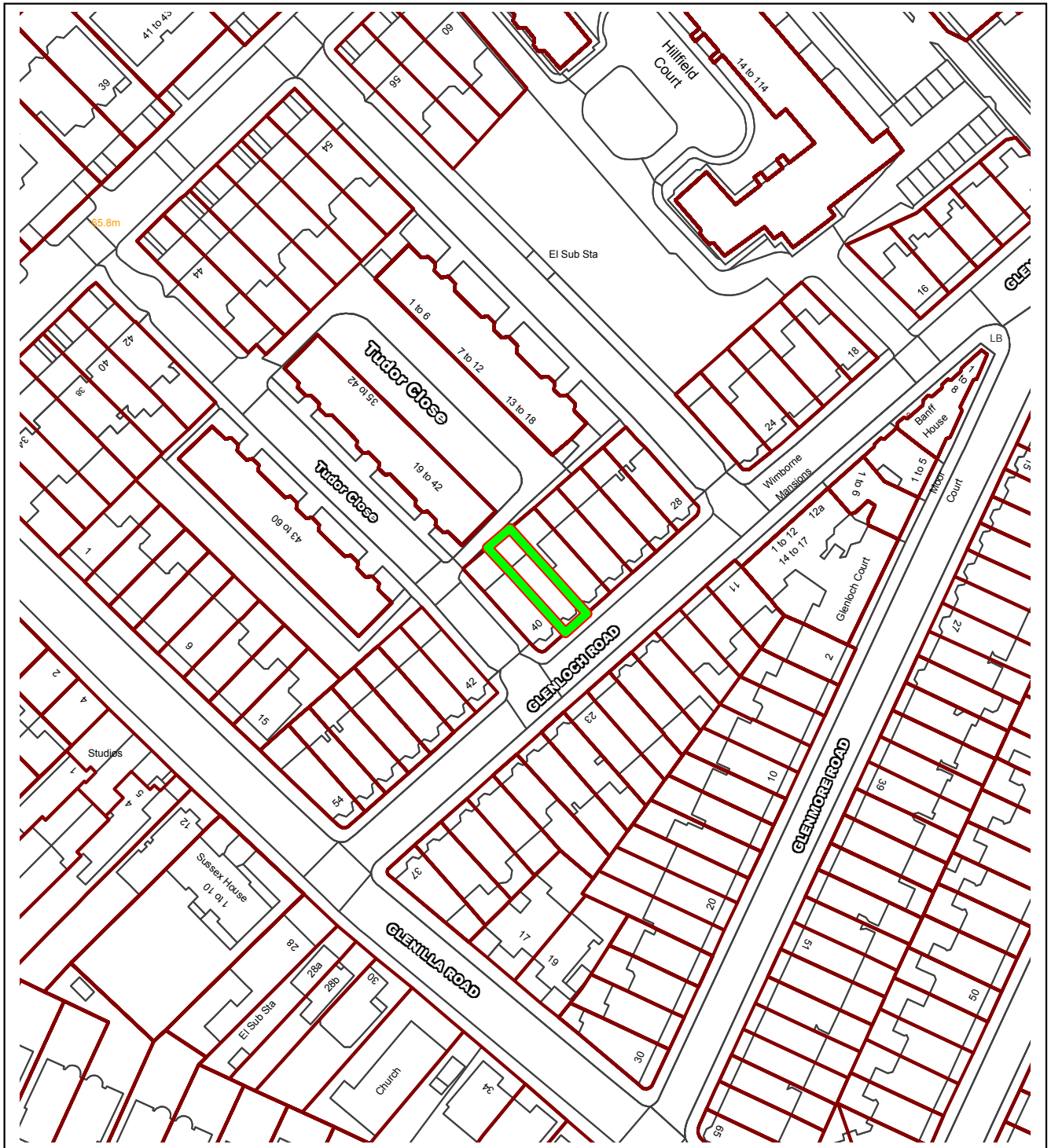


2018/4200/P - 38 Glenloch Road, NW3 4DN



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Photos



38 Glenloch Road

Photo 1 – Aerial view



Photo 2 – Front elevation



Photo 3 – Rear elevation



Photo 4 - Rear elevation



Photo 5 – Neighbouring rear gardens along Glenloch Road as viewed from rear first floor window



Photo 6 – Front lightwell to be deepened

Delegated Report		Analysis sheet	Expiry Date:	25/10/2018
(Members' Briefing)		N/A	Consultation Expiry Date:	14/10/2018
Officer			Application Number(s)	
Kristina Smith			2018/4200/P	
Application Address			Drawing Numbers	
38 Glenloch Road London NW3 4DN			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Enlargement of existing basement including creation of rear lightwell and enlargement of front lightwell, erection of replacement rear extension and other external alterations in association with conversion of dwelling house into 3 residential units (Class C3)				
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	05	No. of objections	05
Summary of consultation responses:	<p><u>Publicity</u></p> <ul style="list-style-type: none"> • 2 no. site notices were displayed between 14/09/2018 and 14/10/2018 • A press advert was published between 20/09/2018 and 14/10/2018 <p>Objections have been received from nos 34, Ground floor flat 36, 36A, 36C Glenloch Road and 1 unknown address on the following grounds:</p> <p><u>Amenity</u></p> <ul style="list-style-type: none"> • Development will generate considerable noise and dust pollution • Increased traffic flow due to construction traffic • Need to ensure all building works will be done strictly at working hours <p><i>Officer response: planning permission would be subject to a Construction Management Plan (see para. 2.20 of report) and an informative will be placed on the decision notice reminding the applicant of the need to carry out work in accordance with Camden's Minimum Requirements and the Control of Pollution Act 1974.</i></p> <ul style="list-style-type: none"> • Replacement conservatory will be built up to the second floor resulting in less light to rear windows of no.36 <p><i>Officer response: although the replacement extension would be higher, the existing side parapet wall would remain of the same height therefore having no additional impact.</i></p> <p><u>Basement</u></p> <ul style="list-style-type: none"> • Very concerned about the impact of the basement on the structural integrity of nearby properties and the risk of subsidence / flooding. • Proposals should be reviewed by a structural engineer • Contractor carrying out the works should be fully insured so that any damages are covered <p><i>Officer response: A Basement Impact Assessment has been submitted and independently reviewed by Campbell Reith to their satisfaction. Refer to 'Basement Considerations' section of report.</i></p>			
Belsize Residents Association comments:	<p><u>Belsize Residents Association objected on the following grounds:</u></p> <p>We feel that the proposal is large for the space available. We note that this likely to be inconsistent with two parts of guidance:</p> <ul style="list-style-type: none"> • That basement developments should be proportionate to the original footprint of the building and the garden size, as per CPG4 on Basements and Lightwells. There is a glazed expanse over the rear basement garden and the stairs into the garden appear to reach 50% of the garden. <p><i>Officer response: the basement and lightwell are considered proportionate to the</i></p>			

host building. The lightwell would occupy approx. one third of the rear garden area. Please see 'basement considerations' section of report for more discussion.

- The application refers to the “replacement of a rear extension”, but planning application for the extension is not referred to in planning history in the Statement. It makes it difficult to gauge what is being requested in terms of the current footprint, replacement of past development, the use of garden and the scale of this development.

Officer response: the existing and proposed rear extension is shown on the scalable drawings and officers fully understand the scope of works being applied for.

- The impact on the garden. The design of the rear basement lightwell (the stairs) is inconsistent with CPG4's desire that illumination and light spill should not harm the appearance of a garden setting and cause light pollution.

Officer response: as the basement is contained within the building's footprint, its rear elevation windows would be situated directly underneath the existing ground floor level windows and would not involve any glazed roof projecting into the garden, thus preserving its setting.

- We would expect further work to independently verify the basement impact assessments and assure neighbours and residents about the party walls.

Officer response: The submitted BIA information has been reviewed and approved by Campbell Reith, the Council's independent engineer.

Site Description

The application site comprises a five storey mid-terrace Edwardian property on the north side of Glenloch Road which is in use as a single dwelling house. The property is part of the building group of no.28 – 40 Glenloch Road which forms a terrace of 7 properties between the junctions of Glenloch Road/ Tudor Close. To the rear are several five storey mansion blocks, which enable the rear elevation to be read in several private views.

The property is located within the Belsize Conservation Area and is designated as making a positive contribution.

Relevant History

25901 - Formation of a dormer at the rear, use of flat roof at rear as terrace, and provision of a balcony on the front elevation. **Granted 16/03/1978**

PWX0102000 - Enlargement of rear roof dormer window and insertion of roof lantern, in association with the conversion of the loft for additional habitable space. **Granted 17/04/2001**

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Camden Local Plan (2017)

A1 - Managing the impact of development

A5 - Basements and lightwells

D1 - Design

D2 – Heritage

DM1 - Delivery and Monitoring

T4 - Promoting the sustainable movement of goods and materials

Camden Planning Guidance 2018

CPG Design

CPG Basements

CPG Altering and extending your home

CPG Amenity

CPG Transport

Belsize conservation area appraisal and management strategy (2011)

Assessment

1. Proposal

1.1. The applicant seeks planning permission for the following works:

- Conversion of single dwelling house into 3 x units (1 x 3-bed; 2 x 2-bed);
- Enlargement of existing basement including creation of rear lightwell;
- Replacement of ground floor side extension (1.8m (w) x 5.7m (d) x 3.5 (h)
- Deepening of front lightwell by approx. 1.2m and associated alterations to windows;
- Installation of conservation rooflight at main roof level.

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Housing considerations
- Design and heritage
- Basement considerations
- Amenity of neighbouring occupiers
- Transport considerations
- Trees

Housing considerations

2.2. The proposal would involve sub-dividing a single dwelling house into 3 self-contained flats, resulting in an uplift of two new units. The priority land use of the Council's Local Plan is self-contained housing and therefore the subdivision is acceptable in principle subject to the quality of residential accommodation.

2.3. The flats would be laid out as follows:

- Flat 1 - 3-bed (166 sqm) – lower ground and ground floor
- Flat 2 - 2-bed (70 sqm) – first floor
- Flat 3 - 2-bed (95 sqm) – second and third floor

2.4. The Council's priority dwelling size is for 2 and 3-bed units which are noted as being high priority in Table 1, Policy H7 (Large and small homes). The proposal is for 2 x 2-bed units and 1 x 3-bed unit and as such, the dwelling mix is supported.

2.5. The Council expects development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with guidance provided by Policy H6 (housing choice and mix) and CPG (Housing). The London Plan 2016 sets out Nationally Described Space Standards which all new dwellings must meet. The size of the proposed units have been assessed against these standards and all comply.

2.6. In addition, all units would be dual aspect, and all the units are considered to receive generally good levels of outlook, daylight and ventilation. The outlook from the bedrooms of Flat 1 would be slightly limited as they are at basement level; however, on balance this is considered acceptable, given the quality of outlook from the living room and kitchen / dining room at ground floor level which would be retained in perpetuity.

2.7. In terms of amenity space, Flat 1 would have sole access to the rear garden and lightwell areas

and Flat 3 would benefit from the existing roof terrace.

- 2.8. Given the additional residential floorspace would be less than 100 sqm, there is no requirement for an Affordable Housing contribution.

Design and heritage

- 2.9. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that all development should consider the character, setting, context and the form and scale of neighbouring buildings whilst Policy D2 on Heritage states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.10. 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. Officers are of the opinion that the proposal would improve the appearance of the building and subsequently enhance the character and appearance of this part of the Belsize Conservation Area.

Replacement rear infill extension

- 2.11. An existing conservatory infill extension between the closet wing and boundary with no.36 would be replaced with an extension of the same footprint. It would comprise a full height aluminium framed window and a large roof light and have a cleaner and more refined appearance compared to the existing. The extension would be higher than the existing but would not exceed the height of the existing side boundary wall.

Enlargement of basement level and creation of rear lightwell

- 2.12. The property has an existing basement level within the front half of the building. It is proposed to enlarge the basement level to cover the whole footprint of the property and provide an additional 52 sqm of residential floorspace, comprising three bedrooms and a bathroom for Flat 1.
- 2.13. A rear lightwell is proposed to allow light to enter the two rear bedrooms at basement level, and provide them with garden access. The lightwell would occupy around 16 sqm, or a third of the rear garden area; however, it is noted that the garden is small and largely a hardstanding, with the exception of the raised planters in the rear section that are to be retained. The lightwell would be set in 0.5m from either side to avoid it extending to the side boundaries. A glazed walkway would allow access from ground floor level to the rear section of the garden and stairs would connect the lower ground floor with the garden. The glazing is an acceptable location for this non-prominent garden location.

Deepening of front lightwell and associated alterations to fenestration

- 2.14. It is proposed to deepen most of the front lightwell by approx. 1.3m. The existing high level windows would be enlarged in a style to match the windows elsewhere on the building, ie. timber sliding sashes with a 2 over 2 glazing arrangement in the top section.
- 2.15. There are varying depths to the front lightwells of neighbouring properties along this side of Glenloch Road and so the proposed enlargement would not appear incongruous as it would create a uniform appearance in this location.
- 2.16. A timber bin store would be located in the lightwell, which would not be prominent in the

streetscene and is considered acceptable.

Installation of rooflight

2.17. It is proposed to install a single rooflight on the hipped main roof slope. It would not be perceptible from street level and would be of conservation style so installed flush to the roof. The rooflight is considered acceptable.

Basement considerations

2.18. The basement would be located underneath the footprint of the host property with the lightwell occupying approx. one third of the rear garden area. It would have a maximum depth of 3m. As such, the basement is fully compliant with Local Plan policy A5 criteria in terms of its location, scale and size. The rear lightwell would be situated in the rear garden and take less than 50% of its area; however, given that the area it would take up is currently a hard surfaced patio, it would not be harmful to the green character or reduce the biodiversity or permeability of the site.

2.19. The basement would provide the main bedroom of the property. Although the bedroom would have limited daylight/ sunlight and outlook, it is an existing property with several other habitable rooms that benefit from good levels of amenity. Furthermore, ADF values have been calculated for the room that demonstrate it would comply with the minimum target value of 1% for bedrooms.

2.20. A Basement Impact Assessment (BIA) has been submitted as part of this application. This document has been independently reviewed by Campbell Reith with a subsequent revision to the BIA provided by an additional author during the course of the application. Campbell Reith has now confirmed that the BIA is in accordance with CPG4. The final audit report contains the following conclusions:

- The qualifications of the individuals involved in the BIA meet Camden Planning Guidance requirements. Details of the CMS checker's qualifications have been included as part of the updated information.
- The potential for perched groundwater and seasonal groundwater rise has been considered in the updated version of the CMS and adequate mitigation measures presented.
- Clarification of the neighbouring foundation depths was requested in the previous audit. Although the typology and depth of neighbouring foundations have not been confirmed, assumptions made in the BIA in this regard are considered conservative.
- A utilities search has been undertaken and presented in Appendix F of the CMS.
- The GMA has been reviewed as discussed in Section 4. Impacts to neighbouring properties will be within Category 1 of the Burland Scale which are acceptable.
- Outline monitoring proposals with trigger levels have been presented.
- It is accepted there are not any slope stability concerns regarding the site and the proposed development.
- It is accepted that there is not any impact on surface water from the basement proposal.
- It is accepted that there is not any impact on the local and wider hydrogeology from the basement proposal.

Amenity of neighbouring occupiers

2.21. The replacement rear side extension would be higher than the existing one by approx. 0.8m; however, there is an existing side parapet wall that would remain of the same height. Given this situation, the additional height of the extension would not bring about a material loss in light or outlook to the ground floor rear window of no.36 Glenloch Road.

Transport considerations

Car free

2.22. Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments, including conversions, in the borough to be car-free. The three flats will be secured as car-free via a Section 106 planning obligation.

Cycle parking

2.23. To be policy compliant, the scheme should provide 5 cycle spaces in an accessible, secure and covered location. Due to space constraints, it is not possible to provide this standard of cycle parking. It is noted that the proposals do include cycle storage provision inside a flat, on the roof terrace and within the front lightwell but their design and location do not meet the Council's standards and therefore will not be secured by condition.

Construction Management Plan

2.24. Due to the excavation involved, the Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) would therefore be required, in line with Policy A1. The CMP would need to identify the potential impacts of construction and indicate how any potential negative impacts would be mitigated. The CMP will be secured as a Section 106 planning obligation.

2.25. A CMP Implementation Support Contribution of £3,136 would also be required to cover the costs of assessing, reviewing and monitoring the CMP across the duration of construction. This would be secured as a Section 106 planning obligation if planning permission is granted.

Trees

2.26. No trees are proposed for removal in order to facilitate development. A minor encroachment in to the root protection area of T4, an off-site Magnolia tree, is proposed but is less than 7% which is considered minor. In addition, trial pit investigation have shown there are no significant roots in the areas of RPA encroachment. Notwithstanding this, tree protection details will be secured via condition.

3. Recommendation

3.1 Grant Conditional Planning Permission subject to a section 106 legal agreement for:

- Construction Management Plan (and £3,136 monitoring fee)
- Car-free housing for all 3 units

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 June 2019, 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'.

Nash Baker Architects
167-169 Kensington High Street
London
W8 6SH

Application Ref: **2018/4200/P**

06 June 2019

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:
38 Glenloch Road
London
NW3 4DN

Proposal:
Enlargement of existing basement including creation of rear lightwell and enlargement of front lightwell, erection of replacement rear infill extension and other external alterations in association with conversion of dwelling house into 3 selfcontained residential units (Class C3)

DECISION

Drawing Nos: (Prefix 1706) 101A, 102A, 103A, 104A, 105A, 301B, 302B, 303B, 304B, 305B; SK_20171211_01; Design and Access Statement; Planning Statement (dated 23 August 2018); Arboricultural Impact Assessment (by Landmark Trees, reference: NBA/38/AIA/01b, February 2018); Flood Risk Assessment (FRA) (by GeoSmart Information Ltd, reference: 70356R1REV2, February 2018); Ground Movement Analysis Report by Ground and Water Ltd (Ref. GWPR2718/GIR, Rev.V1.00), dated August 2018; Construction Methodology Statement (CMS, Rev P1) by Form Structural Design (ref:172904), dated December 2017 with appended Desk Study, Ground Investigation and Basement Impact Assessment Report by Jomas Associates Ltd (ref: P1207J1245), dated January 2018; Ground Movement Analysis Report by Ground and Water Ltd (Ref. GWPR2718/GIR, Rev. V1.00), dated August 2018; 38 Glenloch Rd Audit Response Letter to Campbell Reith, dated January 2019; Revised CMS (Rev. P2) and associated appendices, dated January 2019; Revised Desk Study, Ground Investigation and Basement Impact Assessment Report (Rev. Final v1.1) dated January 2019; Revised Ground Movement Analysis Report (Rev. V2.00), dated December 2018; 38 Glenloch Road Geotechnical Analysis Final (GWPR3049); Revised Ground Movement Analysis Report (Rev. V3.00), dated April 2019

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: (Prefix: 1706) 101A, 102A, 103A, 104A, 105A, 301B, 302B, 303B, 304B, 305B; SK_20171211_01; Design and Access Statement; Planning Statement (dated 23 August 2018); Arboricultural Impact Assessment (by Landmark Trees, reference: NBA/38/AIA/01b, February 2018); Flood Risk Assessment (FRA) (by GeoSmart Information Ltd, reference: 70356R1REV2, February 2018); Ground Movement Analysis Report by Ground and Water Ltd (Ref. GWPR2718/GIR, Rev.V1.00), dated August 2018; Construction Methodology Statement (CMS, Rev P1) by Form Structural Design (ref:172904), dated December 2017 with appended Desk Study, Ground Investigation and Basement Impact Assessment Report by Jomas Associates Ltd (ref: P1207J1245), dated January 2018; Ground Movement Analysis Report by Ground and Water Ltd (Ref. GWPR2718/GIR, Rev. V1.00), dated August 2018; 38 Glenloch Rd Audit Response Letter to Campbell Reith, dated January 2019; Revised CMS (Rev. P2) and associated appendices, dated January 2019; Revised Desk Study, Ground Investigation and Basement Impact Assessment Report (Rev. Final v1.1) dated January 2019; Revised Ground Movement Analysis Report (Rev. V2.00), dated December 2018; 38 Glenloch Road Geotechnical Analysis Final (GWPR3049); Revised Ground Movement Analysis Report (Rev. V3.00), dated April 2019

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2, CC3 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 development hereby approved shall be carried out strictly in accordance with the methodologies and recommendations of the Basement Impact Assessment and other supporting documents hereby approved.

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 Camden Local Plan 2017

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to 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.

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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 3 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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