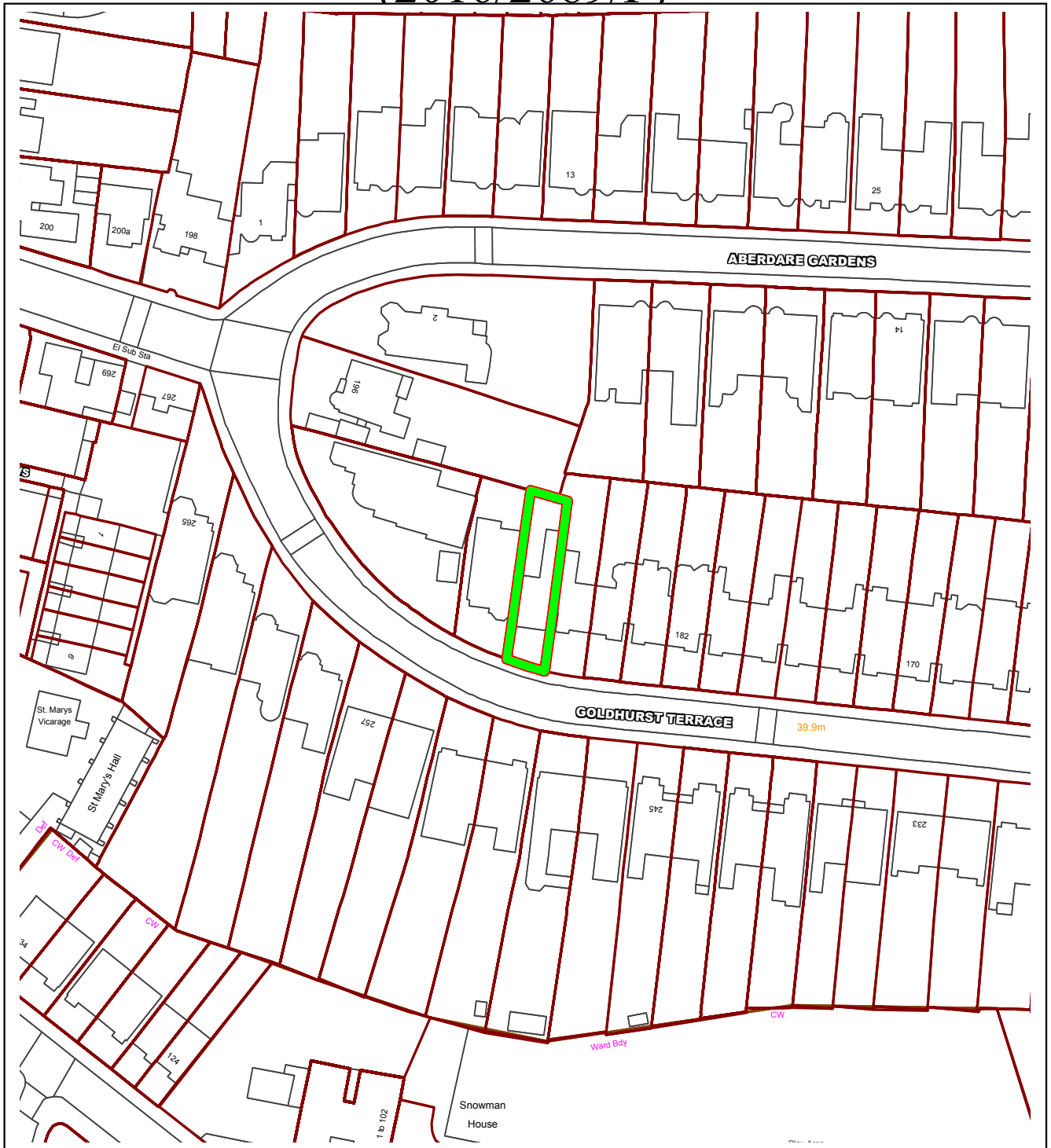


190 Goldhurst Terrace, NW6 3HN (2016/2689/P)



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190 Goldhurst Terrace, NW6 3HN (2016/2689/P)

1. Front elevation



2. Front driveway, location of proposed lightwell



3. Rear elevation



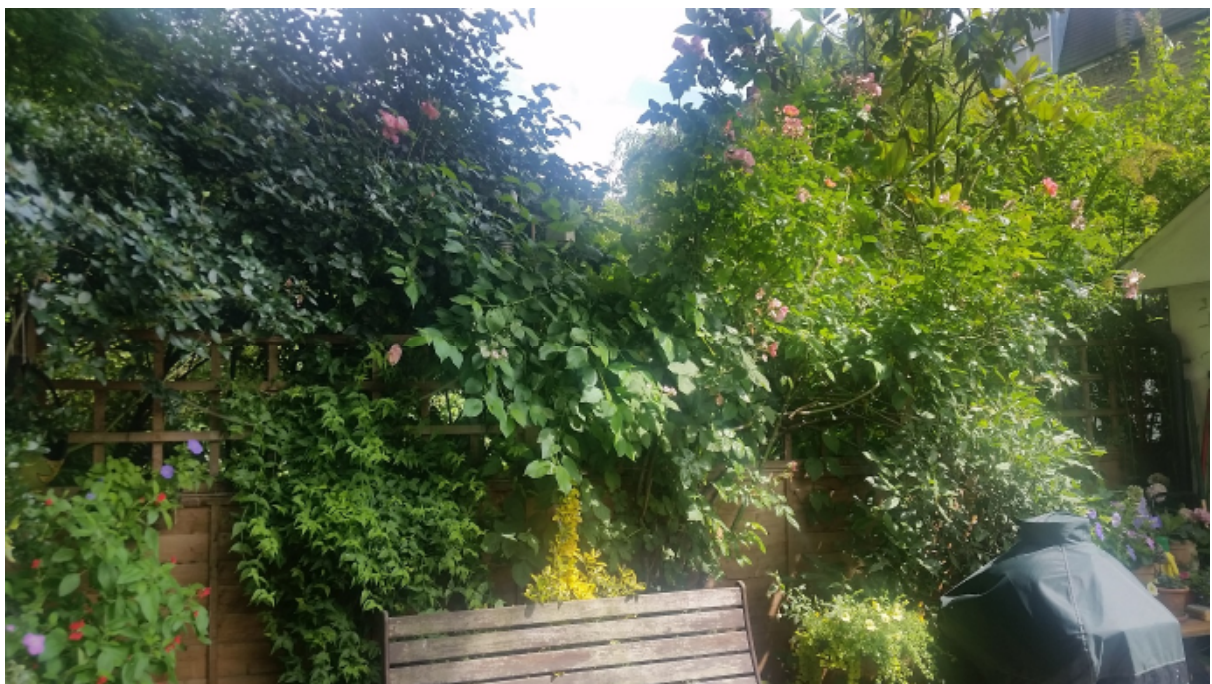
4. Rear elevation, location of sunken terrace



5. View looking towards the rear of the garden



6. Boundary with No.182 Goldhurst Terrace



Clague
62 Burgate
Canterbury
CT1 2BH UK

Application Ref: **2016/2689/P**

25 January 2018

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:
190 Goldhurst Terrace
London
NW6 3HN

Proposal:
Excavation of a basement to form an independent two bedroom dwelling

DECISION
Drawing Nos: 22447A_01, 22447A_11, 22447A_50 Rev.F, Daylight statement ref.1122/B (Dated August 2016), 3910_DR_001, Arboricultural Report Ref. 3910_RP_001 (Dated 05/08/2016),

Basement Impact Assessment (ref BIA/6366) dated April 2016 by Chelmer Consultancy Services, Geo-environmental Interpretive Report of 190 Goldhurst Terrace, London NW6 3HN (ref GENV/6366) dated May 2016 by Chelmer Consultancy Services, Proposed Basement Phase 1-4 Drawings and Phase 3 Sections dated March 2016 by S.C. Green Ltd., Method statement (ref job 4013) by S.C. Green Ltd, 4013 Calculations pages 14A and 20A dated Feb. 2016 by S.C. Green Ltd, 4013 Revised Calculation sheet 14B dated Feb. 2016 by S.C. Green Ltd, 4013 Revised Calculations Aug 2016 dated August 2016 by S.C. Green Ltd., 4013 Revised Calculations dated April 2016 by S.C. Green Ltd., BIA6366a Rev2 Revised Basement Impact dated May 2017 by Chelmer Consultancy Services, EMC-2015-176 Letter SWMP Outline strategy dated 25 May 2017 by Tridax Ltd., EMC-2015-176 outline design dated 25 May 2017 by Tridax Ltd., 4013/A1/05E dated 11 October 2017 by S.C. Green Ltd. and 4013/A1/02G (dated 11/10/17) October 2017 by S.C. Green Ltd.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

22447A_01, 22447A_11, 22447A_50 Rev.F, Daylight statement ref.1122/B (Dated August 2016), 3910_DR_001, Arboricultural Report Ref. 3910_RP_001 (Dated 05/08/2016), Basement Impact Assessment (ref BIA/6366) dated April 2016 by Chelmer Consultancy Services, Geo-environmental Interpretive Report of 190 Goldhurst Terrace, London NW6 3HN (ref GENV/6366) dated May 2016 by Chelmer Consultancy Services, Proposed Basement Phase 1-4 Drawings and Phase 3 Sections dated March 2016 by S.C. Green Ltd., Method statement (ref job 4013) by S.C. Green Ltd, 4013 Calculations pages 14A and 20A dated Feb. 2016 by S.C. Green Ltd, 4013 Revised Calculation sheet 14B dated Feb. 2016 by S.C. Green Ltd, 4013 Revised Calculations Aug 2016 dated August 2016 by S.C. Green Ltd., 4013 Revised Calculations dated April 2016 by S.C. Green Ltd., BIA6366a Rev2 Revised Basement Impact dated May 2017 by Chelmer Consultancy Services, EMC-2015-176 Letter SWMP Outline strategy dated 25 May 2017 by Tridax Ltd., EMC-2015-176 outline design dated 25 May 2017 by Tridax Ltd., 4013/A1/05E dated 11 October 2017 by S.C. Green Ltd. and 4013/A1/02G (dated 11/10/17) October 2017 by S.C. Green Ltd.

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 Before the relevant part of the work is begun, detailed drawings of secure and covered storage for 2 bicycles shall be submitted to and approved in writing by the local planning authority.

The bicycle storage as approved shall be installed and made available for use prior to first occupation of the development, and thereafter retained.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the details as shown on the approved drawings, nothing in this permission grants consent for the glazed cover to the front lightwell. Prior to commencement of works, details of a revised design of enclosure to the front lightwell, with associated section drawings, shall be submitted to and approved by the local planning authority in writing.

The lightwell treatment shall not be implemented other than in accordance with the details as approved.

Reasons: To ensure that the development contributes towards a cohesive streetscape appearance and contributes to the character and appearance of the conservation area and in accordance with policies G1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development details of a sustainable urban drainage system and a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. Such system shall target achieving greenfield rates but shall demonstrate achieving at least 50% attenuation of all runoff.

The system shall be implemented as part of the development and thereafter retained and maintained.

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.

- 8 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. 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 Camden Local Plan 2017.

- 9 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment (ref 16550/R2.1 dated October 2017) and its supporting documents hereby approved, including but not limited to recommendations in respect of groundwater monitoring, condition surveys and basement retaining wall construction (10.4.5).

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 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

- 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 With reference to condition 6 - details of the front lightwell should incorporate measures to ensure that the lightwell is designed to be discreet within the streetscene, with use of contextual materials such as a metal grille in place of glass, in order to preserves or enhance the character and appearance of the South Hampstead Conservation Area.

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

Delegated Report		Analysis sheet		Expiry Date:	14/07/2016
(Members Briefing)		N/A / attached		Consultation Expiry Date:	08/07/2016
Officer			Application Number(s)		
Sofie Fieldsend			2016/2689/P		
Application Address			Drawing Numbers		
190 Goldhurst Terrace London NW6 3HN			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Excavation of a basement to create a two bedroom flat.					
Recommendation(s):		Grant Condition Planning Permission subject to a s106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	06	No. of objections	06
Summary of consultation responses:	<p><u>A site notice was displayed on 10/06/2016 and expired on 01/07/2016.</u> <u>A press notice was advertised on 17/06/2016 and expired on 08/07/2018.</u></p> <p>The occupiers of Flat 1, 2 and unknown of 192 Goldhurst terrace, No.186A, 188 and Flat 2, 249 Goldhurst Terrace objections are summarised below:</p> <ol style="list-style-type: none"> 1. New front entrance will have a negative and harmful impact on host property and conservation area, the staircase would be overbearing and would ruin the design and “line” of the properties 2. Overdevelopment not in keeping with street, poor design 3. Concerns existing method statement does not address concerns about excavation and excavation is too large in scale creating amenity issues 4. Structural damage and subsidence to neighbouring properties 5. Impact on water table and flood risk 6. Noise, dust, disruption and parking issues created by construction 7. Concerns that a CMP is needed 8. Concerns about engineers having access to their property to read movement metres 9. Strain on utilities in the area <p>Officer Response:</p> <ol style="list-style-type: none"> 1. See section 5.3 2. See section 5.4 3-5 See Section 3 and 4 6-7 See section 8.3 8-9 These are not considered to be planning considerations 					
CAAC/Local groups comments:	<p>Combined Residents’ Associations of South Hampstead (CRASH) objected:</p> <ol style="list-style-type: none"> 1. This development is intended to extend the existing ground floor flat, not for personal use, but merely to carve, from a property which has already been seriously over-developed, a separate two-bedroomed flat which will then be sold for profit. Extensive building works and extensions have already been added to the rear of the premises resulting in a substantial loss of garden and the front garden has been completely paved over so as to afford off-street parking. As a result, many cubic feet of soil, back and front of the property, have already been removed and replaced with concrete and hard-core. 2. CRASH considers that it would be reckless to permit more excavation 					

work to this property which will result in further loss of garden and ever more concrete footings, all of which is likely to interfere with ground drainage and divert rain and ground water so as to endanger neighbouring properties in a road already on Camden's own list of streets at risk of flooding. Neighbours on either side of this property have already had to endure extensive nearby building and basement works over the last two years in a street which continues to be blighted by more basement excavations than anywhere else in South Hampstead.

CRASH considers that it is now time to call at least a temporary halt to further basement development in Goldhurst Terrace while the cumulative impact of these developments is assessed. We respectfully ask you to refuse this application.

Officer Response:

See section 3, 4 and section 5.7

Site Description

The application site is a three storey, plus semi-basement level, mid-terrace house on the North side of Goldhurst Terrace which is located in the South Hampstead Conservation area.

The building has been subdivided into three self-contained flats (Use class C3) with one flat occupying each floor and is set back from the street behind existing metal electronic gates.

The property is identified as a positive contributor to the appearance and character of the conservation area.

Relevant History

190 Goldhurst Terrace:

8700456 – Enlargement of the existing single-storey rear addition as shown on drawings No.8711.01-04 inclusive. – **Granted 29/04/1987**

P9602187 – Construction of conservatory at rear, as shown on drawing no. 748.1. – **Refused 09/08/1996**

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2016

- 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

- H1 Maximising housing supply
- H3 Protecting existing homes
- H6 Housing choice and mix
- H7 Large and small homes
- 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
- T3 Transport Infrastructure
- T4 Sustainable movement of goods and materials

Camden Planning Guidance

- CPG1 Design
- CPG2 Housing
- CPG 3 Sustainability
- CPG4 Basements and lightwells
- CPG6 Amenity
- CPG7 Transport
- CPG8 Planning Obligations

South Hampstead conservation area character appraisal and management strategy (SHCACAMA) (2011)

Camden Geological, Hydrogeological and Hydrological Study

Assessment

1. Proposal

1.1 This application proposes the addition of a basement floor level to the existing ground floor flat to create one additional 2 bed unit.

- The construction of a single storey basement (18.5m depth x 7.4m width x 2.6m in height) beneath the footprint of the existing rear extension and rear garden.
- Creation of one additional residential unit (approximately 98.7sqm)
- 1x front lightwell (5sqm) and 1x rear sunken terrace (15sqm) incorporating full length patio and bi-folding doors and windows to provide outlook, ventilation and daylight to newly formed additional accommodation.

1.2 The main issues for consideration therefore are:

- Basement
- Conservation and Design
- Provision and quality of additional residential accommodation
- Neighbour Amenity
- Transport
- Trees

2. Revisions

2.1 During the course of this application, the following amendments were made:

2.2. The following revisions were made to the scheme:

- Alterations to layout involving the relocation of bedroom 1 and the kitchen/living room and removal of the proposed separate entrance in the front lightwell to the existing communal hallway
- Reduction in depth of front lightwell from 1.5m to 1m from existing bay

- Replacement of railings with flush glass lightwell
- Erection of cycle storage
- Incorporation of an escape ladder from the proposed sunken terrace to the rear garden

3. Basement

3.1 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. Campbell Reith was instructed by London Borough of Camden, (LBC) to carry out an audit on the Basement Impact Assessment submitted. This assessment encapsulated both the works proposed beneath the existing footprint of the building.

3.2 The BIA has been prepared by Chelmer Consultancy Services with supporting documents prepared by S.C. Green Limited and Clague Architects, and the final October version of the BIA by Gabriel GeoConsulting Limited. The combined authors' qualifications are in accordance the requirements of CPG4. These BIA documents have been independently assessed by Campbell Reith in line with the requirements of policy A5 / CPG4.

3.3 Additional information was requested during the course of the assessment following an initial audit of reporting. In light of the additional information provided, Campbell Reith issued their final audit of the applicants submitted BIA and conclude that "The additional information requested has been provided and the requirements of CPG4 have been met".

3.4 Within the audit report itself, CR's findings can be summarised as follows:

Hydrogeology

3.5 The BIA states that the site has as having a low risk of flooding, which is confirmed by Environment Agency data. However, the site is located within the Goldhurst Local Flood Risk Zone due to local fluvial flooding events in 1975 and 2002. The BIA has adequately assessed the flood risk from all sources and proposes a number of measures to mitigate against surface water flooding and sewer surcharging. The flood risk mitigation measures proposed in the BIA are considered sufficient to address this. Attenuation SUDS drainage is discussed within the BIA. Groundwater is present beneath the site and in the absence of further, longer term groundwater monitoring, a conservative approach assuming groundwater is at ground level has been taken to inform temporary and permanent works design in the October 2017 BIA revision. Site investigation data and geotechnical design parameters are provided.

3.6 The proposals are finalised in the revised BIA. Campbell Reith recommend that off site discharge flow rates should be agreed with Thames Water and LBC in advance of the works commencing.

Land Stability / Ground movement

3.7 The revised BIA confirms the ground conditions. Outline construction drawings have been presented including temporary works and propping arrangements, with a method statement. The original and revised BIAs state that transitional underpinning may be required, and indicative design is provided in the October 2017 revision. The proposed development involves underpinning and contiguous piling to form a basement. The BIA proposes a structural monitoring strategy to limit damage impact to a maximum of Very Slight (Category 1).

3.5 Following the above, the submitted (revised) BIA is considered to have adequately addressed criteria (a)-(e) of policy A5.

4. Flood Risk

4.1 Policy A5 and CPG4 outline that the Council will not allow habitable rooms and other sensitive

uses for self-contained basement flats and other underground structures in areas at risk of flooding. Although no parts of the borough are currently identified by the Environment Agency as being prone to flooding from waterways, Goldhurst Terrace is identified in the Council's Flood Risk strategy as subject to a history of localised surface water flooding.

4.2 The proposed flat is accessed via a communal entrance ground floor level and internal staircase. This is considered to be akin to the arrangement in a duplex arrangement where, in the event of a flood occurrence, occupants can exit the lower level to the ground floor level and still be within the main building. The proposals also include a sizeable rear sunken terrace which provides a secondary means of escape and an escape ladder has been included to access ground level. It is considered in this instance that the proposals for a self-contained unit at basement level are acceptable.

5. Conservation and Design

5.1 Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

5.2 SHCACAMA states that 'a basement development that is modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground'.

5.3 Concerns were raised about the front lightwell creating a new separate access to the basement flat. Amendments were receiving reducing down the scale of the lightwell and removing the external staircase. The entrance was relocated to the existing communal entrance at ground floor. It is considered that its reduction in scale and removal of the separate entrance address the issue of the overbearing impact of the original staircase and respects the design of this row of terrace houses.

5.4 The basement would entirely be located underneath the existing ground floor and as such compliant with current and emerging basement policies and the SHCACAMA, therefore the Council would not consider it to be overdevelopment. The majority of this development would be subterranean and therefore significantly hidden from view. The external manifestations would include 2 lightwells, 1 located to the front and one located to the rear consisting of a sunken terrace. This would be concealed from public view and largely concealed from private views. The front lightwell is small and close to the building and would not unduly betray a large basement beneath the property from the street. The works would not harm the character and appearance of the building or the conservation area of which it forms a part.

5.5 SHCACAMA further adds that in recent years, South Hampstead Conservation Area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells at the front and rear of properties. Some of these (e.g. on Aberdare Gardens) are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA.

5.6 Although the basement and scale of the lightwell is acceptable in principle, the proposed materials of the glass front lightwell is contrary to CPG4 and the SHCACAMA. A notwithstanding condition has been attached requesting revised material details and an additional section through the front lightwell. It is considered that a flush metal grill across this lightwell would ensure that the lightwell remains discreet and reflects the character of the Conservation Area.

5.7 In terms of concerns about loss of garden space, the existing garden at ground level is 100sqm which is accessed only by the ground floor flat. The proposed sunken terrace will occupy 15sqm. As a result of the proposal, the garden would retain at least 85sqm of 'open' space at ground floor level

(15% reduction) which is considered acceptable. The proposal would not significantly decrease the amount of useable garden space to the ground floor flat.

6. Provision and quality of additional residential accommodation

6.1 The basement floor level would provide approximately 98.7sqm of additional floor space to create 1x two bedroom additional unit. This exceeds the minimum floor space standards set out in the London Plan, which outlines that a minimum of 70sqm is required for 2B4P unit.

6.2 The applicant has submitted a daylight report to demonstrate that all habitable rooms will receive sufficient daylight in accordance with Policy A1. In terms of outlook bedroom 1 and the lounge will face onto the rear sunken terrace and bedroom 2 will look on the front lightwell. Although the outlook from this bedroom it not ideal it will still receive adequate daylight, on balance considering the majority of the habitable rooms have sufficient outlook the layout is considered acceptable.

6.3 The enlarged flats would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance and the London Plan.

7. Neighbour Amenity

7.1 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 impacts upon by virtue of noise or vibrations.

7.2 The nature of the proposal would not result in an alteration rising above the adjacent neighbouring boundary walls. Once constructed, the proposed basement extension would not cause any loss of outlook, privacy or natural light to any adjoining occupier. Due to the location, size and orientation of the proposed lightwell glazing, the basement would similarly not result in any detrimental levels of light spill towards neighbouring properties that might cause harm. As such, it is accepted that *once constructed*, the proposed development would not cause harm to neighbouring amenity.

7.3 The proposed lightwells would be set away from adjacent neighbouring windows and would again be set behind boundary walls and existing vegetation. The area proposed for the lightwells would not allow new or greater views or activities externally which could not take place within the existing arrangement. A fixed metal louvre at the rear between basement and ground level is considered to provide sufficient privacy to each flat from the sunken terrace.

7.4 The proposed development is not considered to lead to a significant adverse impact upon the amenities of any neighbouring residents. The development is thus considered to be in accordance with planning policies A1 and A4 of the Camden Local Plan

8. Transport issues

8.1 Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The site is located in the controlled parking zone Swiss Cottage: West End Lane CA-R(a) which operates between 0830 and 1830 hours on Monday to Friday. The proposal would provide a car free development. The area is within a highly

stressed Controlled Parking Zone with 110 permits for every 100 spaces available. In addition, the site has a PTAL rating of 4. A car free development will be secured as a S106 agreement.

8.2 Where the implementation of development has the potential to cause damage to the adjacent public highway or footway, the Council may seek to secure a Highways contribution in case of damage. The Council would need to repair any such damage to the public highway. A financial contribution for highway works is therefore recommended to be secured by S106 Legal Agreement.

8.3 Highways officers were consulted and determined that this proposal would not require a CMP as there are single and double yellow lines adjacent to the property which can be used for loading/unloading, and it is noted that there is on-site parking spaces for any construction materials/vehicles.

8.4 Policy T1 of the new Camden Local Plan requires developments to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in CPG7. This proposal provides two parking spaces located in front driveway which complies with this guidance. Further details of the proposed cycle storage will be secured by condition.

9. Impact on trees/landscaping

9.1 No trees are proposed to be removed or pruned in order to facilitate development. No excavation is proposed within the root protection areas of trees to be retained on site or on neighbouring sites. As such the scheme is considered acceptable from an arboricultural perspective. A condition has been attached requesting details of tree protection 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 Camden Local Plan 2017.

10. CIL

10.1 The proposal would be Camden CIL liable – 98.7sqm (new floorspace) x £500 (Zone C CIL Tariff) = £49,350.

10.2 Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £4,935 (98.7sqm x £50).

11. Recommendation

11.1 Grant planning permission subject to a S106 agreement.

12. Planning Obligations

12.1 A section S106 is required with the following heads of terms:

- Car-Free development
- Highways contribution of £1164

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29th January 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.