

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	18/04/2018
		N/A	Consultation Expiry Date:	
Officer			Application Number(s)	
David Fowler			2018/1012/P	
Application Address			Drawing Numbers	
20 Crediton Hill London NW6 1HP			See Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden.				
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	05	No. of objections	05
Summary of consultation responses:	<p>A press notice was published in the Ham and High on 17/05/2018. A site notice was erected on 11/05/2018.</p> <p>5 objections have been received from neighbouring properties including residential properties on Crediton Hill and the Cumberland Lawn Tennis Club/Hampstead Cricket Club, raising the following issues:</p> <p>Conservation/design</p> <ul style="list-style-type: none"> Creeping and unsightly development from old garages, often without planning permission or retrospectively. <p><i>Officer's response – see 'Conservation and design'.</i></p> <p>Inaccuracies</p> <ul style="list-style-type: none"> Garages are noted on plans as being residential – this is untrue as they have never been used as a residence. The plans are misleading; the lean-to added to the original garages was never permitted, the 'open wooding decking' is a dumping ground for building materials, the plans omit mention of the air conditioning units. Is car turntable part of the application? The freehold of the forecourt is held by joint leaseholders and not by the applicant. <p><i>Officer's response – see 'Land use', 'Conservation and design' and 'Transport'.</i></p> <p>Land use/principle</p> <ul style="list-style-type: none"> Overdevelopment Sets poor precedent of development of rear gardens Premises could be sold on as a separate residence. <p><i>Officer's response – see 'Conservation and design'.</i></p> <p>Amenity</p> <ul style="list-style-type: none"> Overlooking of cricket outfield and subsequent impact on privacy and wellbeing of players, many of whom are children. <p><i>Officer's response – see 'Amenity'.</i></p> <p>Transport/disruption</p> <ul style="list-style-type: none"> Impact from construction works, narrow access, removal of spoil. Loss of parking – skips and concrete mixers using parking bays. Traffic chaos, no limit on time for disruptive works. Car turntable. <p><i>Officer's response – see 'Transport'.</i></p> <p>Basement/drainage</p> <ul style="list-style-type: none"> The cricket outfield is prone to flooding. The impact of the development on local drainage and flooding conditions has not been 					

	<p>taken into account. <i>Officer's response – see 'Basement'.</i></p> <p>Trees</p> <ul style="list-style-type: none"> • The removal of trees would impact on the cricket ground which is Metropolitan Open Land, contrary to Policy A2 ((Open space). • Slippage of site during works and impact on trees. <p><i>Officer's response – see 'Trees'.</i></p> <p>Consultation</p> <ul style="list-style-type: none"> • Tennis/cricket club not consulted <p><i>Officer's response – the application was advertised as per usual procedures.</i></p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>No response from CAAC or Fortune Green and West Hampstead Neighbourhood Forum.</p>

Site Description

The application relates to a single-storey building located at the end of a narrow driveway, beside a cluster of six garages. The driveway is accessed to the side of the original building at 20 Crediton Hill. The building is owned and used by a flat within the main block of 20 Crediton Hill and used as ancillary office space to the flat. The existing building was granted permission in 1985 (see history below).

The site is located within the West End Green Conservation Area.

To the rear of the site is Hampstead and Cumberland sports pitches which is designated as Local Plan Open Space. There is a significant drop in the land at the rear (see cross-sections below), with the pitches much lower than ground level at the entrance to the application building.

Relevant History

2007/2959/P – Permission granted for “Retention of basement level accommodation beneath existing garage for ancillary storage.” Dated 03/09/2007.

9005578 – Permission refused for “Enlargement of existing Conservatory/Play room and repositioning of two garages”. Dated 22/11/1990.

8803674 - Permission refused for “The erection of a first floor flat on top of existing garages on land to the rear of 20 Crediton Hill”. Dated 01/03/1988.

8501896 – Permission granted for “Erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block.” Dated 18/12/1985.

9107 – Permission granted for “The erection of three lock-up garages and the formation of a new vehicle access to the highway at 20, Crediton Hill, Hampstead, with elevations.” Dated 28/06/1956.

Relevant policies

NPPF

London Plan consolidated with alterations 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy C5 Safety and Security

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

Amenity

Basements

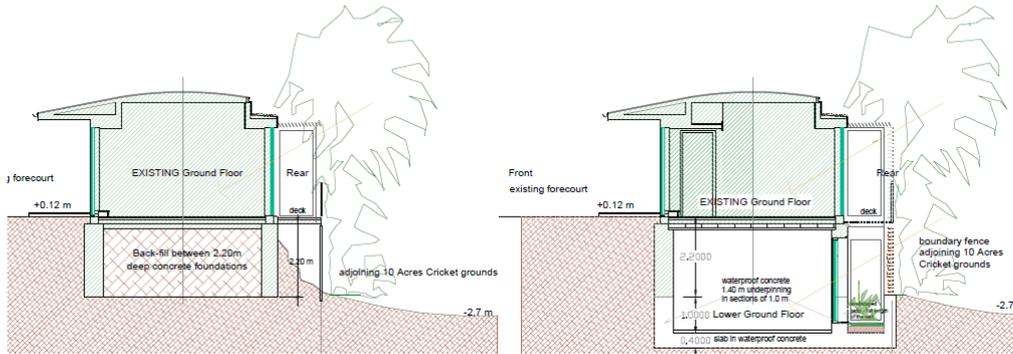
Assessment

1. Proposal

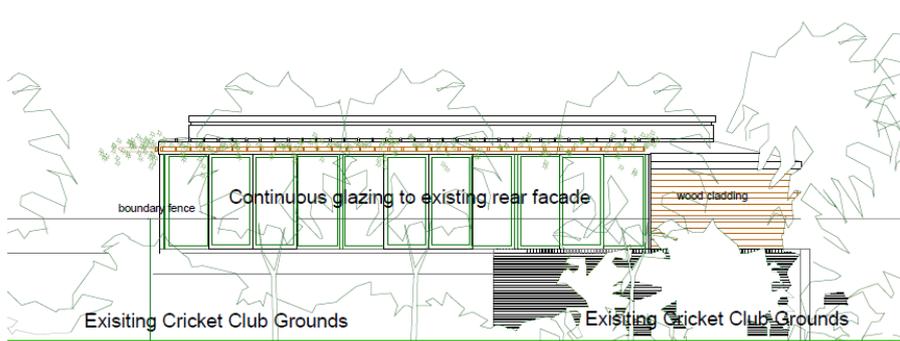
1.1. The application seeks the excavation of a basement below the existing single-storey premises. The proposed lower ground floor would look out at the rear on to the Hampstead and Cumberland Sports pitches, given the drop in ground level. The application also includes minor amendments at rear ground floor level, increasing the glazing on to the communal garden, increasing the length of the canopy on the front elevation which are all considered minor and would be in keeping with host structure and the formation of new landscaped patio garden.

EXISTING CROSS SECTION A-A

REVISED CROSS SECTION A-A



Existing and proposed cross-sections



Existing rear elevation



Proposed rear elevation

2. Assessment

The following issues are relevant to the determination of this application:

- Land use/principle of development
- Conservation and design
- Amenity
- Transport
- Basement
- Trees

Land use/principle of development

- 2.1. There are no objections in principle to the extension to an existing residential dwelling. However, this instance is more unusual given that the premises are not connected to the main building and are indeed located approximately 10m away from the main building, with a communal garden and communal driveway in-between.
- 2.2. At present, the building is used as ancillary offices for the residential flat, as was granted under the 1985 permission (see history). The extension is proposed to allow for a bedroom, however, the building is still intended to be ancillary to the main flat. Whilst granting the extension would make it more possible for the building to become a separate planning unit and a separate dwelling, this would require further planning permission. Officers note that residential premises can become lawful if used for 4 years or more. Therefore, a condition is attached to ensure that the premises do not convert to a standalone dwelling without planning permission.

Conservation and design

- 2.3. The site is located within the West End Green Conservation Area. There are no heritage assets on the site, which is a converted garage.
- 2.4. The proposals would extend the premises below the existing floor area and there would therefore be no increase in bulk upwards or to the sides. There would therefore be little visual impact from the proposals. The extension at basement level would only be visible from the tennis/cricket club. The basement extension would be of a similar design to the host building and would have no impact in design and conservation terms.
- 2.5. The proposed amendments to the elevations are considered minor and would be in keeping with host structure. Neighbours raised the issue of unsightly, creeping development. The proposed works would improve the appearance of parts of the building requiring repair works.
- 2.6. This application does not include any air conditioning units. An informative is attached stating that a/c units would require planning permission and unauthorised a/c units would be the subject of enforcement action.

Amenity

- 2.7. The new windows at the rear would not look on to any residential properties, but would look on to the tennis/cricket club pitch. The increased glazing on the western elevation would look directly on to a communal garden. However, there are currently French windows looking on to the garden and the glazing would all be at the far corner from the flats in the main block of 20 Crediton Hill. Therefore, officers consider there would be no impact on the privacy of neighbouring properties and that any additional overlooking of the communal garden would not have a material impact.
- 2.8. There is already extensive glazing at ground floor level overlooking the tennis/cricket pitch. The additional windows at basement level would not impact on the ability of the

tennis/cricket club to function. The increase in overlooking would provide natural surveillance which would discourage crime and anti-social behaviour.

Transport

- 2.9. The car turntable was removed from the application following concerns from residents.
- 2.10. The proposals have been discussed with a Transport Officer who does not consider a CMP necessary, given the minor nature of the works and the limited excavation.
- 2.11. The issues of land ownership raised by neighbours, are civil matters and planning issues. The issue of skip licences and suspended bays is also not a planning issue. These licences are issued by a separate department in the Council and assessed under their own criteria.

Basement

- 2.12. The proposed development involves the creation of a basement to occupy the entirety of the footprint of the existing building. The proposals involve excavating a further 1.4m.
- 2.13. Campbell Reith (CR), the Council's independent basement auditor has assessed the proposals. After requesting further information, CR are now satisfied that the proposed excavation adheres to the requirements of CPG Basements and other Camden planning policy. CR note that there is a very low risk of flooding in their conclusions.

Trees

- 2.14. There are no trees on the application site. The arboricultural impact assessment is considered sufficient to demonstrate that the scheme will not adversely affect trees on neighbouring sites provided adequate working practices are adopted. A condition is attached to secure tree protection details to ensure T1, an off-site pear tree is protected throughout the development.

3. Recommendation

- 3.1. 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 24th September 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'.

