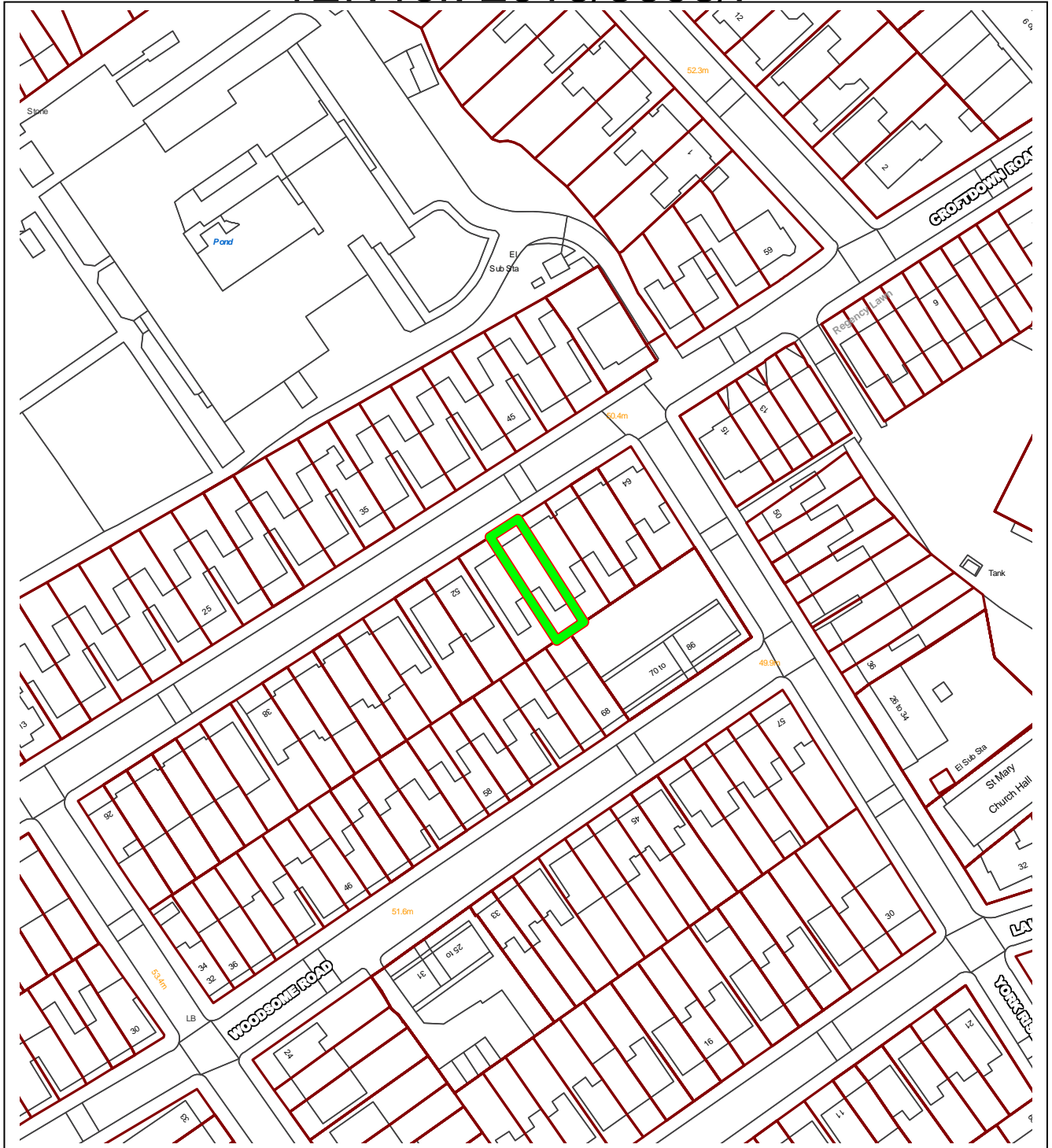


56 Croftdown Road, London, NW5

1EN ref: 2016/3698/P



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Photo 1 (above): Front garden of 56 Croftdown Road (looking south-west)



Photo 2 (above): Street tree outside 56 Croftdown Road



Photo 3 (above): Front steps leading to existing basement at 56 Croftdown Road



Photo 4 (above): Existing crawl space beneath front ground floor living room of 56 Croftdown Road



Photo 5 (above): Existing basement to rear of 56 Croftdown Road

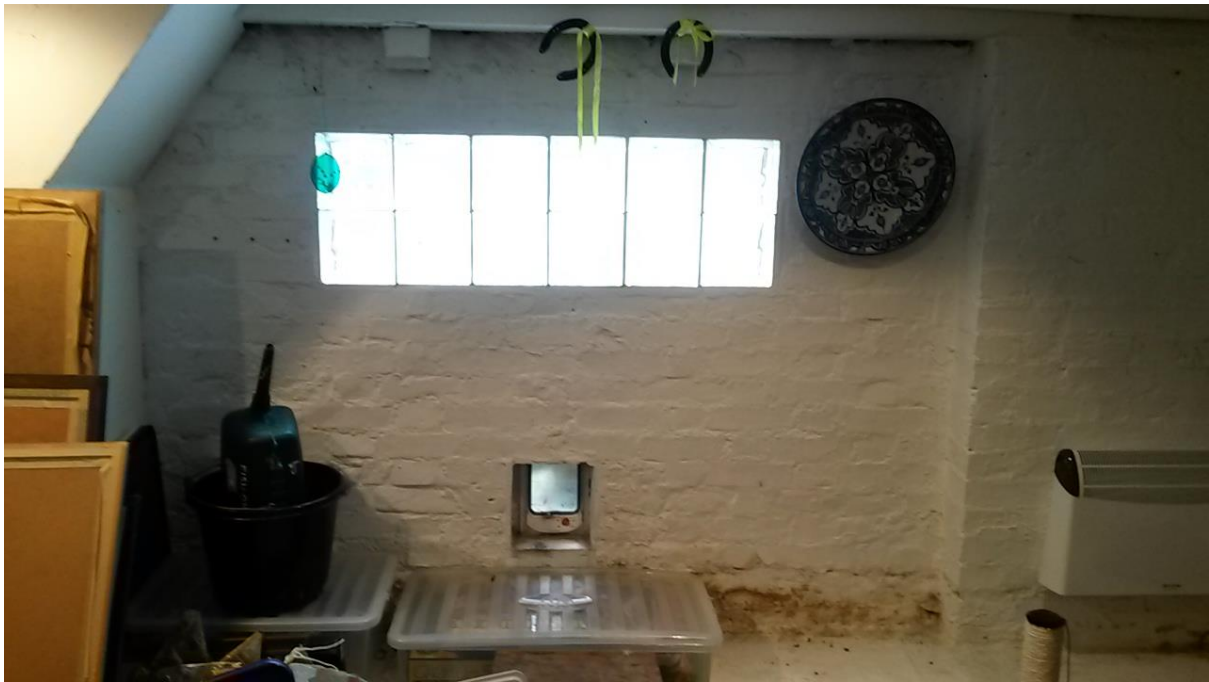


Photo 6 (above): Existing glazed blocks inserted into rear fenestration of 56 Croftdown Road at basement level, as viewed from existing basement



Photo 7 (above): Rear elevations of Nos. 54, 56 and 58 Croftdown Road



Photo 8 (above): Close-up of rear elevation of 56 Croftdown Road

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date: 27/04/2018		
		N/A		Consultation Expiry Date: 18/08/2016		
Officer			Application Number(s)			
Charlotte Meynell			2016/3698/P			
Application Address			Drawing Numbers			
56 Croftdown Road London NW5 1EN			See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Extension and lowering of existing basement to include installation of front lightwell and new front and rear windows; reconfiguration of front steps and installation of new railings to front boundary wall.						
Recommendation(s):		Grant conditional planning permission				
Application Type:		Householder Application				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	3	No. of objections	1
Summary of consultation responses:	<p><u>A site notice was displayed on 27/07/2016</u> <u>A press notice was advertised on 29/07/2016</u></p> <p>In response to the proposal, comments in support were received from 58 Croftdown Road and Ground Floor, 54 Croftdown Road.</p> <p>The following comments were received in support of the application:</p> <ul style="list-style-type: none"> I live next door to the applicant. I support the application. I would like to add my support to this proposal, along with the lightwell and windows front and rear, which I believe are in keeping with the character of this side of the street. <p>In response to the proposal, an objection was received from an unknown address.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none"> In 2013, there was a similar application at No. 54 Croftdown Road. 					

Permission was granted, followed by a 'withdrawn decision'. The then DPCAAC chair commented that 'the proposed lightwell currently falls foul of both policy and guidance, including the relevant provisions of both the LDF and CAAMS'. He thought that there may well be a need for tanking and underpinning. We also have the North Thames Flood Relief Sewer under York Rise and are in a Flood Risk Area. The cavity underneath certain houses enables flood water to run away and was not designed to be dug out for habitable use. I have grave concerns that this if approved, would set a precedent for basement rooms, so near to the original course of the River Fleet. Also much of the front garden would be removed to form the lightwell, which would also increase any flood risk.

(Officer response: see 'Design' and 'Basement Impact' sections of the officer report below).

**Dartmouth Park
CAAC comments:**

The Dartmouth Park CAAC objected on the following grounds:

- There was a similar application at No. 54. Permission had been granted twice previously, but in 2013 'withdrawn decision'. We commented that 'the proposed light well currently falls foul of both policy and guidance, including the relevant provisions of both the LDF and CAAMS'. There may be problems with humidity being near to the original course of the River Fleet. There may be a need for tanking and underpinning. We do have grave concerns that once allowed it will form a precedent. The area to be dug out is large, and it appears that most of the front garden will be taken for the light well.

(Officer response: see 'Design' and 'Basement Impact' sections within the main body of the report).

Site Description

The application site comprises a three storey mid-terrace property (plus basement) on the south-eastern side of Crossfield Road. The property is in use as a single dwellinghouse.

The property is not listed but is located within the Dartmouth Park Conservation Area and is identified in the Dartmouth Park Conservation Area Appraisal and Management Strategy as making a positive contribution to its character and appearance.

Relevant History

Application site:

None

Neighbouring sites:

54 Croftdown Road

2013/5371/P – Conversion of a 1 x one bedroom flat into a 1 x 2 bedroom flat (Class C3) and associated alterations to include the creation of a front lightwell, addition of front and side windows at basement level, addition of rear french doors and access steps to rear garden at lower ground floor level, alterations to the existing rear extension to include the replacement of window with french doors to west side flank of the extension, replacement of door with window at ground floor level and addition of 3 x solar panels to roof slope. **Withdrawn 01/11/2013 as required Basement Impact Assessment was not submitted**

2004/1517/P – Renewal of planning permission (dated 27/05/99) for the excavation of lower ground floor to provide additional accommodation for ground floor flat including alterations to rear to provide new doors and windows to lower ground floor. **Planning permission granted 27/05/2004**

PE9900127 – Excavation of lower ground floor to provide additional living accommodation for ground floor flat with consequential external alterations to rear to provide new doors and windows to lower ground floor room. **Planning permission granted 27/05/1999**

59 Croftdown Road

2016/3596/P – Single storey rear extension with basement below; and replacement outbuilding for use ancillary to main building. **Planning permission granted 24/03/2017**

43 Croftdown Road

2016/5697 – Extension and lowering of existing basement, installation of front lightwell; and replacement of rear window with door. **Planning permission under consideration**

45 Croftdown Road

2015/1697/P – Creation of front lightwell with extension to existing basement and 2 x replacement windows basement level to side and rear. **Planning permission granted 29/05/2015**

17 Croftdown Road

2015/6086/P – Excavation to extend basement with a front lightwell, alteration to bay window, replacement of basement window with French doors and re-landscaping of garden. **Planning permission granted 08/07/2016**

Relevant policies

National Planning Policy Framework (2012)

Draft National Planning Policy Framework (2018)

London Plan (2016)

Draft New London Plan (2017)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 Managing the impact of development

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

CC3 Water and flooding

T4 Promoting the sustainable movement of goods and materials

Camden Planning Guidance

CPG1 Design (2015; updated 2018)

CPG3 Sustainability (2015; updated 2018)

CPG6 Amenity (2011; updated 2018)

CPG7 Transport (2011)

CPG8 Planning Obligations (2015)

CPG Basements (2018)

CPG Amenity (2018)

Dartmouth Park Conservation Area Appraisal and Management Strategy (2009)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Extension and lowering of existing basement with excavation of front lightwell. The basement excavation would extend the existing basement floor to cover the whole footprint of the building (an additional 23.6sqm), with a floor to ceiling height of 2.45m. Two new timber framed sash windows would be inserted into the front elevation at lower ground floor level, and two new timber framed windows would be inserted into the rear elevation. The basement would provide a bedroom, study/playroom, shower room and storage.
- The front lightwell would measure 4.0m in width and between 1.5m and 2.3m in length, with a depth of 1.7m and area of 6.6sqm. The existing front steps to the basement would be reconfigured and the lightwell would be secured by a metal grille.
- The proposal also includes alterations to the front garden, including the repositioning of the main front entrance steps, the reconfiguration of the steps to the lower ground floor, and the installation of painted metal railings to the front boundary wall and around the proposed lightwell.

Revisions

1.2 Following negotiation, the drawings have been revised to show the proposed front lightwell as covered by a metal grille rather than metal railings, and the front steps to the basement have been reconfigured in line with the existing front steps, to enable the installation of the metal grille. The drawings have also been amended to include the area of the existing front garden to demonstrate that the proposed front lightwell would comply with policy A5.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Dartmouth Park Conservation Area);
- Basement impact (the impact on the natural and built environment);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);
- Transport (the impact of the proposal upon local transport and highways);
- Trees (the impact of the proposal on trees within and adjoining the application site).

3.0 Design

3.1 Policy D1 aims to ensure the highest design standards for developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.

3.2 Policy A5 Basements of the Camden Local Plan 2017 includes a number of stipulations for proposed basement development within the Borough, including upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling. Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause 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.

3.3 Policy A5 also states that the siting, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f) not comprise of more than one storey;
- g) not be built under an existing basement;
- h) not exceed 50% of each garden within the property;
- i) be less than 1.5 times the footprint of the host building in area;
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k) not extend into or underneath the garden further than 50% of the depth of the garden;
- l) 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.

3.4 The building features an existing single storey basement with a floor to ceiling height of 1.9m beneath the rear and north-eastern end of the building, and a crawl space with a floor to ceiling height of 1.5m beneath the ground floor living room to the front of the building. The proposals include the lateral extension of the existing basement to cover the full footprint of the property (an increase of approximately 23.6sqm) and the excavation of the existing basement by between 0.6m and 0.8m, including a lightwell to the front. The internal floor to ceiling height of the new basement floor would be approximately 2.45m.

3.5 The proposed development would have a fairly minor impact on the overall character and appearance of the host building. The existing basement features a high-level window formed of glazed bricks overlooking the rear garden, which would be replaced with two timber framed windows to match the design of the windows above. A new lightwell would be formed to the front of the property by continuing the existing bay window at ground floor level down to basement level. It would be finished in rendered brick with sash windows to match the design and materials of the floor above. It would not appear as an incongruous addition to the streetscene due to the creation of similar lightwells to the front of neighbouring properties along Croftdown Road.

3.6 Although some of the existing paving within the front garden area would be removed to make way for the lightwell, a sufficient portion would be retained to protect the character of the front garden area. Furthermore, a front garden with a depth of 1.3m would remain behind the front boundary wall, including the existing front hedge, and so the verdant character of the front garden would be retained. The revised drawings show that the proposed front lightwell would be secured by a metal grille rather than railings, which is considered appropriate as it would ensure that the front garden does not have a cluttered appearance and would not harm the character and appearance of the host building and the terrace of which it forms a part. Low level metal railings would be installed above the existing low front boundary wall and the main front entrance steps would be relocated besides the front entrance door to match the situation at the adjacent neighbour No. 58 Croftdown Road.

3.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed basement would comply with policy A5, and overall the proposals are considered to preserve the character and appearance of the host building and Dartmouth Park Conservation Area and are considered acceptable in design terms.

4.0 Basement impact

4.1 A Basement Impact Assessment (BIA) has been submitted as part of this application. This document has been independently reviewed by Campbell Reith with subsequent information provided by the author of the BIA during the course of the application. Within their final audit report, Campbell Reith conclude that the revised has addressed initial concerns and that the development as proposed would remain in accordance with policy A5 / CPG Basements.

4.2 The original BIA identified that the assumed course of the “lost” River Fleet runs within 100m of the site. A ground investigation was undertaken at the site and ground conditions were found to comprise Made Ground overlying London Clay which extended the full depth of the investigation of 3.0m, and no alluvial soils were encountered. Groundwater was not encountered during the investigation, and the Audit accepts that there will be no impact to the hydrogeological environment.

4.3 The site is within the York Rise Local Flood Risk Zone and the Environment Agency indicates the site is at medium risk of surface water flooding and reservoir flooding. A site-specific flood risk assessment has been provided within the revised BIA, which concludes that there is no additional risk to flooding to the basement from the proposed deepening and lightwell amendments.

4.4 The BIA Audit notes that the site area is currently 100% impermeable and there will be no change under the proposed development, and it therefore accepts that there will be no adverse impacts on the hydrological environment.

4.5 The revised Ground Movement Assessment (GMA) has considered the movements related to excavation and construction of the basement retaining walls in relation to No. 56 Croftdown Road and the adjacent neighbouring properties Nos. 54 and 58 Croftdown Road. The revised GMA considers the modest proposed excavation depths and predicts damage impacts to neighbours to be Burland Scale Category 0 (Negligible), which the Audit accepts, assuming good workmanship. The revised BIA includes a structural movement monitoring strategy to control construction and maintain damage impacts to with Category 1 (Very Slight), which the Audit also accepts.

4.6 The Audit confirms that the BIA has met the requirements of Policy A5 and CPG Basements for the identification of the potential impacts of the proposed basement construction and the proposed mitigation. If planning permission is granted, a condition will be imposed requiring the applicant to submit details of a qualified engineer to inspect, approve and monitor the construction works.

5.0 Amenity

5.1 Due to the location and nature of the proposals, the development is not considered to cause harm to neighbouring amenity in terms of privacy, outlook or daylight. The works would not introduce any new windows that would overlook neighbouring properties, nor would the development block neighbouring light levels. The development is thus considered to be in accordance with policy A1.

6.0 Transport

6.1 Although the proposed works would involve basement development, the Council’s Transport Officer has confirmed that the extent of the works would not warrant the submission of a Construction Management Plan. An informative would be added to remind the developer to register with the Considerate Constructors Scheme prior to works commencing on site.

6.2 The development may require the temporary suspension of parking bays (to enable deliveries and collections of materials, for example) and a hoarding license. As these are outside of the remit of planning and must be arranged with the Council’s Highways and Licensing teams, an informative will added to the decision notice to remind the developer to do so.

7.0 Trees

7.1 No trees are proposed to be removed in order to facilitate development. No development is proposed within the root protection areas of any trees, on or off site, that are to be retained. There is the potential for two off site tree on the highway adjacent to the property to be damaged by secondary

site activity e.g. deliveries, loading/unloading. The Council's Tree officer has assessed the submitted Arboricultural Report and has confirmed that these trees can be easily protected from mechanical damage through the installation of wooden hoarding, and a condition will be imposed to secure details of tree protection measures.

8.0 Conclusion

8.1 The proposed development is considered acceptable in terms of design, basement impact and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

8.2 Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd 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'.

Application ref: 2016/3698/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 19 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Scales Gunn Design Ltd
6 North Grove
London
N6 4SL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**56 Croftdown Road
London
NW5 1EN**

DECISION

Proposal: Extension and lowering of existing basement to include installation of front lightwell and new front and rear windows; reconfiguration of front steps and installation of new railings to front boundary wall.

Drawing Nos: 56CROFT-E-101 Rev. A; 56CROFT-E-102 Rev. A; 56CROFT-E-200 Rev. A; 56CROFT-E-300 Rev. A; 56CROFT-P-100; 56CROFT-P-101 Rev. B; 56CROFT-P-102 Rev. A; 56CROFT-P-200 Rev. B; 56CROFT-P-300 Rev. A; 56CROFT-P-301 Rev. A; Arboricultural Report (prepared by Frank Parsons Arboriculturalist, dated June 2016); Basement Impact Assessment Report (prepared by GEA, dated December 2017); Basement Response to Campbell Reith Audit Query Tracker version 2 (prepared by Price & Myers, dated December 2017); Design & Access Statement (prepared by Scales Gunn Design Ltd, dated April 2018); Photos of Existing Light Wells on Croftdown Road (prepared by Scales Gunn Design Ltd, dated October 2016).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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

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 56CROFT-E-101 Rev. A; 56CROFT-E-102 Rev. A; 56CROFT-E-200 Rev. A; 56CROFT-E-300 Rev. A; 56CROFT-P-100; 56CROFT-P-101 Rev. B; 56CROFT-P-102 Rev. A; 56CROFT-P-200 Rev. B; 56CROFT-P-300 Rev. A; 56CROFT-P-301 Rev. A; Arboricultural Report (prepared by Frank Parsons Arboriculturalist, dated June 2016); Basement Impact Assessment Report (prepared by GEA, dated December 2017); Basement Response to Campbell Reith Audit Query Tracker version 2 (prepared by Price & Myers, dated December 2017); Design & Access Statement (prepared by Sceales Gunn Design Ltd, dated April 2018); Photos of Existing Light Wells on Croftdown Road (prepared by Sceales Gunn Design Ltd, dated October 2016).

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 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 local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction" and shall include details of how the two trees on the highway adjacent to the site shall be protected from mechanical damage by installation of wooden hoarding around the stems. 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.

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 In order to ensure the stability of the public highway adjacent to the site is not compromised by the basement development, you are required to submit an 'Approval In Principle' (AIP) report together with the associated fee of £1,800 to the Council's Highways Structures & Bridges Team prior to the commencement of development.
- 4 You are advised to register the development with the Considerate Constructors Scheme prior to works commencing on site. See link below:

<https://www.ccscheme.org.uk/>
- 5 The approved development may require temporary parking bay suspensions and a hoarding license. For further details please refer to the following web pages:

<http://www.camden.gov.uk/ccm/navigation/transport-and-streets/parking/parking-bay-suspensions/>

<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION