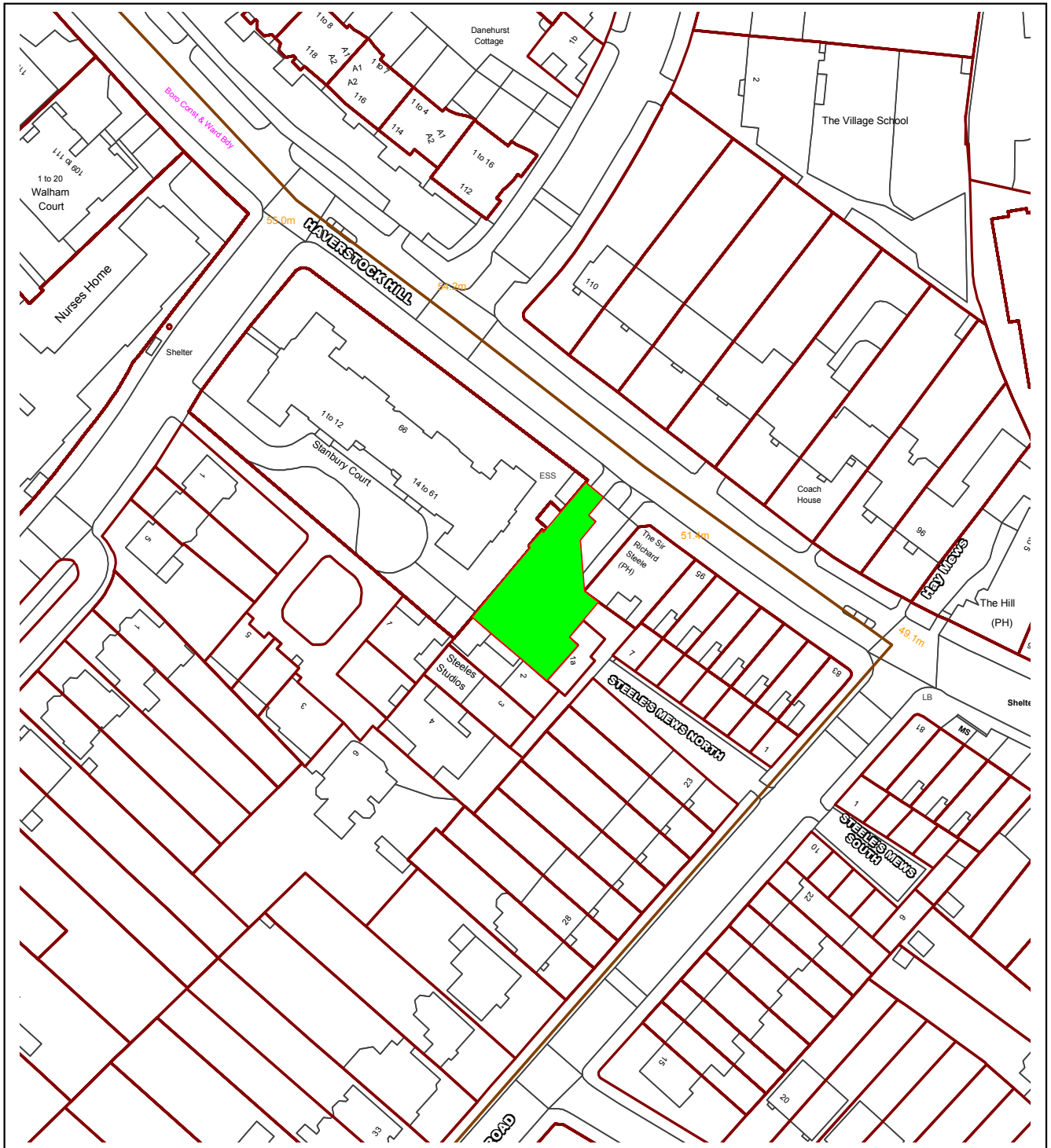


2019/1057/P - 1 Steele's Studios



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1. Aerial view of Steele's Studios complex and application site.



2. Aerial View of Steele's Studios complex and application site.



Figure 3.19 – Existing ground floor plan

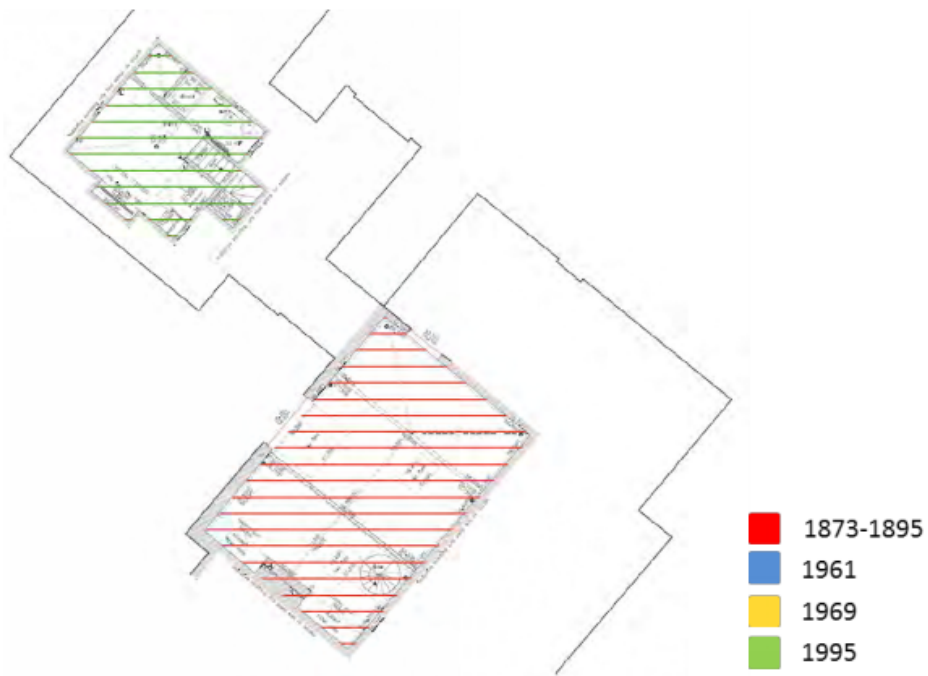


Figure 3.20 – Existing first floor plan

3. Diagram showing the age of the Victorian studio (red) to remain and later extension to be removed.



1. Streetview from Haverstock Hill



2. Proposed streetview from Haverstock Hill.



3. View from the forecourt.



4. View of the later addition to be removed, in front of the historic studio building (to the left).



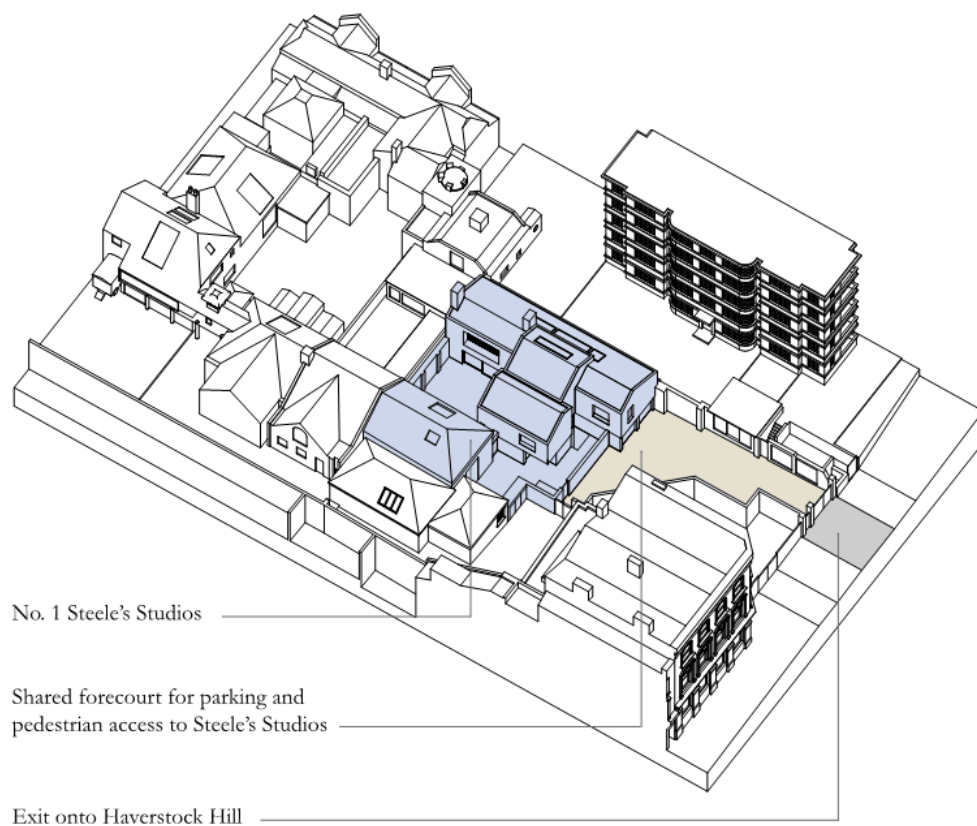
5. View of the 1970s extension.



6. View of the 1970s link between the historic studio to the right.



7. View of the historic studio and existing rear garden.



No. 1 Steele's Studios

Shared forecourt for parking and pedestrian access to Steele's Studios

Exit onto Haverstock Hill

8. Axonometric view of the proposed structure within the studio complex and neighbouring properties.

Delegated Report		Analysis sheet		Expiry Date:	22/04/2019
(Members Briefing)		N/A		Consultation Expiry Date:	31/03/2019
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2019/1057/P		
Application Address			Drawing Numbers		
1 Steele's Studios Haverstock Hill London NW3 4RN			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Partial demolition of the existing 3-bed, 2-storey family dwelling and erection of replacement 3-bed, 2-storey dwelling plus basement excavation, alterations to front boundary wall, front curtilage and forecourt area. (Amended description)					
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:	Site notices	06/03/19-30/03/2019				
	Press notices	14/03/19-07/04/2019	No. of responses	5	No. of objections	5
	Site notice republished	07/03/19-31/03/19				
Summary of consultation responses:	<p>Objections in relation to the proposed development have been received from the following properties at <u>nos. 39, 50, 54 Stanbury Court</u>, 5 Ascog Hall (Isle of Bute).</p> <ol style="list-style-type: none"> 1. Impact of the basement on the surrounding area, may affect the water table, underground rivers and streams and aggravate risks in an subsidence-prone area; 2. Hydrologists and structural engineers reports required to consider risks to Stanbury Court; 3. Impact of demolition on existing trees at Stanbury Court 4. Detrimental effect on Stanbury Court during construction and afterwards due to disruption, noise and dust; 5. Flats on south side of the Stanbury Court would be affected by loss of light, air and being overlooked; 6. The extension may funnel and intensify existing noise nuisance and noxious smells from Steele’s Pub and kitchen; 7. Reference to demolition and consideration to the fact that this is in Conservation Area; 8. Disturbance to Japanese knotweed need considered. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>The proposed basement excavation is supported by Basement Impact Assessment which has been verified by third party auditors and found that any potential impact to the neighbouring buildings would be acceptable. See paras 5.1 – 5.10</i> 2. <i>These reports have been provided and assessed by third party auditors. See paras 5.1 – 5.10</i> 3. <i>Impact on the trees within the curtilage of Stanbury Court has been considered and supported by an Arboricultural assessment. See paras 6.1 – 6.7</i> 4. <i>The acceptability of the proposal is subject to a Construction Management Plan (CMP) secured via a section 106 legal agreement. This would consider disruption, noise and dust caused by the proposed development. See paras 7.2 and 8.6</i> 5. <i>There are no windows facing directly Stanbury Court from the proposed development. The Daylight and Sunlight Assessment submitted with the proposal demonstrates that the flats at Stanbury Court would not be affected adversely due to loss of light. See paras 7.3 -7.4</i> 6. <i>The proposal includes extension of the boundary wall between the forecourt and the Sir Richard Steeles pub and therefore it is expected</i> 					

that this would restrict noise levels from the pub's beers garden. It is considered that the proposal would not affect the levels of odour released by the pub.

- 7. It is acknowledged that the application site lies with Eton Conservation area and it is acknowledged that the extensions proposed to be demolished due to their age, character and appearance do not hold architectural value to result in their retention.*
- 8. Disturbance to the Japanese knotweed is not considered a material planning consideration in this instance.*

Stanbury Court Management Ltd objected to the proposed scheme on the following grounds:

1. Excessive and unnecessary works which will cause unacceptable levels of noise and nuisance to the neighbouring occupiers

Officer response:

- 1. The acceptability of the proposal is subject to a Construction Management Plan (CMP) secured via a section 106 legal agreement. This would consider disruption, noise and dust caused by the proposed development. See paras 7.2 and 8.6*

Procedural comments:

1. Strong objection on notification process - only a small notice on Steele's Road
2. No notification of the proposed works to Stanbury Court from applicant nor council.

Officer response:

- 1. The way council notifies the neighbouring occupiers of proposed development has changed since 2016. This now entitles site notices being placed in vicinity to the application site, and email alters. For this proposal three site notices have been displayed in front of the application site, opposite the site and on Steele's Mews North. In order to receive email notifications in relation to proposed developments in vicinity to the site neighbours are required to sign up via the council's website.*
- 2. There is no statutory requirement for the applicant to notify the neighbouring occupiers of the proposed development. Neighbouring consultation is undertaken by the council through site notices displayed in the vicinity of the application site.*

Eton CAAC

Eton CAAC has objected to the proposed development on the following grounds:

1. The heritage of these low-rise buildings can be detrimentally altered by increasing the density of development
2. The original studio becomes minor part of the new complex which doubles the floor area of the existing property resulting in an increase
3. The gap between Sir Richard Steele pub and Stanbury Court is important to the character of the conservation area and the proposal diminishes this too much
4. Overlay drawings should show existing and proposed
5. The proposal should be further modified to respect existing views from Haverstock Hill and a small scale of existing development and urban form.
6. The Council should request Historic England to consider the listing of Steele's Studios together with Wychombe Studios as it represents a distinctive enclave of nineteenth century artist studios.

Officer recommends:

1. *The proposal would respect the low-rise buildings complex, and proposes the same level of accommodation as currently, of 3no. bedrooms. See paras 4.1 – 4.12*
2. *Extensions are currently attached to the original studio, blocking its elevation to Haverstock Hill. The proposal includes demolition of this later extension which would reveal more of the original Victorian building. See paras 4.1 – 4.12*
3. *The proposal would remove the existing extensions exposing the run of original studio roofs and allow these to be read more clearly from within the complex and in longer public views from Haverstock Hill. See paras 4.1 – 4.12*
4. *Overlay drawings showing the existing structures and proposed ones was provided. See dwg..TH16_GA_106 (Overlay) Rev C; TH16_GA_107 (Overlay) Rev C; TH16_GA_108 (Overlay) Rev C; TH16_GA_110 (Overlay) Rev C;*
5. *The proposal would retain the gap between the Victorian studio structures and the new structure. See paras 4.1 – 4.12*
6. *There is no application pending to Historic England for listing the application building and therefore this request is not considered a material planning consideration.*

Site Description

The application site comprises a part one, part two storey building, located on the south-west side of Haverstock Hill. The application site lies within the Eton Conservation area and forms part of Sub-area 3, to include Wychcombe Villas and Steele's Studios. The building is identified in the Eton Conservation Area Statement as a "tightly grouped development probably dating from the latter part of the 19th century" having a distinct character being "essentially backland development with no frontage to a main street" and "the small scale development and the density of urban form." This group of buildings is considered to make a positive contribution to the conservation area.

Steele's Studios are accessible via a gated crossover from Haverstock Hill and it comprises one block of four dwellings and a detached dwelling to the rear (no. 4). The application building is No.1 Steele's Studios, being the first building of the block to be facing Haverstock Hill, from behind the access gates and wall.

Relevant History

Planning history at the application site:

TP/676/161/27821 - Erection of a conservatory and single garage at 1 Steele's Studio – **Granted, May 1962**

TP/1766/1782/30524 - Erection of two-storey addition to 1, Steele's Studios – **Granted, December 1964**

CTP/G9/13/10/2080 - The retention for a further limited period of the conservatory at the side of 1 Steele's Studio – **Granted, June 1966**

CTP/G9/13/10/6731 - Erection of a single storey extension at the side of 1 Steele's Studios – **Granted, May 1969**

8601347 - Erection of a single-storey extension at first floor level – **Granted, December 1986**

9500129 - Erection of a first floor extension over existing flat roof area – **Granted, June 1995**

Other relevant permissions within the Steele's Studios building block:

2011/2284/P - 3 and 4 Steele's Studios - Remodelling of ground floor, erection of replacement first floor and roof with skylights and erection of link extension with new cupola to retained part of building at first floor level following substantial demolition of existing single-family dwellinghouse (Class C3). – **Granted September 2011**

2007/1555/T - 1A Steele's Studios - FRONT GARDEN: 3 x Sycamore - Fell as close to ground level as possible and treat stump. – **Part Granted/Part Refused 03/05/2007**

Reason: The trees are considered to provide a significant level of visual amenity within this part of the conservation area. It is considered their removal would be harmful to the character of the conservation area. Evidence submitted with the application is not considered to be sufficient to demonstrate vegetation related building damage. It is recommended soil analysis is undertaken to identify soil desiccation and evidence of Sycamore roots below foundations where damage is occurring. It is also recommended crack monitoring is carried out over a sufficient period to demonstrate seasonal and progressive movement.

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Policy 3.5 – Quality and design of housing developments

Policy 5.10 – Urban greening

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Camden Local Plan 2017

Policy G1 Delivery and location of growth

Policy DM1 – Delivery and monitoring

Policy D1 - Design

Policy D2 - Heritage

Policy A1 - Managing the impact of development

Policy A4 – Noise and vibration

Policy A3 - Biodiversity

Policy A5 – Basements

Policy H1 – Maximising housing supply

Policy H4 – Maximising the supply of affordable housing

Policy T1 – Prioritising walking, cycling and public transport

Policy T2 – Parking and car-free development

Policy T3 - Transport infrastructure

Policy T4 – Sustainable movement of goods and materials

Policy CC2 - Adapting to climate change

Policy CC4 – Air quality

Camden Planning Guidance

CPG – Design 2018

CPG - Basements 2018

CPG – Amenity 2018

CPG – Transport 2019

CPG – Developer Contributions 2019

CPG – Trees 2019

CPG – Interim Housing 2018

Eton Conservation Area Statement 2002

1. Proposal

- 1.1 The applicant seeks planning permission to partially demolish the existing two storey building which has 3 x bedrooms, to excavate a basement extension and erect a new two storey structure with 3 x bedrooms, including alterations to the front boundary wall, forecourt area and site curtilage.
- 1.2 The application site has a floor area of 508sqm including the forecourt area of 156sqm. The footprint of the existing building measures 202sqm. The proposal includes demolition of the extensions to the original studio which were built around 1961, 1969 and 1995. These occupy a footprint of 148sqm and are attached to the front and partial side elevation of the historic studio building and extend up to the boundary with Stanbury Court.
- 1.3 The proposed basement excavation would extend up to:
- depth of excavation 4.45m including foundations, internal height of 3m
 - GIA = 117.8sqm Gross internal floor area; GEA = 142sqm Gross external floor area
 - the boundary with Stanbury Court courtyard.
 - Set back from the rear boundary of the site by 2.8m, from the front site boundary by 2.9m and from the boundary with no. 1A Steele's Studio by 6.9m and 8.7m.
- 1.4 The proposed building would have a ground floor area of 155sqm (GEA) plus 129sqm at first floor and would include a garage for two cars in the same location as the existing one.
- 1.5 The structure would be formed by a sequence of asymmetrical gables with pitched roofs of different heights and widths, with the maximum ridge height of 8.8m in the middle of the site, 7.5m high the one closer to Haverstock Hill, and lowest at 7.1m high. The maximum height is given by the chimney breast of 9.5m.
- 1.6 The application building site boundary is formed by a brick wall with double gates and small gate for pedestrian access. Behind this wall sits a group of four trees, where two of them have been registered under a Tree Protection Order (TPO). Other four trees are located within the courtyard of Stanbury Court, along the boundary with the application site. No trees are proposed to be removed.
- 1.7 The proposal includes alterations to the forecourt area, through new paving, landscaping and parking spaces rationalisation. The forecourt area is used by the applicant and other occupiers within the studio complex. The forecourt currently accommodates four cars and two in the existing garage. The proposal involves retention of three parking spaces in the forecourt and two in the garage with a net reduction of 1no. parking space in the forecourt. The proposal includes increasing the height of the exiting front boundary wall and the one shared with the Sir Richard Steele pub at no. 97 Haverstock Hill from 2.5m to 3.5m. This includes reorganization of pedestrian and vehicular access, extension of drop kerb and relocation of street cycle stand.

2. Considerations

- 2.1 The main issues for consideration area:

- Land use
- Design and heritage
- Basement excavation
- Trees and landscaping
- Impact on the amenity of neighbouring occupiers
- Transport

2.2 The proposed demolition due to the floor area proposed, would be considered substantial in a context of the existing building. It is acknowledged that significant contribution to the conservation area is given by the historic structure at the rear of the site, and that parts of the building proposed to be demolished are not identified specifically to be of significant architectural value. As such, it is considered that the proposed demolition would be considered acceptable, subject to the design and appearance of the proposed structure.

3. Land use

3.1 The application building is a 3-bedroom dwelling house which has been extended several times in the past both at ground and first floor levels. The building comprises a historic section, sitting at the rear of the plot, attached to nos. 1A and 2 Steele's Studios, which includes a ground floor and mezzanine level, accommodating a living area and a bedroom above. The subsequent additions towards the front and west of the plot are proposed to be demolished, and replaced by a two-storey extension and basement level below. The proposal would retain the existing C3 residential use at the site which would comply with policy H1.

3.2 As the proposal does not create any new residential units it would not trigger a contribution to affordable housing.

4. Design and heritage

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 is relevant to the application: Development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used, to promote health, respond to natural features and preserved gardens and strategic and local views.

4.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area. It adds that the character of a conservation area derives from the combination of qualities including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses.

4.3 The application site relates to Victorian artists' studios dating from the 1870s and surrounded by a number of modern extensions added between the 1960s and 1990s. The application seeks to remove the modern extensions surrounding the principal Victorian building and create a new structure which would rationalise the internal space of the building but still providing three bedrooms as existing, linked with the Victorian studio. The existing modern extensions are considered of poor quality pastiche copies of red brick vernacular buildings, which detract from the architectural and historic character of the Victorian studio and complex of artists

studios. The existing modern extensions are not considered to hold significant architectural value, nor they would appear to be make a positive contribution to the conservation area. Conservation officers have assessed this element in detail and consider that the removal of the modern extensions would benefit the site by revealing the Victorian studio.

- 4.4 The proposal follows pre-application discussions with planning and conservation officers, and incorporates a number of suggested revisions, including the removal of an additional floor (3rd floor), the emphasis of a height differential between the ridges and the introduction of additional depth and layering to the façade.
- 4.5 The proposal as part of the current planning application is considered to reflect the advice given at pre-application stage. The development retains the concept design of asymmetrical gables with pitched roofs and a picturesque, stacked arrangement lending depth and subordination to the main group of Victorian hipped roofs. The building would have a maximum height of two storeys, with a prominent chimneystack, matching the existing highest point of the weather vane at the neighbouring studios. The proposed chimneystack is considered to provide an attractive accent and relief to the mass of the layered and staggered gables.
- 4.6 The removal of the existing twentieth-century bedroom extension to the easternmost corner of the Victorian studio building would provide more space adjacent to the shared 'grove' of the studio complex. This would expose the run of original studio roofs and allow these to be read more clearly from within the complex and in longer public views. It is considered that among the group, this element makes the principal contribution to the conservation area and its exposure is considered a public benefit for this scheme.
- 4.7 The proposed structure through its scale, form and detailed design would continue to allow long views through the site from Haverstock Hill. The gable apexes and the differences in height and planes in the elevations, as well as window reveals contribute to a dynamic structure, which relates sensibly and respects the surrounding studio buildings. The front elevation of the proposed structure has deliberately remained mainly solid, resulting in a greater appreciation to the materiality of the brickwork and the planes rhythm. As such, the main windows to bedrooms would be located on the south facing elevation, which would allow adequate levels of daylight and sunlight, but also provide a rich composition of deep reveals and roof slopes as seen from the rear courtyard and from within the complex.
- 4.8 It is noted that the existing building has a double garage which has been on site historically, with vehicular access from inside the building's curtilage. The proposed scheme would reprovide the garage approximately in the same position as the existing one, with two timber doors facing Haverstock Hill. The garage would be integrated within the new extension structure, extending upwards into the most forward plane of the proposed sequence of stacked gables. This garage would open in to the forecourt with two timber doors which would replace the existing ones in different location, but also soften the brick layered elevation.
- 4.9 The proposal aims to reconfigure the forecourt area as well as the front garden. Currently the access to the other studio buildings within the complex is made through the front garden of the application site. The proposal would rationalise this by relocating the brick boundary wall behind the existing tree, which separates the forecourt from the front garden. This would provide direct access from the forecourt into the garden areas which serve no. 1A, 2, 3 and 4 Steele's Studios, as well as a small garden store within the new brick wall detailing.
- 4.10 The proposed alterations to the front curtilage of the building would include repaving and planting and creation of designated bin and recycling store, and a cycle stand. Changes to the forecourt existing paving and additional planting are also proposed. Details of these elements would be secured by condition.

- 4.11 In addition to this, the proposed boundary treatment would be extended in height, to provide better separation between the pub beer garden and the application site. The additional increase in height of the brick boundary wall by 1m would be visible from the streetscene, however it would retain views from the streetscene through the site. The access gates are proposed to be replaced, details of which would be secured by condition.
- 4.12 Overall, the proposed scheme is considered to preserve the character and appearance of the conservation area, through adequate scale and concept design, being responsive to its surrounding forms and materials of the local built context, resulting in a high quality piece of modern, contextual architecture. 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.

5. Basement impact assessment

- 5.1 Policy A5 stipulates that basement excavations should not cause harm to the neighbouring properties, the structural, ground or water conditions and the architectural character and amenity of the area. In order to demonstrate compliance with the requirements of policy A5 and CPG Basements, a Basement Impact assessment (BIA) has been submitted and assessed by third party auditors Campbell Reith. The auditors have questioned the impact of the basement on the existing trees. A revised BIA as well as Arboricultural Assessment were submitted in response to these issues. The basement impact on trees would be discussed in detail in the Trees section below.
- 5.2 The site investigation revealed that the ground conditions comprise Made Ground over London Clay, with some perched water within the Made Ground draining from surface. The existing foundations of the site and the adjacent retaining wall currently penetrate the Made Ground to bear on the London Clay. As such, given the soil formation it is considered that there will be no impact to the wider hydrogeological environment from the proposed development.
- 5.3 The proposed basement is proposed to be constructed through underpinning of existing foundations and reinforced concrete walls formed in an underpinning style sequence. In both temporary and permanent cases, stiff propping will be adopted which is accepted.
- 5.4 The ground movement assessment (GMA) has taken into account a range of movements to consider both high stiffness and low stiffness of the retaining walls, which is in line with the expectations for the proposed scale, depth and construction methodology. The GMA indicates a maximum category 1 damage (very slight) to be sustained by the neighbouring properties which is in line with policy A5 and CPG Basements. Utility asset owners have been contacted and it has been confirmed that asset protection agreements will be entered into, as required. The BIA included consultation with utility companies and TfL in regards to underground infrastructure, as well as consultation with Thames Water in regards to the drainage scheme. This is considered acceptable by auditors.
- 5.5 The site is a low risk of flooding from surface water run-off and standard flood risk mitigation measures would be adopted with the design of the basement. The proposed scheme would not increase the proportions of impermeable area, causing no harm to the wider hydrological environment.
- 5.6 As such, it is considered that based on the documentation provided, the proposed development would not have harmful impact on the stability of the host building and neighbouring ones, ground and water conditions and wider hydrogeological environment,

which is in line with CPG Basements and Policy A5.

Basement extent

- 5.7 Policy A5 stresses that the siting, location, scale and design of basements must have minimal impact on and be subordinate to the host building, by meeting the following limitations:
- a) Not comprise more than one storey; **complies** - single storey basement.
 - b) Not be built under an existing basement; **complies** – single storey basement.
 - c) Not exceed 50% of each garden within the property; **complies** - proposed basement extends mainly underneath the footprint of the existing building to be demolished – front garden has 66sqm, subject to the proposed lightwell the resulting front garden would be 33sqm which is 50% of it; rear garden has a floor area of 84sqm and the remaining rear garden would be 51sqm, retaining 60% of the garden area.
 - d) Be less than 1.5 times the footprint of the host building in area; **complies** - proposed basement would be 0.7 times the footprint of the building.
 - e) Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; **complies** – the proposed basement extends underneath the area where previous extensions were siting.
 - f) Not extend into or underneath the garden further than 50% of the depth of the garden; **complies** – the front garden has a minimum length of 4.3m (2.15m in half) at the point where the basement extends underneath with a depth of 1.5m. The rear garden has a minimum depth of 5.8m (2.9m in half), and the basement extends with a depth of 2.9m.
 - g) Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; **complies** – the proposed lightwells would be at 6m distance from the boundary wall with the Stanbury Court, 10m distance to no. 1A Steele's Studios, and 5.5m to no. 2 Steele's Studios See detailed below para 5.8.
 - h) Avoid loss of garden space or trees of townscape or amenity value; **complies** – the proposed BIA as well as Arboricultural assessment confirm that no trees would be removed or harmed as part of the development. The proposal would result in a cumulative loss of 43sqm of the front and rear gardens. See trees and landscaping section.
- 5.8 The 1970s extension to the studio building is set in from the boundary wall with Stanbury Court by 0.6-0.9m, except for the later garage extension which abuts this boundary wall. The proposed structure above the basement would extend adjacent to the boundary wall and sit over the basement below. The BIA has taken into account the extent of the basement and the relation with the adjacent boundary wall, and concluded that there would be no impacts on the structural stability of the existing wall and neighbouring building. The auditors have confirmed this being acceptable. The lightwells, as areas of the basement which extend beyond the footprint of the proposed structure, would be set back by a significant distance from the neighbouring properties boundaries which makes the development compliant with point g) of policy A5.
- 5.9 In relation to impact on trees, trial pits have been undertaken and assessed confirming that the four trees within the Stanbury Court adjacent to this boundary would not be affected.

This elements is discussed in further detail in the trees section of the report.

5.10 In light of the above, the proposed basement excavation, front and rear lightwells, would be proportionate to the building being extended and result in a minimal impact to the host building and the neighbouring ones, in line with policy A5 and CPG Basements.

6. Trees and landscaping

6.1 Policy A3 of the Local Plan states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value, including proposals which may threaten the continued wellbeing of such trees and vegetation, and it requires that the retained trees and vegetation to be satisfactorily protected during the demolition and construction phase of development. It also advises that were the harm to the trees or vegetation has been justified by the proposed development it is expected that development should incorporate replacement trees or vegetation.

6.2 The application is supported by an Arboricultural assessment, which includes four trial pits in locations where existing trees are located and where the development extents to. In front of the application site, set back from the street frontage behind the forecourt area, there is a line of four mature trees. Two sycamore trees (Identified in the Arboricultural report submitted as T7 and T8), located close to the boundary with no. 7 Steele's Mews North have been registered under a TPO as a group, following receipt of a notification to remove them (ref no 2007/1555/T). As detailed in the planning history above, the reason for refusing the TPO was due to the trees' considerable visual amenity value to the area and wider conservation area. The other sycamore trees, T6 and T5 along with the others are considered to hold significant amenity value and therefore they are proposed to be retained as part of this development.

6.3 The proposal would include the relocation of the brick boundary wall which separates the application building curtilage from the forecourt. Currently the wall sits in front of the tree T5 and in order to rationalise access from the forecourt to the studio buildings within the complex and application building, the wall would be relocated behind T5. Details of the proposed wall have been provided which would ensure that the loading capacity of the brick wall would not harm the root protection area (RPA) of the T5.

6.4 In relation to the impact of the basement extension into T5, a trial pit was undertaken which showed that only small roots of 30mm and 20mm circumference and small amount of fibrous roots were located in this area. The Arboricultural assessment states that only minor impacts would be caused to T5 from the basement construction. In order to mitigate any impacts on the tree roots, manual excavation with pre-emptive root pruning and soil remediation is proposed, which is considered acceptable by tree officers.

6.5 In order to ensure the longevity and sustainability of tree T5, and in line with the tree officers requirements, the area of the tree pit for tree T5 has been in front of the parking spaces and around. Also, the granite setts used for defining the parking space areas, would be set within a permeable build up, which is considered acceptable. Details of this element of the proposal as well as landscaping in front and rear gardens would be secured by condition.

6.6 Trial pits have been undertaken in relation to the trees at Stanbury Court, adjacent to the boundary with the application site, T1 and T3 lime, T2 cherry, T4 chestnut. The findings show that potential impacts of development are very low in terms of encroachment of the

into RPAs, given that the roots of the tree are expanding within the Stanbury Court courtyard being stopped by the existing boundary wall.

6.7 Tree officers have assessed the information provided and considered acceptable subject to conditions requiring details of the tree protection measures and trees/foundations details.

7. Impact on the amenity

7.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight and noise.

7.2 In relation to the basement excavation, as detailed above, the BIA has considered elements of land stability, ground and water conditions and confirmed that no harmful impact would be caused to the neighbouring amenity. It is noted that neighbouring occupiers raised concerns in relation to the nuisance caused by the construction works as part of the basement excavations. The resulting noise, dust, air pollution and disturbance would be managed by a Construction Management Plan (CMP) secured via section 106 legal agreement. As part of the CMP the applicant would engage with the neighbouring parties to ensure that any harm from dust, noise and air pollution would be mitigated.

7.3 In relation to the impact on daylight and sunlight to the neighbouring properties, the proposal is supported by a Daylight and Sunlight Assessment based on the scheme presented at the pre-application stage which included a 3rd floor level. The assessment was undertaken in relation to the vertical sky component (VSC) and no sky line (NSL) to determine the level of daylight and annual probable sunlight hours (APSH) for sunlight levels. This took into account the residential buildings in proximity of the site at no. 2 Steele's Studio, and the flats at Stanbury Court as well as the mixed use building The Sir Richard Steel at no. 97 Haverstock Hill.

7.4 The assessment found that due to the proposals scale and position, there would be no harmful impact to the levels of daylight and sunlight received by the windows of The Sir Richard Steel. In relation to the impact on Stanbury Court the documentation shows that there would be a low loss of daylight for some of the ground floor units, however these are still within the BRE guidelines and are based on a higher structure (part of pre-app).

7.5 In relation to the impact on no. 2 Steele's Studios, the assessment considered the position of the proposed structure and the level of daylight and sunlight already received by this property through its existing windows. One of the rooms at ground floor level is served by four windows, one of which would experience a slight reduction in daylight. The other three windows receive an appropriate level of daylight, and therefore on balance it is considered that the room would continue to receive acceptable level of daylight.

7.6 In relation to overlooking, given the position of the proposed structure, at a distance of 7.7m from Stanbury Court, with no direct windows facing the court, it is considered that no harmful overlooking would be caused to the neighbouring occupiers. It is noted that new rooflights would be located on the roofslope facing the court, however they would mainly serve non-habitable rooms. In terms of light spill the impact is considered to be minimal, given the rooflights would serve non-habitable rooms.

7.7 In terms of overlooking impact for no. 2 Steele's Studio, the proposal includes windows and a Juliet balcony at the first floor level of the building at over 2m distance from the boundary

with the neighbouring building and at over 10m distance to the windows at no. 2. The views from the balcony to no. 2 would be at an oblique angle and not considered to be directly affect the levels of privacy experienced by the occupiers at no. 2. As such, on balance it is considered that the impact would be acceptable in this instance.

7.8 Overall, it is considered that the proposed scheme, due to its scale, position, detailed design and specialised assessments would not cause harm the amenity of the neighbouring occupiers, in line with policy A1.

8. Transport

8.1 Under Policy T2 the Council would ensure that new development would not cause additional traffic pressure. The forecourt area part of this application is currently being used for parking by the occupier at the application site as well as the other four units within the studio complex. The forecourt has space for four cars. The application is supported by a swept path analysis which demonstrates that all cars could safely exit the forecourt, forward to the road, as required by traffic laws. It is proposed that the number of cars able to occupy the forecourt would be reduced to three due to the reorientation of the garage doors as part of the proposal. The swept path analysis demonstrates three cars within the forecourt could safely exit the site.

8.2 Furthermore, the existing swept path analysis shows how the two cars parked within the existing garage could safely exit the site. This demonstrates the garage capacity for two cars and its re-provision as part of the proposed scheme is considered acceptable given the current occupier will continue to occupy the dwellinghouse. The proposed swept path analysis shows the cars within the garage could safely existing the site, as well as the ones within the forecourt.

8.3 The proposal also includes a Sheffield cycle stand within the front curtilage of the premises, in support of sustainable modes of transport. Transport officers have reviewed the proposed scheme and considered it acceptable.

8.4 In addition, the proposal includes the relocation of the pedestrian access with vehicular access, which includes alterations to existing dropped kerbs. The proposed pedestrian access would be made along the boundary wall with The Sir Richard Steele pub which is considered appropriate. As vehicular access has been already established on site, alterations to the kerbs would be considered acceptable. As such, the proposed extension of the kerb to support the new pedestrian access and the removal of part of it to allow vehicular access, would be considered acceptable. This would be covered by a highways contribution secured within a section 106 legal agreement.

8.5 The proposals would require the relocation of a public cycle stand on the pavement area in between the Richard Steele pub and the application site, currently in front of the side gate at Stanbury Court. This element of the proposal is acceptable and would be covered by a highways contribution.

8.6 Due to the proposed basement excavation, demolition and the fact it is a constrained site, it is considered that a Construction Management Plan (CMP) is required. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality, temporary loss of parking, etc.). The Council needs to ensure that the development can be implemented by mitigating impact on amenity and ensuring the safe and efficient operation of the highway network in the local area. This will be secured via s106 legal

agreement with a CMP implementation support contribution of £3,136.

9. Recommendation

9.1 Grant conditional planning permission subject to a section 106 legal agreement.

9.2 The legal agreement would cover:

- Construction Management plan (CMP) with monitoring fee of £3,136
- Highways contribution of £7,111.65

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th of August 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'.

Turley
Lacon House
84 Theobalds Road
London
WC1X 8NL

Application Ref: **2019/1057/P**

08 August 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:
1 Steele's Studios
Haverstock Hill
London
NW3 4RN

Proposal:
Partial demolition of the existing 3-bed, 2-storey family dwelling and erection of replacement 3-bed, 2-storey dwelling plus basement excavation, alterations to front boundary wall, front curtilage and forecourt area. (Amended description)

DECISION

Drawing Nos: TH16_118; TH16_GA_112; TH16_GA_101 Rev C; TH16_GA_102 Rev C; TH16_GA_103 Rev C; TH16_GA_104 Rev C; TH16_GA_1111 Rev C; TH16_GA_1101 Rev C; TH16_GA_1081 Rev C; TH16_GA_1071 Rev C; TH16_GA_1061 Rev C; TH16_GA_911 Rev C; TH16_GA_116; TH16_GA_115; TH16_GA_114 Rev C; TH16_GA_111 Rev C; TH16_GA_110 Rev C; TH16_GA_109; TH16_GA_108 Rev C; TH16_GA_107 Rev C; TH16_GA_106 Rev C; TH16_GA_104 Rev C; TH16_GA_103 Rev C; TH16_GA_102 Rev C; TH16_GA_100 Rev C; TH16_GA_009; TH16_GA_98; TH16_GA_97; TH16_GA_96; TH16_GA_95; TH16_GA_94; TH16_GA_92; TH16_GA_91; TH16_GA_82; TH16_GA_81; TH16_81; TH16_80; Basement Impact Assessment (ref STQ4296-BIA01, Rev 04) dated 17th May 2019 by Soiltechnics Ltd.; Site Investigation Report (ref STQ4296-G01, Rev 03) dated 24th October 2018 by Soiltechnics Ltd.; Structural Engineer's Report (ref 18011 Issue 2) dated 15th October 2018 by Eckersley O'Callaghan; Arboricultural Impact Assessment report (ref JGA/1STS/AIA/01c) dated 29/07/2019 including Sketch Tree (T5) Root Zone Mitigation 20/06/2019 and Arboricultural Impacts Assessment July 2019; Cover letter dated 22/02/2019; Planning Statement February 2018; James Gorst Architects Area Schedule 22/02/2019; Design and Access Statement November 2018 Part 1 to 4; Heritage Statement February 2019; Energy and Sustainability Report 05/02/2019; TH16_GA_93 Rev C; Gia Daylight and Sunlight ref 12783 dated 27/04/2018; Gia Daylight and Sunlight Addendum Letter ref DMC/12783 dated 14/11/2018; Swept path analysis Proposed parking - TH16_121; TH16_122; Swept path analysis Existing parking - TH16_117; TH16_118; TH16_119; TH16_120; Model elevation Scene 018_1531pm; Model elevation Scene 017_0931am.

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:

TH16_118; TH16_GA_112; TH16_GA_101 Rev C; TH16_GA_102 Rev C; TH16_GA_103 Rev C; TH16_GA_104 Rev C; TH16_GA_1111 Rev C; TH16_GA_1101 Rev C; TH16_GA_1081 Rev C; TH16_GA_1071 Rev C; TH16_GA_1061 Rev C; TH16_GA_911 Rev C; TH16_GA_116; TH16_GA_115; TH16_GA_114 Rev C; TH16_GA_111 Rev C; TH16_GA_110 Rev C; TH16_GA_109; TH16_GA_108 Rev C; TH16_GA_107 Rev C; TH16_GA_106 Rev C; TH16_GA_104 Rev C; TH16_GA_103 Rev C; TH16_GA_102 Rev C; TH16_GA_100 Rev C; TH16_GA_009; TH16_GA_98; TH16_GA_97; TH16_GA_96; TH16_GA_95; TH16_GA_94; TH16_GA_92; TH16_GA_91; TH16_GA_82; TH16_GA_81; TH16_81; TH16_80; Basement Impact Assessment (ref STQ4296-BIA01, Rev 04) dated 17th May 2019 by Soiltechnics Ltd.; Site Investigation Report (ref STQ4296-G01, Rev 03) dated 24th October 2018 by Soiltechnics Ltd.; Structural Engineer's Report (ref 18011 Issue 2) dated 15th October 2018 by Eckersley O'Callaghan; Arboricultural Impact Assessment report (ref JGA/1STS/AIA/01c) dated 29/07/2019 including Sketch Tree (T5) Root Zone Mitigation 20/06/2019 and Arboricultural Impacts Assessment July 2019; Cover letter dated 22/02/2019; Planning Statement February 2018; James Gorst Architects Area Schedule 22/02/2019; Design and Access Statement November 2018 Part 1 to 4; Heritage Statement February 2019; Energy and Sustainability Report 05/02/2019; TH16_GA_93 Rev C; Gia Daylight and Sunlight ref 12783 dated 27/04/2018; Gia Daylight and Sunlight Addendum Letter ref DMC/12783 dated 14/11/2018; Swept path analysis Proposed parking - TH16_121; TH16_122; Swept path analysis Existing parking - TH16_117; TH16_118; TH16_119; TH16_120; Model elevation Scene 018_1531pm; Model elevation Scene 017_0931am.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:20, 1:5, 1:1 scale of proposed new fenestration and rooflights (including jambs, head and cill);
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials to be submitted to the Local Planning Authority or provided on site;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 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.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 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.

- 10 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment (ref STQ4296-BIA01, Rev 04) dated 17th May 2019 by Soiltechnics Ltd, Site Investigation Report (ref STQ4296-G01, Rev 03) dated 24th October 2018 by Soiltechnics Ltd., Structural Engineer's Report (ref 18011 Issue 2) dated 15th October 2018 by Eckersley O'Callaghan, Arobicultural Impact Assessment report (ref JGA/1STS/AIA/01c) dated 29/07/2019 and as well as the recommendation in the Basement Impact Assessment Rev F1 by Campbell Reith, dated June 2018.

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.

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 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.

- 3 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.
- 6 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team , 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval 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