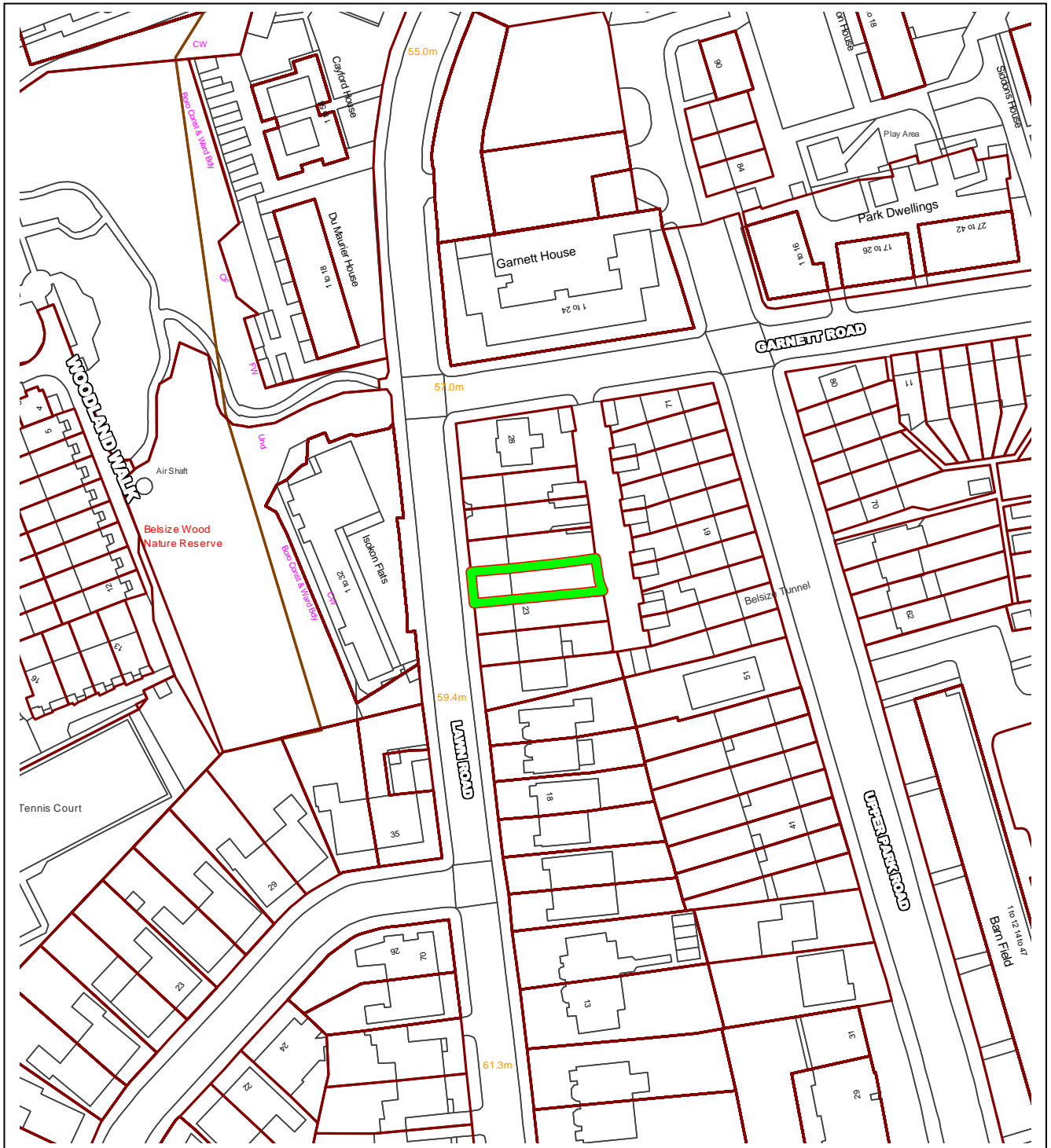


24 Lawn Road ref: 2017/5619/P



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Above: Birds eye view (south)



Above: Birds eye view (north)



Above: East/rear elevation



Above: Existing ground floor rear element

Delegated Report		Analysis sheet		Expiry Date:		07/02/2018	
(Member's Briefing)		N/A		Consultation Expiry Date:		20/12/2017	
Officer				Application Number(s)			
Obote Hope				2017/5619/P			
Application Address				Drawing Numbers			
24 Lawn Road London NW3 2XR				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation for a basement extension, erection of single storey rear extension following demolition of existing, replacement of the balustrading at ground floor level and alterations to rear facade/fenestration at lower ground and ground floor level all associated with providing ancillary residential floorspace (Class C3).							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Householder planning permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	01 01	No. of objections	01
Summary of consultation responses:		Site Notice displayed 20/12/2017 – 10/01/2018. Press Notice released on 20/12/2017.					
Parkhill CAAC:		<p><u>Parkhill CAAC</u> raised the following objection:</p> <ul style="list-style-type: none"> The proposal seems to be excessive, albeit the excavation would be to the rear of the private shared access to a number of house; <p><i>The officer's responses are as follows:</i></p> <ul style="list-style-type: none"> <i>The current property consists of a split level with partial lower ground floor and the void would be lowered by approximately 1.7m. The proposed works to the basement consist of extending the existing lower ground floor beneath an existing ground floor structure. Thus, there is no material visual impact on the building appearance.</i> 					

Site Description

The site is a two storey dwelling on the eastern side of Lawn Road. The host building forms a terrace with 5 similar designed buildings that benefit from a shared mews access to the rear (off Garnett Road)

The application site is listed as a positive contributor to the character and appearance of the Parkhill and Upper Park Conservation Area.

Relevant History

2013/8135/P - Planning permission was granted on 11.03.2014 for erection of single storey rear extension following demolition of existing extension, replacement balustrading and alterations to rear elevation at lower ground floor level.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

The Camden Local Plan 2017

A1 Managing the impact of development
A3 Biodiversity
A5 Basements
CC1 Climate change
CC2 Adopting to climate change
D1 Design
D2 Heritage
G1 Delivery and location of growth
T1 Prioritising walking, cycling and public transport
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

Camden Planning Guidance (2015 to 2017)

CPG1 Design
CPG3 Sustainability
CPG4 Basements
CPG6 Amenity
CPG8 Planning Obligations

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a ground floor extension, following the demolition of the existing, infilling of the void space at lower-ground floor level, the existing garage at lower-ground floor level would be partially converted into ancillary residential floor area and it is proposed to alter the façade/fenestration to the rear at lower & ground floor level.

1.2 The key considerations material to the determination of this application are summarised as follows:

- Design and appearance and impact on the Parkhill and Upper Park Conservation Area
- Basement excavation
- Transport
- Potential impact on residential amenity

2. Design and appearance

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application, the policy states that development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Also of importance is Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.2 The site is one of a group of five on the east side of Lawn Road. The houses are two storeys (plus lofts) and back onto a mews. The houses do not have rear gardens but have patios that extend over the roofs of the mews garages and all the houses in the group have some form of extension onto the rear patio area.

2.3 The host building has two connected extensions at the rear (east) elevation clad in white timber, one housing a dining room and measuring approximately 4.4m (w) x 2m (h) x 3.1 (d) and the other housing stairs to the lower garage measuring 2.5m (w) x 2.6m (h) x 6.2m (d). It is proposed to demolish these and replace them with an extension of similar size. The proposed "L shape" extension would retain the proportions of the existing structure but be slightly taller with a reduced footprint. It would be finished in a mixture of stone and white powder coated steel cladding, the windows of the ground floor extension would be aluminium framed and double glazed, the roof would consist of series of fixed roof lights. The proposed ground floor extension would measure approximately 4.4m (w) x 2.6 (h) x 3m (d) and the smaller of the two extensions would measure approximately 2.3m (w) x 2.6m (h) 3.0m (d). The proposed extension would be similar to the existing one, but would be designed to utilise the internal floor area with better quality materials and consist of a more cohesive design.

2.4 The design of the extension would be replicated at mews level where it is proposed to reduce the width of garage and increase habitable floor area. The alterations proposed to the façade/fenestration treatment includes the reduction of the width of the existing garage door, which would be replaced with aluminium framed windows and a new door towards the southeast elevation. The façade treatment consists of dark grey powder coated steel cladding along the northeast elevation at lower ground floor level. This treatment would be extended upward to the ground floor where the privacy screen would be replaced with a concrete parapet wall to the patio area. The design would be similar to the neighbours' and replace the unsightly timber fencing to the rear ground floor area. The other properties that back onto the mews have similarly solid rear elevations, and the window and detailing design would help reduce the vertical emphasis of the elevation when viewed in context with the neighbouring properties.

2.5 The proposed extension and alterations proposed would improve the character and appearance of the rear of the property and would at least preserve and partly enhance the conservation area. As such, the proposal would be in accordance with policies D1 and D2 of the Local Plan 2017.

2.6 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Excavation works

3.1 CPG4 (Basements) states that the Council will only permit basement development where it does not cause harm to the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees. CPG4 further states that any exposed area of basement should remain subordinate to the building being extended; respect the original design and proportions of the building, including its architectural period and style; and retain a reasonable sized garden. This would not be applicable in this instance. The existing void area to the rear would be lowered by approximately 1.7m

and would be extended by approximately 3.1m in length x 6.3m in width to form storage/games room at lower-ground floor level.

3.3 The applicant has submitted a Basement Impact Assessment (BIA), which is supplemented by a Structural Design Philosophy and construction methodology; the details have been assessed and audited by Campbell Reith. The auditors state that the BIA has been prepared using individuals who possess suitable qualifications.

3.4 Campbell Reith have confirmed that the proposed lower of lower-ground floor, at the main house and the site investigations consisted of two foundation inspection pits by Morph Structures on 22 November 2017 within the existing Lower Ground Floor garage and utility room. The trial pits identified Made Ground with possible Head Deposits, over stiff London Clay. The site investigations are supported by a desk study, which provides nearby borehole data from the British Geological Survey, which indicates lower ground floor consist of a 2.9m of Made Ground above 1.85m of stiff brown clay with crystals and then 3.85m of stiff fissured brown silty clay with crystals. The data nearest borehole data being some 350 meters from the site. While a borehole has not been carried out on site as part of the site specific investigations, it is felt that the trial pit investigation in combination with the desktop study are appropriate in scale for the modest scale of the proposed basement.

3.5 Construction methodology has been presented as part of the BIA and involves demolition of the existing rear extension down to lowest level and removal of existing slab, followed by forming concrete retaining wall parallel to Garnett Road. At the second stage, the retaining wall under rear wall of building is to be formed, followed by underpinning the existing internal and external party walls in 'hit and miss' sequence with 1 meter widths segments. The permanent retaining wall to be installed in front of underpins. Lower Ground Floor and Ground Floor slab plates, as well as Ground and First Floor transfer structure to be constructed to act as the permanent props.

3.6 The screening and scoping report indicates that heave movements would be possible due to the unloading of clay, which is anticipated to be 'relatively low'. While no formal calculations of heave movements have been provided, heave protection by way of compressible material has been indicated within the structural design. It is indicated that Network Rail and Transport for London (TFL) assets are located within the vicinity of the site, and both bodies have been contacted with regards to the requirement of their statutory approval. The correspondence with Network Rail and TFL has proven that the development would not impact on the public assets (and no planning conditions are necessary in relation to this particular development). A Ground Movement Analysis (GMA) has been carried out by CGL which follows the method as described in CIRIA 580. Vertical and horizontal ground movements have been calculated due to excavation with a damage category to the neighbouring properties. This would be no higher than Category 1 ('very slight') on the Burland Scale calculated. As correctly noted in the BIA, the underpinning techniques should be also carried out with good control of workmanship on site.

3.7 The BIA identifies that the movement monitoring method is to be developed further during detailed design and will include levelling, geospatial surveying, crack width gauges, strain gauges, inclinometers, or extensometers or a combination of these methods. The monitoring will be undertaken prior to demolition and continue through to completion of the structure.

3.8 Outline structural calculations for the basement retaining walls have been provided. An outline works programme covering key phases of work has been presented. 4.18. It is accepted that there are no slope stability concerns regarding the proposed development and the site has a very low flooding risk from surface water and sewers, reservoirs and fluvial/tidal watercourses. Given the above, it can be confirmed that the proposal confirms to the requirements of CPG4. A number of queries summarised in appendix 2 have been closed. Thus, the BIA is considered to meet the requirements of CPG4.

3.9 A condition requiring the basement to be built in accordance with the BIA recommendations as contained within the BIA and Structural Monitoring Strategy has been attached accordingly. Further, details of the instruction of a suitably qualified chartered engineer to inspect, approve and monitor the

critical elements of both permanent and temporary basement construction works would be attached to any approval.

4. Transport

5.1 A draft Construction Management Plan (CMP) was submitted with the proposal. Transport Officers have reviewed this and consider it acceptable. They consider that a development of this scale would not require the securing of a CMP via legal agreement, and are content that construction will be adequately controlled by the various legislation governing this aspect of development.

6. Amenity

6.1 The Local Plan Policy A1 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration. It is considered that the proposals would not have a detrimental impact in this regard.

6.2 The taller section of the extension would be 300mm higher and 1.7m less deep. Therefore, is not considered to have a significant impact on the amenity of adjoining occupiers in terms of loss of light nor sense of enclosure. There is no anticipated that the proposal would have an impact with loss of privacy, given the extent of the proposed works. As such, the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policy A1 of the Local Plan 2017.

6.3 It is noted that ancillary space is being created near the mews, and that this could potentially have independent access and be used as a separate unit. This would require planning permission and become an enforcement issue if this occurred. Nevertheless, a planning condition is suggested to ensure such an event does not transpire.

Recommendation

Grant planning permission subject to conditions

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: 2017/5619/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 11 April 2018

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Lawn Road
London
NW3 2XR

DECISION

Proposal: Excavation for a basement extension, erection of single storey rear extension following demolition of existing, replacement of the balustrading at ground floor level and alterations to rear facade/fenestration at lower ground and ground floor level all associated with providing ancillary residential floorspace (Class C3).

Drawing Nos: 528_001 _P1; 528_101 _ P1; 528_102 /_P1; 528_103 /_P1; 528_110 /_P1; 528_111 / P1; 528_120 _P1; 528_201 _P1; 528_202 _P1; 528_203 _P1; 528_210 _P1; 528_211/ P1; 528_220 _P1; Design and Access Statement commissioned by CON Form Architects dated October 2017; Structural Strategy Report; Retaining Walls Calcs and Basement Impact Assessment dated December 2017.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 528_001 _P1; 528_101 _ P1; 528_102 /_P1; 528_103 /_P1; 528_110 /_P1; 528_111 / P1; 528_120 _P1; 528_201 _P1; 528_202 _P1; 528_203 _P1; 528_210 _P1; 528_211/ P1; 528_220 _P1; Design and Access Statement commissioned by CON Form Architects dated October 2017; Structural Strategy Report; Retaining Walls Calcs and Basement Impact Assessment dated December 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 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment dated December 2017 by Morph Structures Consulting Structural Engineers and other related engineering documents and reports. Any damage shall be mitigated to Category 1 with stiff propping and appropriate control during construction and suitable trigger levels. The underpinning techniques shall also be carried out with good control of workmanship on site and the movement monitoring method is to be developed further during detailed design and shall include levelling, geospatial surveying, crack width gauges, strain gauges, inclinometers, or extensometers or a combination of these methods. The monitoring should be undertaken prior to demolition and continue through to completion of the structure.

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

- 6 No part of the rear of the building shall be used as a separate independent residential and the rear extension as annotated on the approved plans/elevation drawings shall be used as ancillary to the main residential dwellinghouse.

Reason: To ensure that the future occupation of the building complies with policies for new housing and does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies G1, H7, T2, D1 and A1 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.

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