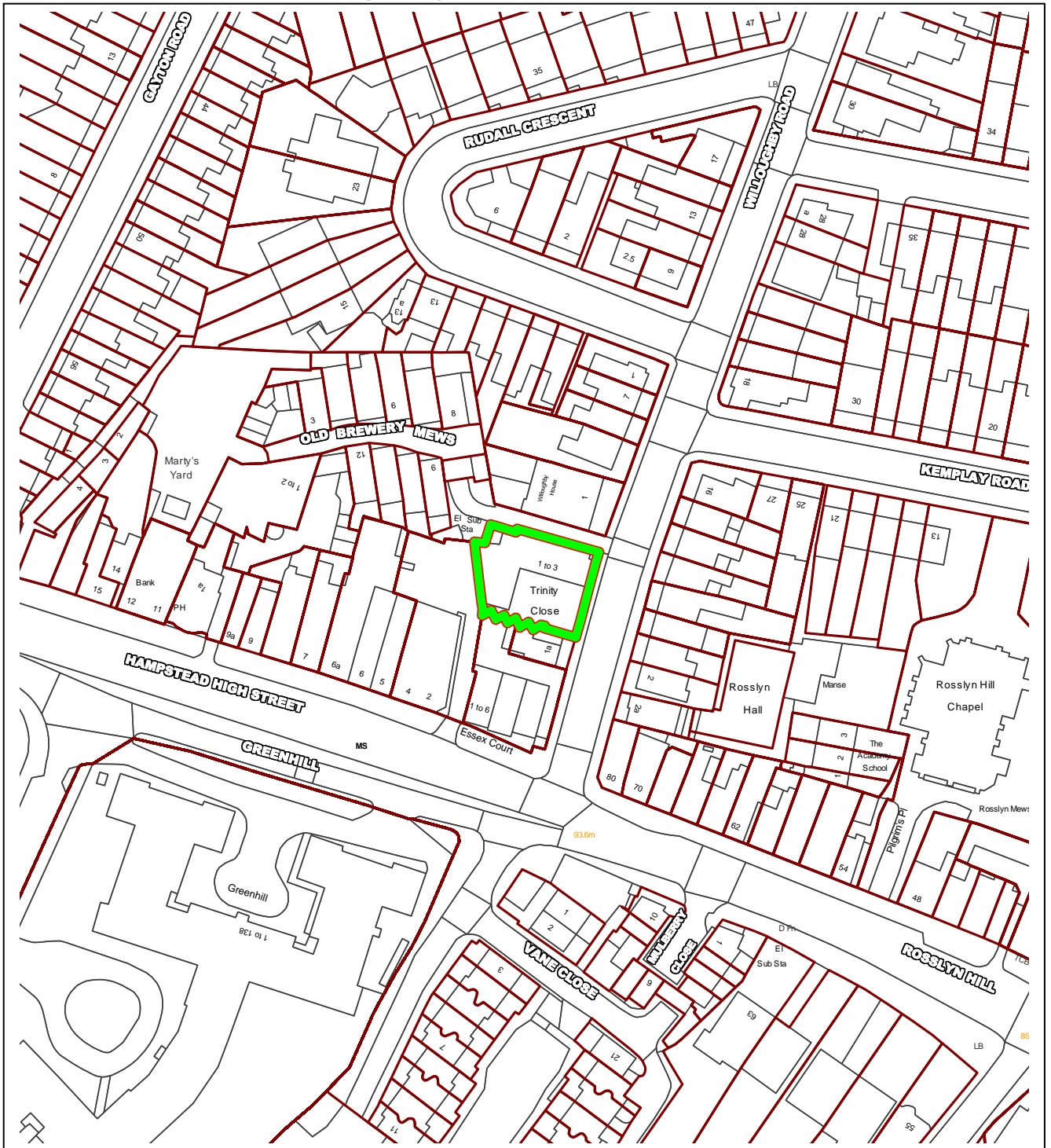


2017/6506/P – 3 Trinity Close, Willoughby Road, NW3 1SD



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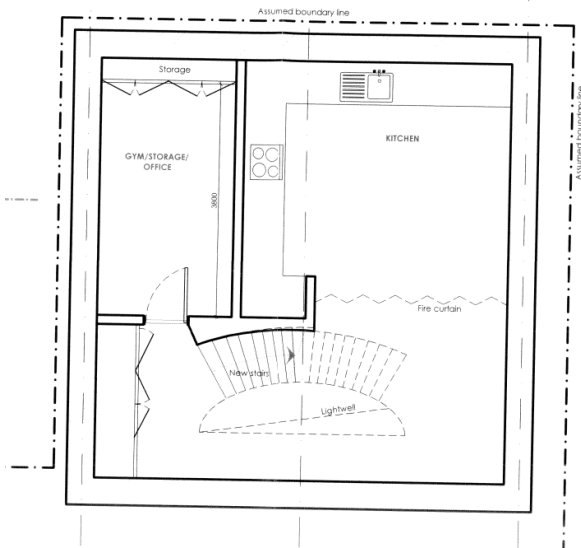
1. Front elevation of 3 Trinity Close taken from Willoughby Road



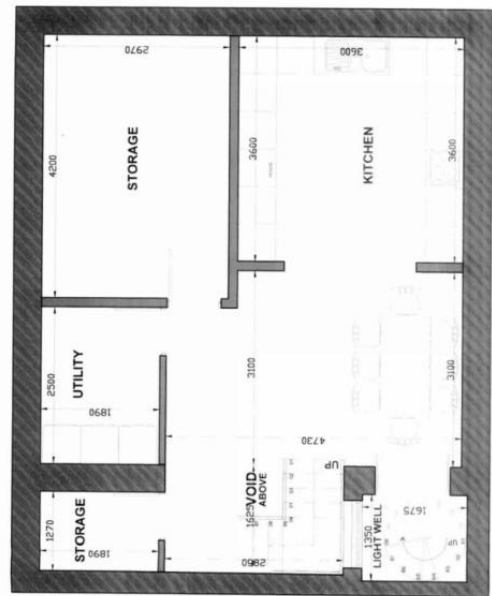
2. Front/side of 3 Trinity Close



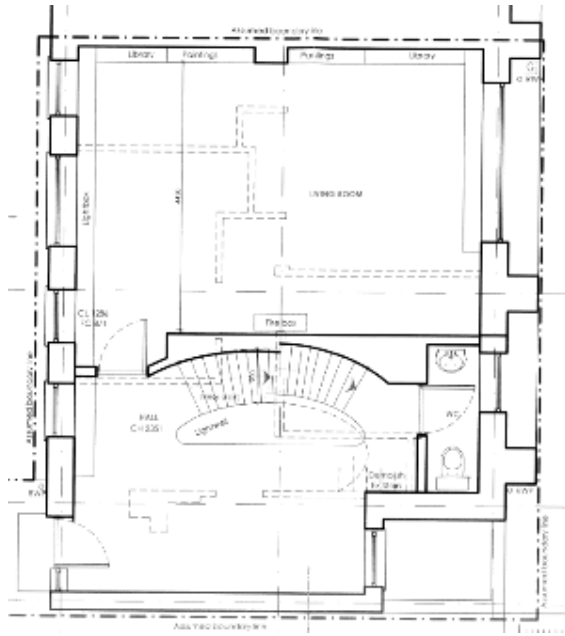
3. Front/side of 3 Trinity Close



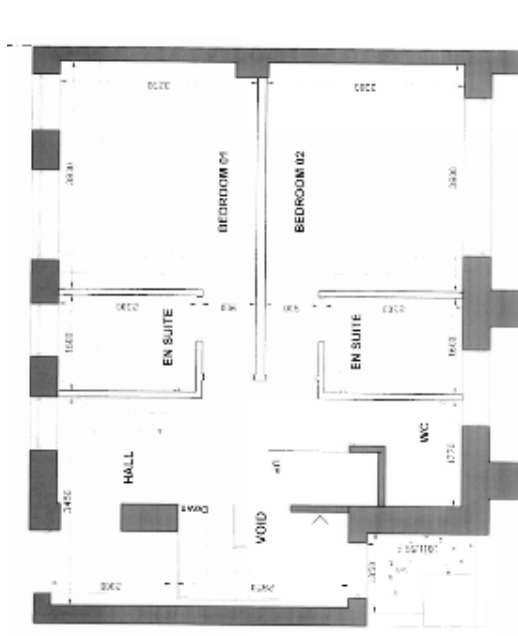
4. Existing basement plan



5. Proposed basement plan



6. Existing ground floor



7. Proposed ground floor

Delegated Report		Analysis sheet		Expiry Date:	27/02/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	01/02/2018
Officer			Application Number(s)		
Ben Farrant			2017/6506/P		
Application Address			Drawing Numbers		
3 Trinity Close Willoughby Road London NW3 1SD			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Front basement extension (towards Willoughby Road) including installation of external staircase and lightwell					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full planning application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:

No. notified

0

No. of responses

0

No. of objections

4

Summary of consultation responses:

A site notice was displayed on 05/01/2018 (consultation end date 26/01/2018), and a press notice was displayed on 11/01/2018 (consultation end date 01/02/2018).

3 objections were received in response to the public consultation, the results of which are summarised below:

1 Trinity Close

- Fails to comply with Local Plan Policy A5 (subsections h, j, k, l and m) and CPG4, seeking to cover entire plot footprint extending up to the highway footpath
- Compromises groundwater flows and future planting potential of the site
- Not set back from the boundaries
- Land stability issues
- Over-development of the site

Willoughby Road (no property number given)

- Previous refusals on site should be maintained and the basement should not be extended

6 Willoughby Road (2)

- Existing works have been extremely disruptive
- Existing footprint should not be extended
- House does not extend over the pavement as drawings imply

Officer Response:

- *Compliance with Policy A5 of the Local Plan and CPG4 is addressed in section 3 of the report*
- *The Basement Impact Assessment (BIA) audit has confirmed no undue harm to land stability, groundwater flows or other such matters*
- *Given the scale of the front garden area (approximately 3sq. m) the proposal does not present a significant opportunity for planting, meaning the proposal does not significantly reduce the planting potential for the site (see section 3 of the report)*
- *Lack of set back from the boundaries is addressed in section 3 of the report*
- *The proposal does not represent an overdevelopment of this constrained site wherein the footprint of the property already covers all but 3sq. m of the site*
- *The drawings are accurate and sufficiently clear for the determination of the application, showing excavation only within the property's curtilage*
- *Previous basement applications on site were for Lawful Development Certificates rather than planning applications; the site has not been refused planning permission for a basement (see 'Relevant Planning History' section)*

Site Description

The site is a two storey building (plus roof extension and basement addition) on the western side of Willoughby Road off of Trinity Close. The 3 properties which constitute Trinity Close face onto a central hard landscaped courtyard/driveway.

The property has recently excavated a basement below the footprint of the original property under permitted development (2015/6757/P dated 09/12/2015). The basement has no externally visible alterations (lightwells etc).

The site is within the Hampstead Conservation Area, and is noted as a positive contributor within the Hampstead Conservation Area Statement. There are no nearby listed buildings which would be affected as a result of the proposal.

Relevant Planning History

3 Trinity Close (application site)

2017/6507/P - Installation of 1 x rooflight to front roof slope – **Granted 15/02/2018**

2015/6757/P - Excavation of enclosed single storey basement under the footprint of the existing dwellinghouse – **Certificate of Lawfulness Granted 09/12/2015**

2014/5461/P - Excavation of basement to provide ancillary space for existing dwellinghouse – **Non-determination: would have refused Lawful Development Certificate 02/04/2015, appeal withdrawn 14/12/2015**

2013/7665/P - Replacement of front extension and installation of railings at front boundary at ground floor level; installation of skylights within roof slope and minor alterations to fenestration in side elevation – **Granted 27/08/2014** – application included the installation of 8no. front facing conservation grade rooflights, however the permission was not implemented.

1 Trinity Close

2016/0062/P - Excavation of single storey basement under footprint of existing house – **Certificate of Lawfulness Granted 22/02/2016**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

A5 Basements

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015)

CPG4 Basements (2015)

CPG Basements (Draft November 2017)

CPG6 Amenity (2011)

Hampstead Conservation Area Statement (October 2001)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Excavation of 1.5m long section to the front of the property (towards Willoughby Road) stretching the full width of the site (7.5m). The excavation is largely below the existing front extension (5.5m width, 8.25sq. m), with the remaining 2m wide section (3sq.m) of front garden area being excavated to form a lightwell. The basement would have a depth of 2.9m below ground level and would adjoin the existing main basement
- Installation of external spiral staircase within front lightwell knocking through part of the existing 1.2m high existing boundary wall to form an access to this staircase

2. Revisions

2.1. Whilst further details for the Basement Impact Assessment were received, no amendments to the plans were made during the course of this application.

3. Basements

3.1. Policy A5 of the London Plan states that basement applications should be supported by a Basement Impact Assessment (BIA), and should cause no harm to neighbouring properties; structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building; and, the significance of heritage assets, as well as further requirements in subsections n) - u). The BIA has been independently audited by Campbell Reith, and has been found to be compliant with this regard.

3.2. Policy A5 continues to state that basement developments should: h) not exceed 50% of each garden within the property; i) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and, m) avoid the loss of garden space or trees of townscape or amenity value. It is acknowledged that the proposal would serve to cover more than 50% of the 'garden area' which is a small (1.5m x 2m) section to the front of the property, which exists behind a 1.2m high boundary wall, which is of little ecological and aesthetic value. Indeed it appears that the area has not been historically planted, and would not, by reason of its constraints, be able to facilitate a significant degree of landscaping. Given the 3sq. m size of the 'front garden' area, and its position behind an existing 1.2m boundary wall, it is considered that, in this very unusual instance, the installation of a lightwell is considered to be acceptable in this regard.

3.3. It is additionally acknowledged that the proposal is not set in from the boundaries of the site. The proposed basement addition is to the front of the property, bounding highways land of Willoughby Road to the front (east), Old Brewery Mews to the north, and the access for Trinity Close to the south. As such, the proposal would not impact on boundaries to neighbouring residential units, and similarly to above, is considered to be acceptable in this unusual instance.

3.4. The proposal is considered to be otherwise compliant with Policy A5 of the Local Plan and CPG4 Basements, and is considered to be acceptable in this regard. A standard condition will require details of the basement checking engineer to be submitted to and approved by the Council.

4. Conservation and design

4.1. The application site is located within the Hampstead Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

4.2. The proposed alteration is considered to be of a simple siting, scale and design, with the visible external alterations being relatively minor. The works are largely contained below the existing footprint of the front extension, with a 3sq. m lightwell obscured behind an existing 1.2m high boundary wall. The most visible alterations would be the lightwell and break within the existing boundary wall to form an access to the external spiral staircase. The wall is of modern construction, and this break, coupled with the alterations, is considered not to result in harm to the character, appearance or historic interest of the conservation area. Whilst the proposed addition would be publically visible, it would not serve to cause harm to these views, nor would it harm the surrounding conservation area, and there are no nearby Listed Buildings which would be impacted.

4.3. Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies D1 and D2 of the London Borough of Camden Local Plan (2017).

5. Impact on Neighbour Amenity

5.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

5.2. Given the siting of the proposal to the front of the property (facing on to Willoughby Road), coupled with the subterranean nature of the development (with only minor alterations at ground floor level), the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

6. Transport

6.1. Given the level of basement development already recently completed on site, coupled with the relatively minor scale of the addition proposed (11.25sq. m total), the proposal in this instance would not require the implementation of a Construction Management Plan (CMP).

7. Conclusion

The basement (which has largely been completed save for the front area and lightwell) is relatively modest in size and would be limited to the footprint of the existing building except for the small lightwell. The BIA has been reviewed by Campbell Reith and the only external manifestation is a small lightwell hidden behind an existing wall. As such the proposal is considered to comply with policies A1, A5, D1, and D2.

Recommendation:

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 3rd April 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'.