

13A Crossfield Road, London, NW3

4NS ref: 2016/6426/P



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Photo 1 (above): Rear elevation of 13 Crossfield Road



Photo 2 (above): Rear garden of 13a Crossfield Road



Photo 3 (above): Relationship between existing rear extension at 13a Crossfield Road and 12 Crossfield Road to the north



Photo 4 (above): Relationship between existing rear extension at 13a Crossfield Road and 37 Adamson Road to the south



Photo 5 (above): Relationship between existing rear extension at 13a Crossfield Road and existing side extension at 37 Adamson Road



Photo 6 (above): Existing side windows and entrance door to lower ground floor flat 13a Crossfield Road



Photo 7 (above): Front elevation of 13 Crossfield Road

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|--|----------------------------|---|-------------------------------------|---|-------------------|
| Delegated Report (Members' Briefing) | | Analysis sheet | | Expiry Date: 23/01/2017 | |
| | | N/A | | Consultation Expiry Date: 23/02/2017 | |
| Officer | | | Application Number(s) | | |
| Charlotte Meynell | | | 2016/6426/P | | |
| Application Address | | | Drawing Numbers | | |
| 13A Crossfield Road London NW3 4NS | | | See draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Excavation of basement with rear lightwell, erection of single storey rear conservatory, installation of new side window and replacement of side windows to lower ground floor flat. | | | | | |
| Recommendation(s): | | Grant conditional planning permission subject to a Section 106 Legal Agreement | | | |
| Application Type: | | Full Planning Permission | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | |
| Informatives: | | | | | |
| Consultations | | | | | |
| Adjoining Occupiers: | | No. of responses | | 3 | No. of objections |
| | | | | | 3 |
| Summary of consultation responses: | | <p><u>A site notice was displayed on 31/01/2017 and expired on 21/02/2017.</u> <u>A press notice was advertised on 02/02/2017 and expired on 23/02/2017.</u></p> <p>In response to the proposal, objections were received from Flat 1, 12 Crossfield Road, 12a Crossfield Road and Flat 3, 12 Crossfield Road</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none"> <u>Amenity impacts of proposed rear conservatory:</u> <ul style="list-style-type: none"> I do have some concerns that the conservatory as proposed would infringe both the daylight and the sunlight from the bedroom (adjacent to the garden) in my property. The new conservatory is to be cavity masonry construction to approx. 575mm height and it would overlook my garden terrace and create a sense of enclosure. I am concerned that the conservatory as proposed would not be in keeping with Camden planning guidelines. Section 4.10 of the "Camden Planning Guidance Design Extensions, alterations and conservatories" which | | | |

states that an extension should “not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing... and sense of enclosure.” I have read Camden Planning Guidance 6: Amenity which states (page 31) that “we expect all buildings to receive adequate daylight and sunlight.” (*Officer response: see paragraph 6.1 of the report*);

- As a proposed triple-glazed conservatory is to be added on to the rear of the house I hope it will be more than adequately sound-proofed as noise from the existing brick extension in that area already leeches out.

(Officer response: The proposal would need to comply with Building Regulations and an informative will be added to the decision notice to remind the developer to do so. Amenity concerns are addressed within the main body of the report. Due to the size, siting and location of the conservatory, it would not unduly harm the living conditions of neighbouring occupiers).

Basement excavation – Design:

- This proposed basement development is much larger than other basement developments in the street and neighbouring streets. The plans do not comply with Camden’s own planning guidance. The proposed basement extends under what is currently the garden and beyond the original footprint of the building. Camden Planning Guidance on Basements and Lightwells Section 2.6 states that the Council’s preferred approach is “for basement development to not extend beyond the footprint of the original building” in order to reduce the area for water to runoff and soak away. The proposed conservatory (with basement underneath) and lightwell will take up one third of the current garden. This does not comply with Camden’s planning guidance Section 2.5 which states “Basement development that extends below garden space can also reduce the ability of that garden to support trees and other vegetation leading to poorer quality gardens and a loss in amenity and the character of the area.”

(Officer response: see paragraphs 3.5-3.12 within the main body of the report).

Comparisons with other local basement works:

- I note that permission was granted at 15a Crossfield Road two years ago but that basement was on a much smaller scale than this one. That basement was ONLY at the back of the building, there was no digging at the front, and the basement at 15a is on third of the size of the proposed basement at 13a. Another nearby basement development was 55 Lancaster Grove 2015 BUT this was an enlargement of an existing basement, not a brand new excavation, and it was subject to a section 106 legal agreement over water and sewage issues.

(Officer response: A Basement Impact Assessment has been submitted as part of this application and independently reviewed – see paragraphs 4.1-4.5 of the report. See paragraphs 5.1-5.2 of the report for discussion of the planning obligations to be secured by a Section 106 Legal Agreement).

Basement excavation – Flooding concerns:

- About 16 years ago the floorboards inside and under the front window of number 13a were rotten and water could be seen swirling under.

About 8 years ago when 13a was converted the renovator had to pump water out from the basement. The renovator at the time told me that the row of houses had gradually sunk over 130 years – on 13a side – by several inches. Several of the past tenants of 13a have had to leave the existing basement flat because of the smell and damp and the overflowing drains. As the house is caught between two of the tributaries of the underground river Tyburn I hope this development will not cause further subsidence which leads to cracking of walls in the adjoining house at number 12.

- This is a very large scale project. I am concerned about the ground movement and the damage that could be caused to my property by a large digging project, as well as the impact of groundwater flows to neighbouring properties. There is a risk of flooding from this development. Section 3 of Camden Development Policies DP27 states that “the construction of a basement could cause surface water flooding if its location forces water to the surface or could cause flooding elsewhere if the movement of water below ground is altered”. The BIA concludes that it is likely that the groundwater level will rise as a result of the basement construction. Two boreholes were constructed at 13a Crossfield Road in December 2016 which encountered water seepage and the BIA concluded that waterproofing of the basement would be necessary as well as some dewatering. Whilst the report does not indicate a risk to neighbouring property, the need for waterproofing and dewatering does indicate some problems with the water and I am concerned about the impact on drainage conditions. (See Thames Water’s response to the proposed basement development of The Hall school a few doors away at 23 Crossfield Road which also highlights concerns about drainage). I am concerned that this development could contribute to sewage flooding. I would also like to draw your attention to CDP 27.9 which raises some concerns about the proposed basement being underneath an impermeable pavement, in the case of 13a Crossfield Road, the basement is under an impermeable paved patio at the back garden. CDP 27.9 states that “developments should provide an appropriate proportion of planted material above the structure to mitigate the reduction in the natural storm water infiltration capacity of the site and/or the loss of biodiversity caused by the development. This will usually take the form of a soft landscaping or detention pond on the top of the underground structure, which is designed to temporarily hold a set amount of water while slowly draining to another location.”

(Officer response: see paragraphs 4.1-4.5 of the report below).

Basement excavation – Construction and noise concerns:

- I see that the applicants have detailed the work on the proposed underground basement at 13a Crossfield to last 7 months. The underground excavation (in the Design and Access Statement) at 15a Crossfield Road (2014/0498/P), lasted for 18 months. And the work on an underground basement in nearby Adamson Road took 15 months. The quote to say the least seems hopelessly inadequate if not deceptive. Could someone shed light on this inadequacy? After all, nobody enjoys noise.
- I trust Camden is going to be as strict in enforcing its rules regarding noise and safety in these matter of underground basement excavations as Westminster is. In this area we already have the Hall School proposal to knock down and replace one of its building – and then there

is the grotesque Tower at 100 Avenue Road waiting to be built. There is also the lines of children (6-8 year olds) from the Hall School across the road to consider. These on a daily basis are marched past number 13a.

(Officer response: Construction works are subject to control under the Control of Pollution Act 1974 and the permission will include an informative to ensure that the applicant is aware of this; see paragraph 5.1 of the report for a discussion of how these impacts will also be managed by a CMP).

Basement excavation – Structural concerns:

- I object to the application to build a basement next door as I am concerned about the effect that it will have on the foundations of the building.

(Officer response: see paragraphs 4.1-4.5 of the report).

Other matters:

- I couldn't find plans on the website for the proposed studio office to the rear of the garden. Perhaps I missed them. I hope the height of this proposed studio office is to be kept to a minimum.

(Officer response: the proposal does not include the construction of a studio office).

AFA Planning Consultants, on behalf of residents of Flats A, B, C, F and E, No. 37 Adamson Road objected on the following grounds:

Basement excavation – Flooding and structural concerns:

- The applicant has submitted a Basement Impact Assessment, prepared by Stephen Buss Environmental Consulting Ltd, which has been reviewed. We note from the BIA Audit Instruction Form that the site is located within an area of concern regarding slope stability and groundwater flow. It appears that an independent review of the BIA has been instructed by the LB Camden, which is welcomed. We would urge that officers make the findings of this review publicly available for further scrutiny by neighbouring properties, and to give neighbouring residents the further opportunity to comment on the findings of this review.
- The BIA concludes that it is likely that the groundwater level will rise as a result of the basement construction. Boreholes were constructed at 13a Crossfield Road in December 2016 which encountered water seepage; if granted permission, the BIA concludes that the basement would need to be waterproofed, as well as dewatering. This indicates there is an underlying issue regarding groundwater and drainage in the local area, and is therefore of great concern to the neighbouring residents at 37 Adamson Road. We urge that the independent review focuses closely on this issue.
- Having reviewed the scoping study relating to slope stability, the BIA concludes in para. 7.6 that *'from the available information we consider that the risk to ground stability from this development should be low, however, most ground movement problems occur due to construction issues thus the works must be undertaken by reputable experienced specialists and the temporary and permanent works are adequately designed, with due consideration to the geology and hydrogeology of the site and surrounding areas.'* Neighbouring residents are concerned

AFA Planning Consultants (on behalf of residents at 37 Adamson Road) comments:

that this does not give any assurances that the works would not cause issues of land instability during the design process – again we would urge LB Camden to require further technical details relating to the design of the basement, as well as taking on board specialist advice in this area, before a decision is made.

- If planning permission is granted, this should be subject to a legal agreement to secure a detailed construction plan as outlined in para. 3.35 of CPG4.
- We would also urge LB Camden to seek the views of Thames Water, if not already having done so, on issues of drainage and sewerage. Concerns were raised by Thames Water with regard to a proposed basement development of The Hall School, in the immediate vicinity of the site, regarding drainage and again this is a matter that should be carefully considered. No drainage plan has been submitted, and we note LB Camden's preference for a Sustainable Urban Drainage System to be employed in such circumstances.

(Officer response: a revised Basement Impact Assessment was submitted and independently reviewed during the course of this application. See paragraphs 4.1-4.5 and 5.1 of the report for a discussion of the basement impacts and of how these impacts will be managed by a CMP).

Basement excavation – Construction and noise concerns:

- Our clients are highly concerned at the lack of any reference to impacts on neighbouring amenity caused by basement construction within the application documents, and can confirm that no prior engagement or notification with them has taken place to date. The lack of a construction management plan means that the Council has not been provided with the site-specific information required in order to be confident that the development, if approved, would be carried out in a manner designed to protect neighbouring amenity. This lack of information means that the Council cannot be certain as to the frequency of vehicular movements, nor the size or numbers of vehicles at the site at one time. The issue of on-street parking is particularly acute in this area, with demand already at a critical level. The lack of such a document means that the proposals fail to adequately demonstrate that the basement development would mitigate harm to neighbouring residential amenity, and therefore the application should be refused as it fails to comply with Policy DM DC5 of the Development Management Plan (2011). *(Officer response: see paragraphs 5.1-5.3 and 6.3 of the report for a discussion of how these impacts will be managed by a CMP and the Council's Highways and Licensing teams);*
- There is also no precise details on measures to be implemented to control noise, dust and dirt. This is basic but vital knowledge which our clients, as well as other neighbours, need before being able to comment appropriately on the impact of the development on their living conditions, which would be affected for at least a year should permission be granted for such a development.

(Officer response: Construction works are subject to control under the Control of Pollution Act 1974 and the permission will include an informative to ensure that the applicant is aware of this).

Basement excavation – Scale of development:

| | |
|--|--|
| | <ul style="list-style-type: none"> The proposed drawings indicate that the excavation would project significantly into the rear garden, which includes the part beneath the conservatory, which is also proposed as part of this application. As has been identified by the applicants themselves, this would be the first basement excavation within this part of Crossfield Road, and therefore its extensive depth would be out of scale and character with the Belsize Conservation Area. We note the comments of the Belsize Residents Association with regard to the footprint of the basement, and echo their thoughts that it extends too far into the garden space. Although located to the rear of the property, introducing a lightwell would be uncharacteristic of the area, and this feature adds to the loss of the rear garden, further diminishing its amenity value and therefore harming the character of the conservation area. <p><i>(Officer response: see paragraphs 3.5-3.12 of the main body of the report).</i></p> <p><u>Impact on trees:</u></p> <ul style="list-style-type: none"> We also note that no arboricultural report or survey has been submitted with the application, despite the presence of a large mature tree to the rear of No. 37 Adamson Road which clearly has amenity value and makes a positive contribution to the conservation area. The proposed excavation would clearly have some impact on the roots of this tree, but there is no detail on the extent of this impact, and how this tree would be protected during works. In the absence of this information, its potential loss would be clearly detrimental to the visual amenities of the area. <p><i>(Officer response: see paragraphs 1.3 and 7.1 of the report).</i></p> <p><u>Scale and design of rear conservatory:</u></p> <ul style="list-style-type: none"> The proposed conservatory would project approximately 6m from the principle rear elevation of the host property. This represents a significant distance into the rear garden and would be out of keeping and character when seen in context with the surrounding terrace. Furthermore, the proposed glazed nature of the conservatory would not be in keeping with the traditional brickwork form and detailing of the host property, jarring awkwardly with the existing brick built rear extension when seen from surrounding properties. There are no other examples evident of this type of conservatory to the rear of properties, and permitting such an extension would set an unwelcome precedent for similar extensions elsewhere in the conservation area. <p><i>(Officer response: see paragraphs 3.1-3.4 of the report).</i></p> |
| <p>Belsize CAAC comments:</p> | <p>The Belsize CAAC objected on the following grounds:</p> <ul style="list-style-type: none"> This proposal is too large and extends too far into the garden space. <p><i>(Officer response: see paragraphs 3.1-3.12 of the report).</i></p> |
| <p>Belsize Residents' Association comments:</p> | <p>Belsize Residents' Association objected on the following grounds:</p> <ul style="list-style-type: none"> We agree with the CAAC that the proposal is large for the space available. We note that this likely to be inconsistent with two parts of guidance: |

- That basement developments should not extend beyond the original footprint of the building, as per CPG4 on Basement and Lightwells.

(Officer response: see paragraphs 3.5-3.12 of the report).

- The impact on the garden. It is not entirely clear how much of the garden has now been extended into, but this appears to be over usual limits. Also, the design of the access to basement (the stairs) into the conservatory is inconsistent with CPG4's desire illumination and light spill should not harm the appearance of a garden setting and cause light pollution.

(Officer response: see paragraphs 3.5-3.12 of the report).

Site Description

13A Crossfield Road is a three storey end-of-terrace building with lower ground floor and habitable roof space, on the western side of Crossfield Road. The host building has been divided into four flats. This application relates to the lower ground floor flat, Flat 13A, which benefits from sole use of and access to the rear garden.

The property is not listed but is located within the Belsize Conservation Area and is identified in the Belsize Conservation Area Statement as making a positive contribution to its character and appearance.

Relevant History

Application site:

13 Crossfield Road

PW9802775R1 – The erection of a single storey rear extension to provide additional accommodation for an existing self-contained flat. **Planning permission granted 11/01/1999**

P9600481– Application for a certificate of lawfulness for an existing use of the basement as a self-contained flat. **Certificate of Lawfulness Existing Use granted 26/04/1996**

Neighbouring sites:

15a Crossfield Road

2014/0498/P – Excavation to create basement extension and erection of full width single storey rear extension. **Planning permission granted 13/10/2014**

The Hall School, 23 Crossfield Road

2016/6319/P – Demolition of the 'Centenary' and 'Wathan Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension with external terrace and enlarged basement replacing the existing Wathan Hall, and enlargement of rear roof storey and insertion of three dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class D1). **Resolution to grant planning permission subject to a Section 106 Legal Agreement at Planning Committee 25/01/2018 (awaiting signing of Section 106 Legal Agreement)**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

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)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Erection of a single storey rear conservatory to the rear of an existing single storey rear extension. The conservatory would measure 3.2m in depth, 5.1m in width adjacent to the existing extension, reducing to a width of 3.6m at the furthest point from the rear building line, and 2.2m in height to the eaves, rising to a height of 2.8m to the top of the pitched roof.
- Excavation of a single storey basement beneath the existing house and proposed rear conservatory, with a rear side lightwell to the north of the proposed conservatory. The proposed total basement excavation would have a footprint of 110sqm, with a maximum width of 6.9m, maximum length of 17.3m, and would be excavated to a maximum depth of 2.9m, with a floor to ceiling height of 2.4m. The basement would provide a third bedroom, a gym, laundry room, bathroom and media room.
- Excavation of a single storey rear side lightwell to provide access to the rear garden from the basement via a spiral staircase. The lightwell would be secured by a metal grille and would measure a maximum of 2.9m in depth, a maximum of 1.8m in width and 2.9m in length, with an area of 4sqm.
- Installation of a new side window into southern side of existing single storey rear extension and replacement of existing single glazed timber framed side windows with double glazed timber framed replacements.

Revisions

1.2 Following negotiation, the scheme has been revised to include a metal grille over the rear side lightwell and to reduce the length of the lightwell from 4.2m to 2.9m.

1.3 An arboricultural report was requested and submitted during the course of the application, for review by the Council's Tree Officer.

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 Belsize Conservation Area);
- Basement impact (the impact on the natural and built environment);
- Transport and planning obligations (the impact of the proposal upon local transport and highways and planning obligations);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);
- 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 The proposed rear conservatory would be of a traditional design with white painted timber framed windows and doors and a glazed pitched roof. Although there is already a 2.6m deep single storey rear extension at the property, there is no uniform style or pattern of development to the existing rear extensions along Crossfield Road. The proposed conservatory would not be visible from the public realm due to its location to the rear of the property which thereby limits the impact of the proposal on the character and appearance of the wider area.

3.3 The host dwelling also benefits from a substantial rear garden with an area of 122.5sqm, and the proposed conservatory would reduce this by only 13.8sqm. The proposed conservatory is therefore considered to be a modest addition which would be subordinate to both the existing extension and the main building. By virtue of its form, scale, detailing and proportions, the proposed rear conservatory would be sympathetic to the host building and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Belsize Conservation Area.

3.4 The size, positioning and materials of the proposed of the new side window and replacement of the existing single glazed timber framed side windows with double glazed replacements is considered acceptable in design terms.

Basement development

3.5 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.

3.6 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.

3.7 The proposed basement would be single storey in depth and would not be constructed below an existing basement. It would extend beneath the full footprint of the building, as well as the existing rear extension and the proposed rear conservatory. The proposed basement excavation would have a total area of 110sqm which would increase the footprint of the building by 18% from approximately 93sqm, and would be 1.18 times the footprint of the host building. The total area of the basement excavation includes the footprint of the proposed rear lightwell at basement level, which would have an area of 3.9sqm.

3.8 As highlighted above, policy A5 is in place to ensure that basements are proportionate to the host building and so that there is sufficient space to sustain the growth of vegetation and trees. The proposed basement would extend into the rear garden to a depth of 6.5m, and the proposed rear side lightwell would extend into the rear garden to a maximum depth of 7.1m. Although this total rearwards projection would be slightly greater than the 50% depth of the host building measured from the principle rear elevation (which would be 12.4m), as the basement is angled inwards underneath the footprint of the existing extension and proposed conservatory to the rear, the basement would be at its smallest width to the rear of the property, reducing its impact. Furthermore, given that the proposed basement and lightwell beneath the rear garden would only occupy 22.9sqm (18%) of the existing rear garden of the property (122.5sqm), on balance it is considered that the depth of the proposed basement would be acceptable in this instance.

3.9 The proposed basement would be set away from all site boundaries where it extends outside the footprint of the building, to allow for future vegetation to be planted. While the development would extend into the rear garden space, the resulting garden would still be of a considerable size and could support characteristic vegetation.

3.10 The basement would include a rear side lightwell adjacent to the proposed conservatory, which would be secured by a metal grille, and would facilitate ventilation and ensure adequate daylight and sunlight levels to the basement bedroom. Due to its location to the rear of the property and given that it could be concealed by the existing boundary wall, it would have limited impact on the character and appearance of the surrounding area and is considered acceptable.

3.11 In light of the above, it is considered that the proposed basement excavation would be of a scale and proportion which would remain in accordance with criterion (f) – (m) of policy A5.

3.12 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. Overall, the proposals are considered to preserve the character and appearance of the host building and Belsize 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 Audit accepts that the proposed development would not impact on the wider hydrogeological environment and that there are no slope stability concerns regarding the proposed development. The revised BIA confirms that there are no known tunnels, railway lines or utility infrastructure located within the vicinity of the site.
- 4.3 The revised Ground Movement Assessment (GMA) has considered the impacts to the neighbouring properties, including the effects of construction of underpins and continuous piled walls, excavation to formation level, and settlement and heave. The revised GMA in conjunction with a Design-Construction Statement states that damage impacts can be limited to a maximum of Burland Scale Category 1 (Very Slight) with close monitoring and control of construction and the Audit accepts that the proposed methodology is considered appropriate to feasibly limit damage impacts to Category 1.
- 4.4 The site is within a Critical Drainage Area. The Audit accepts that the proposal would not alter the existing proportion of hard surfaces and paved areas, and hence the quantity of local rainfall entering the existing sewer system; and the submitted Surface Water Flow Assessment includes appropriate mitigation measures to offset the effects of the basement construction.
- 4.5 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.

5.0 Transport and planning obligations

- 5.1 The Council's Transport Planner has assessed the proposal and confirmed that whilst construction traffic flow to the site is likely to be fairly low, due to the amount of excavation required for the basement and the sensitive nature of the local streets, a Construction Management Plan (CMP) would be required for the proposed development. The Council's primary concern would be with public safety but the Council would also need to ensure that that construction traffic does not create (or add to existing) traffic congestion in the local area and that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highways network in the local area. The CMP would need to be approved by the Council prior to works commencing on site and would be secured through a Section 106 Legal Agreement. The Section 106 Legal Agreement would also secure a CMP Implementation Support Contribution of £1,140.
- 5.2 Policy A1 states that highway works connected to development proposals will be undertaken by the Council at the developer's expense to ensure that highway works, maintenance and materials adopted by the Council are constructed to an appropriate standard. As such, the Council would need to secure a financial contribution of £4,934.92 for highway works (repaving the footway) directly adjacent to the site on Crossfield Road as a Section 106 planning obligation. This would allow for any damage caused during construction of the proposed development to be repaired and enable the proposal to comply with Policy A1.
- 5.3 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.

6.0 Amenity

- 6.1 Due to the location of the proposed rear conservatory set in from the boundaries and angled away from the neighbouring properties, it is not considered that the proposed extension would harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

6.2 By virtue of the location of the proposed new side window, it is not considered that it would have an adverse impact on the amenities of adjoining residential occupiers of No. 37 Adamson Road in terms of loss of privacy or increased light pollution through light spillage.

6.3 Subject to the securing of a CMP as outlined in the previous section, the proposed basement development is not considered to lead to a significant impact upon the amenities of any neighbouring occupiers. The development is thus considered to be in accordance with planning policies A1 and A4.

Trees

7.1 The proposed scheme does not require the removal of any trees with the exception of one standing dead tree located to the rear of the rear garden. Two sycamore trees are located in the rear garden of the neighbouring property No. 37 Adamson Road, along the boundary with the site. The Council's Tree Officer has assessed the submitted Arboricultural Report and has confirmed that the details submitted are considered to be sufficient to demonstrate that it is possible to implement the proposal without causing significant long term damage to the trees on the neighbouring site and provided the arboricultural method statement and tree protection plan submitted with application are adhered to, the trees to be retained would be adequately protected during the implementation of the scheme. The proposals are therefore supported from an arboricultural perspective and no further tree protection details are required to be submitted.

8.0 Conclusion

8.1 The proposed development is considered acceptable in terms of both 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 subject to a Section 106 Legal Agreement.

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'.

Robert Savage Associates
11 Eton Garages
Lancaster Grove
London
NW3 4PE

Application Ref: **2016/6426/P**

18 April 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:
13A Crossfield Road
London
NW3 4NS

DECISION
Proposal: Excavation of basement with rear lightwell, erection of single storey rear conservatory, installation of new side window and replacement of side windows to lower ground floor flat.

Drawing Nos: 10591/SD/01; 10591/TP/02A; 10591/TP/01; 10591/TP/03A; 10591/TP/04B; Design and Access Statement (prepared by Robert Savage & Associates Ltd, dated November 2016); Arboricultural Impact Assessment (prepared by PJC Consultancy, dated March 2018); Arboricultural Method Statement (prepared by PJC Consultancy, dated March 2018); Arboricultural Survey (prepared by PJC Consultancy, dated March 2018); Basement Impact Assessment (prepared by Stephen Buss Environmental Consulting Ltd, dated January 2017); Calculation Sheet (prepared by Robert Savage & Associates Ltd, received May 2017); Ground Movement Assessment (prepared by Chelmer Consultancy Services, dated January 2018); Letter from agent Re. Structural Details (prepared by Robert Savage & Associates Ltd, dated May 2017); Monitoring Method Statement (prepared by Direct Construction Surveyors Ltd, received May 2017); Site Investigation Report (prepared by Soil Consultants, dated January 2017); Surface Water Flow Statement (prepared by Robert Savage & Associates Ltd, dated July 2017); Utility Statement (prepared by Robert Savage & Associates Ltd, dated July 2017).

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 10591/SD/01; 10591/TP/02A; 10591/TP/01; 10591/TP/03A; 10591/TP/04B; Design and Access Statement (prepared by Robert Savage & Associates Ltd, dated November 2016); Arboricultural Impact Assessment (prepared by PJC Consultancy, dated March 2018); Arboricultural Method Statement (prepared by PJC Consultancy, dated March 2018); Arboricultural Survey (prepared by PJC Consultancy, dated March 2018); Basement Impact Assessment (prepared by Stephen Buss Environmental Consulting Ltd, dated January 2017); Calculation Sheet (prepared by Robert Savage & Associates Ltd, received May 2017); Ground Movement Assessment (prepared by Chelmer Consultancy Services, dated January 2018); Letter from agent Re. Structural Details (prepared by Robert Savage & Associates Ltd, dated May 2017); Monitoring Method Statement (prepared by Direct Construction Surveyors Ltd, received May 2017); Site Investigation Report (prepared by Soil Consultants, dated January 2017); Surface Water Flow Statement (prepared by Robert Savage & Associates Ltd, dated July 2017); Utility Statement (prepared by Robert Savage & Associates Ltd, dated July 2017).

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, the tree protection measures demonstrating how trees to be retained shall be protected during construction work detailed in the Arboricultural Survey ref. 4815/18-01 dated March 2018, Arboricultural Impact Assessment ref. 4815/18-02 dated March 2018, and Arboricultural Method Statement ref. 4815/18-03 dated March 2018 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 policy 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 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/>

- 4 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/>

- 5 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.

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

Yours faithfully

Supporting Communities Directorate

DECISION