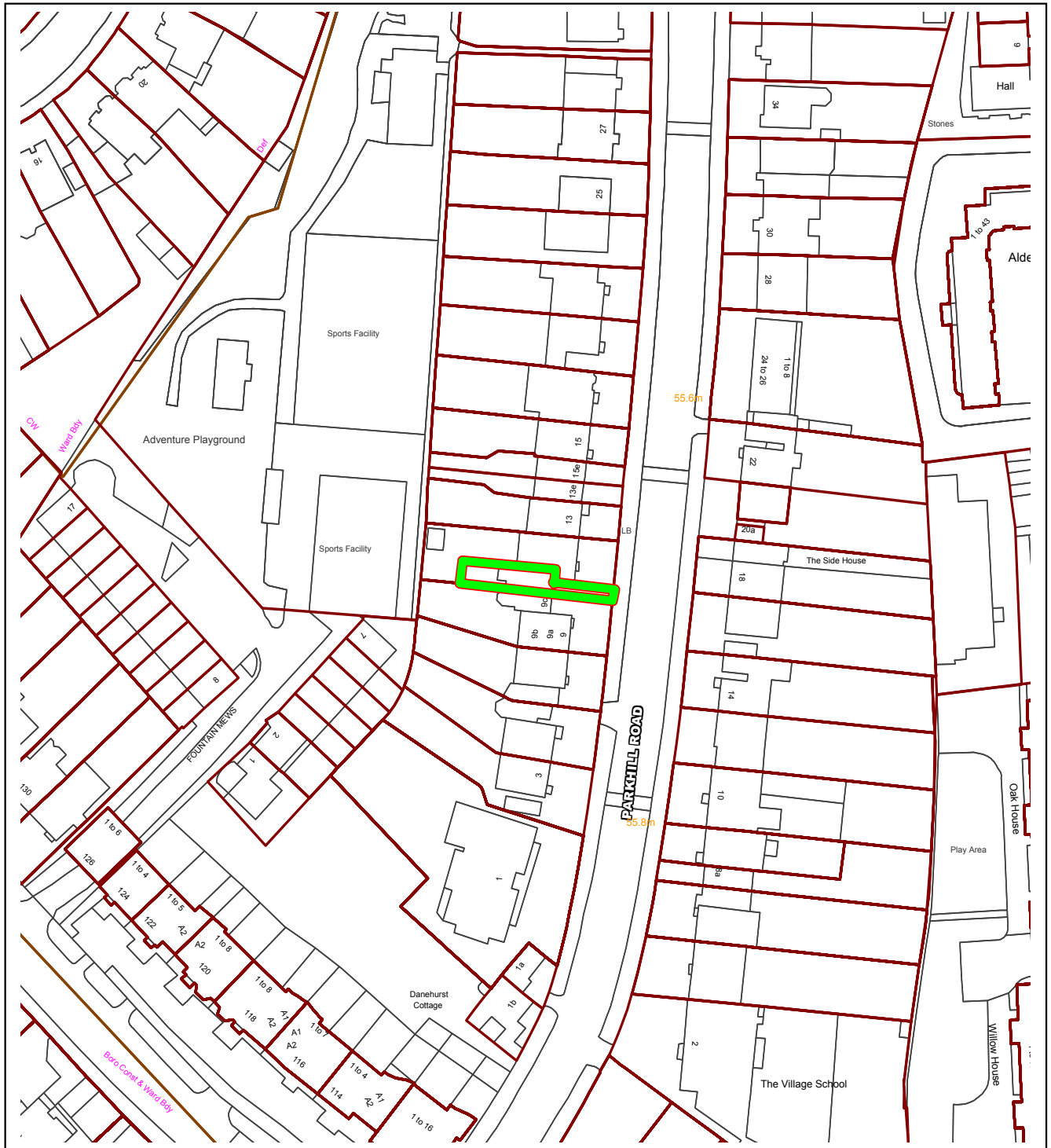


11A Parkhill Road, London, NW3 2YH (2018/3365/P)



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Photo 1: Front driveway



Photo 2: rear elevation taken from lower ground floor level



Photo 3: Rear lower ground floor level taken from upper ground balcony

Delegated Report		Analysis sheet		Expiry Date:	10/09/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	19/08/2018
Officer			Application Number(s)		
Sofie Fieldsend			2018/3365/P		
Application Address			Drawing Numbers		
11A Parkhill Road London NW3 2YH			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey front/rear extension at lower ground floor involving the lowering of the existing floor level, creation of front lightwell and alterations to front access steps. Alterations to rear/front fenestration. Removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade. Alterations to front landscaping and replacement bin store.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 25/07/2018 and expired on 19/08/2018. A press notice was advertised on 26/07/2018 and expired on 19/08/2018.</p> <p>No objections have been received.</p>					
Parkhill CAAC:	<p>Parkhill CAAC objected on the following grounds:</p> <p>Object to proposed new basement and impact on adjoining properties.</p> <p>Officer Response: <i>Please see section 3 and 4 of the Officer's report below.</i></p>					
Site Description						
<p>The application site is located on the western side of Parkhill Road. It comprises a three-storey property plus lower ground floor with a two-storey side and rear extension with additional lower ground floor. The original property has been extended to create a separate residential unit at 11A.</p> <p>The site is located within the Parkhill Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.</p> <p>The application site is subject to a 'Surface water flow and flooding' underground development constraints according to the Council's registers.</p>						
Relevant History						
<p><u>11 Parkhill Road</u> 2003/1555/P – The erection of a garden workshop/storage shed. – Granted 17/10/2003</p> <p>2004/2282/P- The erection of an extension at rear basement level and the conversion of the workspace/storage associated with the upper maisonette into residential accommodation to form a self-contained unit at basement level. – Granted 19/07/2004</p> <p>2015/0224/P - Erection of a ground floor single storey rear extension – Granted 06/03/2015</p> <p><u>11A Parkhill Road</u> 2006/1587/P - Additions and alterations including erection of an extension at rear basement level, creation of terrace at upper ground floor level, the conversion of the workspace/storage at basement level associated with the upper maisonette in association with the creation of one (enlarged) residential unit. – Granted 15/06/2006</p>						

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 Managing the impact of development

A3 Protection, enhancement and management of biodiversity

A4 Noise and vibration

A5 Basements and Lightwells

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T3 Transport Infrastructure

T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG1 Design (2015 updated 2018)

CPG Basements and lightwells (2018)

CPG6 Amenity (2011 Updated 2018)

CPG Amenity (2018)

CPG7 Transport (2011)

Parkhill and Upper Park conservation area appraisal and management strategy (2011)

Camden Geological, Hydrogeological and Hydrological Study

Assessment

1. Proposal

1.1 This application proposes the following:

- Erection of a single storey front/rear extension at lower ground floor involving the lowering of the existing floor level, creation of front lightwell and alterations to front access steps.
- Alterations to rear/front fenestration.
- Removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade.
- Alterations to front landscaping and replacement bin store.

1.2 Planning permission has already been granted for a single storey rear extension at lower ground level, alterations to rear fenestration, removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade under planning permission ref. 2018/1375/P. This proposal now includes lowering the lower ground floor level by 0.5m.

1.3 These elements remain acceptable in principle in terms of their impact on character and appearance and neighbour amenity and this assessment focuses on the additional elements to the front of the property and the lowering of the floor level by 0.5m.

1.4 The front basement extension measuring 4.6m in depth, 2m wide and 1m in height above ground level which creates an extension to the existing raised front terrace due to ground levels. This incorporates a light well measuring 1m in depth, 2.4m and 2.1m wide

1.5 The main issues for consideration are:

- Conservation and Design
- Basement issues
- Provision and quality of additional residential accommodation
- Neighbour Amenity
- Transport
- Impact on trees/landscaping

2. Revisions

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

- Alterations to lower ground floor layout to ensure bedrooms receive sufficient daylight
- Provision of bin store details

3. Conservation and Design

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

Basement

3.2 It is noted that the property has an existing habitable lower ground level. The proposed basement extension will lower the existing lower ground floor area within the studio building by 0.5m and it will project 4.6m further forward into the front garden and 0.76m to the rear beyond the existing footprint.

3.3 The property currently has 34sqm of front amenity space and the proposal will retain 22sqm (64%) of front garden space. The proposal would not significantly decrease the amount of useable front garden space. The front basement extension (4.6m in depth) would be less than 50% of the depth of the host building (10.1m) measured from the principal front elevation. It is considered to be a subordinate addition as it does not project past the existing two storey front projection and it is set 0.5m off the boundary to minimise its visual impact. This complies with the supporting text of Policy A5 which states that 'sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees.

3.4 The proposed lightwell will be flush with a grille cover. The front lightwell is small and close to the building and would not unduly betray a large basement beneath the property from the street. The works would not harm the character and appearance of the building or the conservation area of which it forms a part.

Rear alterations

3.5 Planning permission has already been granted for a single storey rear extension at lower ground level, alterations to rear fenestration, removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade under planning permission ref. 2018/1375/P. These elements are still considered acceptable in terms of its character and appearance and amenity. The current proposal also includes the lowering of the entire existing ground floor and proposed extensions by 0.5m, this additional height is not considered to detract from the host property as it sits at a higher level in comparison to the neighbouring properties on either side. The principle is considered acceptable as discussed in the next section.

Bin store

3.6 The proposal also includes the replacement of an existing bin store with a timber high quality unit in the front driveway to match the design of the neighbouring property No.11's bin store. This replacement is considered to improve the character and appearance of the host property, streetscene and wider conservation area.

4. Basement issues

4.1 In accordance with the requirements of policy A5, the applicants have submitted Basement Impact Assessment reports which review the impacts of the proposed basement structure and construction methods in terms of its impact upon drainage, flooding, groundwater conditions and structural stability. Campbell Reith was instructed by London Borough of Camden, (LBC) to carry out an audit on the Basement Impact Assessment submitted. This assessment encapsulated both the works proposed beneath the existing footprint of the building.

4.2 The BIA and its revisions have been prepared by LBH Wembley Engineering. The author's qualifications are in accordance the requirements of CPG Basements. These BIA documents have been independently assessed by Campbell Reith in line with the requirements of policy A5 / CPG Basements.

4.3 Additional information was requested during the course of the assessment following an initial audit of reporting. In light of the additional information provided, Campbell Reith issued their final audit of the applicants submitted BIA and conclude that "On the basis of the additional information presented, the BIA meets the requirements of CPG basements".

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

Hydrogeology

4.5 There are no slope stability concerns and wider hydrogeological impacts regarding the proposed development. It is accepted that the impact on surface water flows will be negligible due to no increase in hardstanding surfaces. Additional information has been provided to confirm the site is in a low flood risk area and is accepted.

Land Stability / Ground movement

4.6 Predicted movements assuming good workmanship have been provided. Category 0 and 1 are predicted for the neighbouring properties for damage categories.

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

6. Provision and quality of additional residential accommodation

6.1 The lower front ground floor extension will contain a guest bedroom, this room will be served by a lightwell and a window. A daylight and sunlight report has been provided to demonstrate that this room will receive sufficient daylight in accordance with Policy A1.

7. Neighbour Amenity

7.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

7.2 The front basement proposes an entrance path measuring 0.9m wide to access the property with landscaping and a light well which restricts the useable space. The nearest side window on this property is located over 6.5m away and given this separation distance and lack of space to sit out on this raised entrance, it is considered that it would have an acceptable impact and not cause harm to this neighbour to an extent that would warrant a refusal.

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

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

8. Transport issues

8.1 Highways officers were consulted and determined that this proposal would not require a CMP due to the small scale of the development.

9. Impact on trees/landscaping

9.1 The proposal involves the removal of a magnolia tree in the front garden, this is considered to be of poor quality and its removal is acceptable.

9.2 Following consultation with the Council's tree officer, The Council consider the offsite TPO Copper

Beech tree located in the front boundary of the neighbouring property at No.9 Parkhill Road to be highly significant. While it is considered that the excavation and basement element of the scheme not to adversely affect the tree in question, it may be impacted upon indirectly through site activity such as mixing and storage of construction materials. To ensure this tree is not adversely affected during construction a condition has been attached to require details to demonstrate how the tree will be protected during the construction period.

10. Recommendation

10.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th December 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: 2018/3365/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 3 December 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

-
46 Winns Avenue
London
E17 5EL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

11 A Parkhill Road
London
NW3 2YH

Proposal:

Erection of a single storey front/rear extension at lower ground floor involving the lowering of the existing floor level, creation of front lightwell and alterations to front access steps. Alterations to rear/front fenestration. Removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade. Alterations to front landscaping and replacement bin store.

Drawing Nos: PL_000 Rev. P1; PL_001 Rev. P2; PL_002 Rev. P1; PL_003 Rev. P1;
PL_004B Rev. P1; PL_005 Rev. P1; PL_006 Rev. P1; PL_007 Rev. P1; PL_008 Rev. P2;
2018 019/01; 2018 019/02; 2018 019/03; 2018 019/N; 2018 019/D1 and 2018 019/TWOI A.

Supporting Documents:

Basement Impact Assessment (ref.LBH4530 Ver 1.1) by LBH Wembley Engineering dated November 2018; Basement Impact Assessment Audit (ref. 12985-13 Rev. F1) by Campbell Reith dated November 2018; Engineering design and construction statement by Howard Cavanna dated July 2018 and daylight report by BVP dated August 2018.

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:

PL_000 Rev. P1; PL_001 Rev. P2; PL_002 Rev. P1; PL_003 Rev. P1; PL_004B Rev. P1; PL_005 Rev. P1; PL_006 Rev. P1; PL_007 Rev. P1; PL_008 Rev. P2; 2018 019/01; 2018 019/02; 2018 019/03; 2018 019/N; 2018 019/D1 and 2018 019/TWOI A.

Supporting Documents:

Basement Impact Assessment (ref.LBH4530 Ver 1.1) by LBH Wembley Engineering dated November 2018; Basement Impact Assessment Audit (ref. 12985-13 Rev. F1) by Campbell Reith dated November 2018; Engineering design and construction statement by Howard Cavanna dated July 2018 and daylight report by BVP dated August 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of any works on site, details demonstrating how the cooper beech tree on a neighbouring site shall be protected during construction work including details of an impermeable membrane to be installed over the driveway of the application site shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 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.

- 6 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment (ref.LBH4530 Ver 1.1) by LBH Wembley Engineering dated November 2018 and its supporting documents hereby approved, including but not limited to recommendations in respect structural monitoring.

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

Informative(s):

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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION