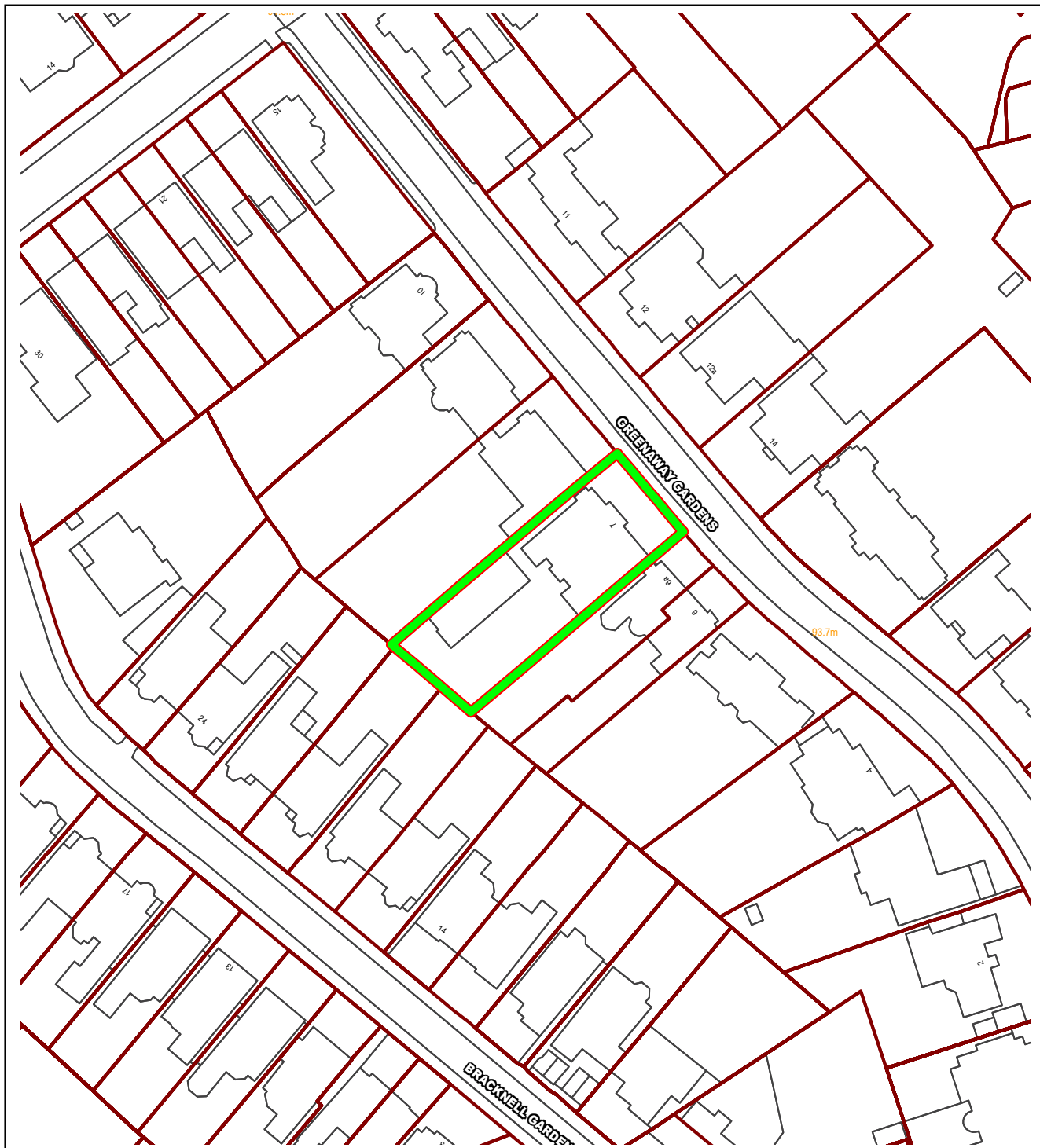


7 Greenaway Gardens, NW3  
2021/0250/P



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Existing front elevation



Existing street view





Existing side passage and neighbouring flank elevation to the right



Existing rear garden



Aerial view of host building and pool house

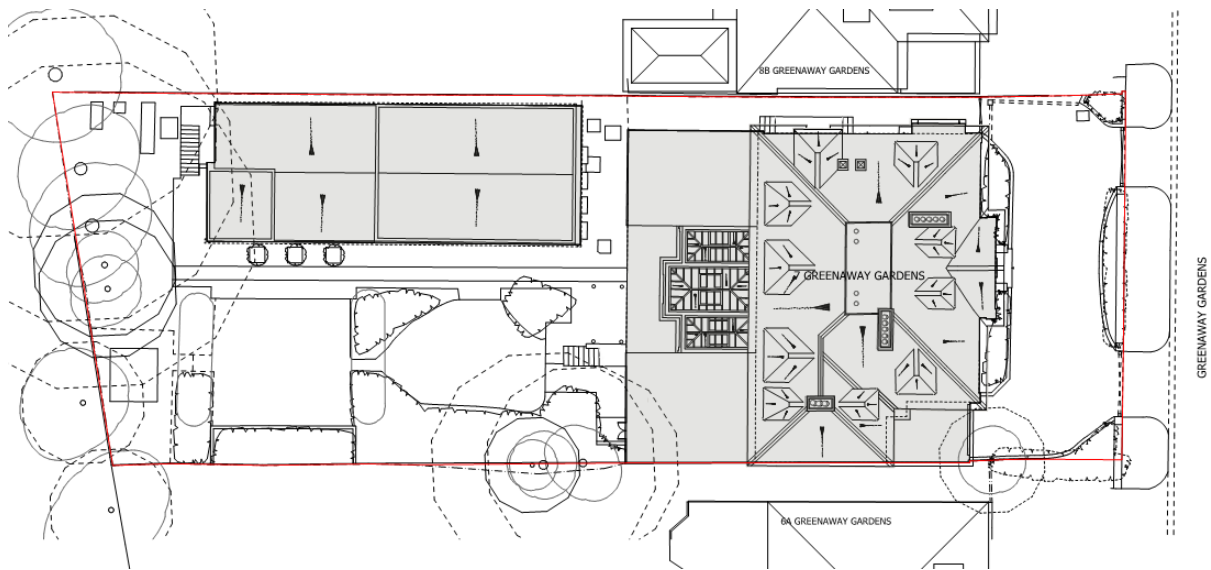




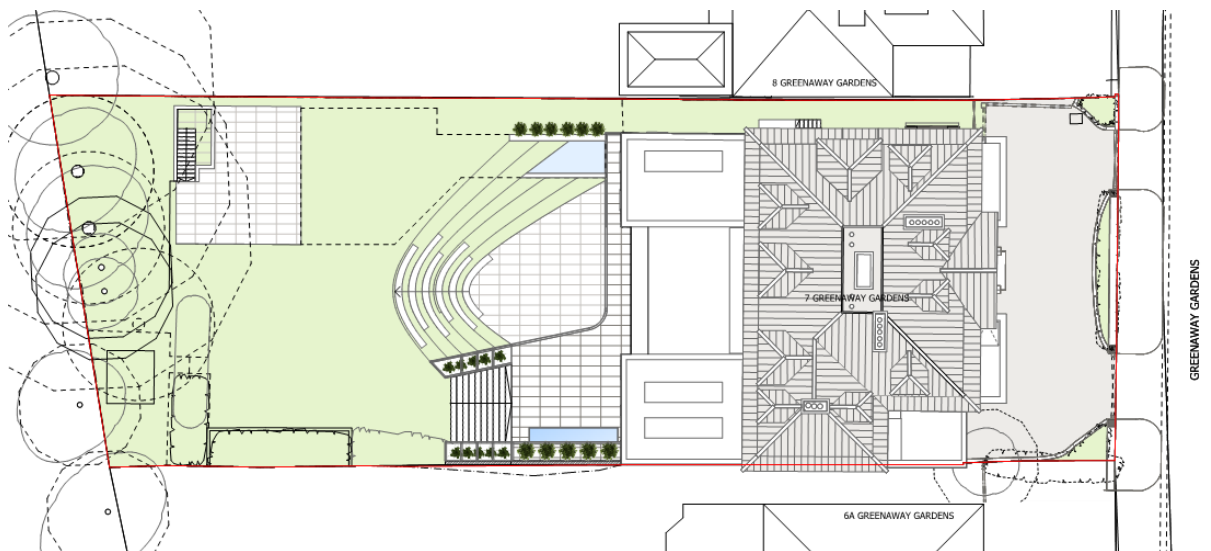
Existing rear elevation, with pool house to the left



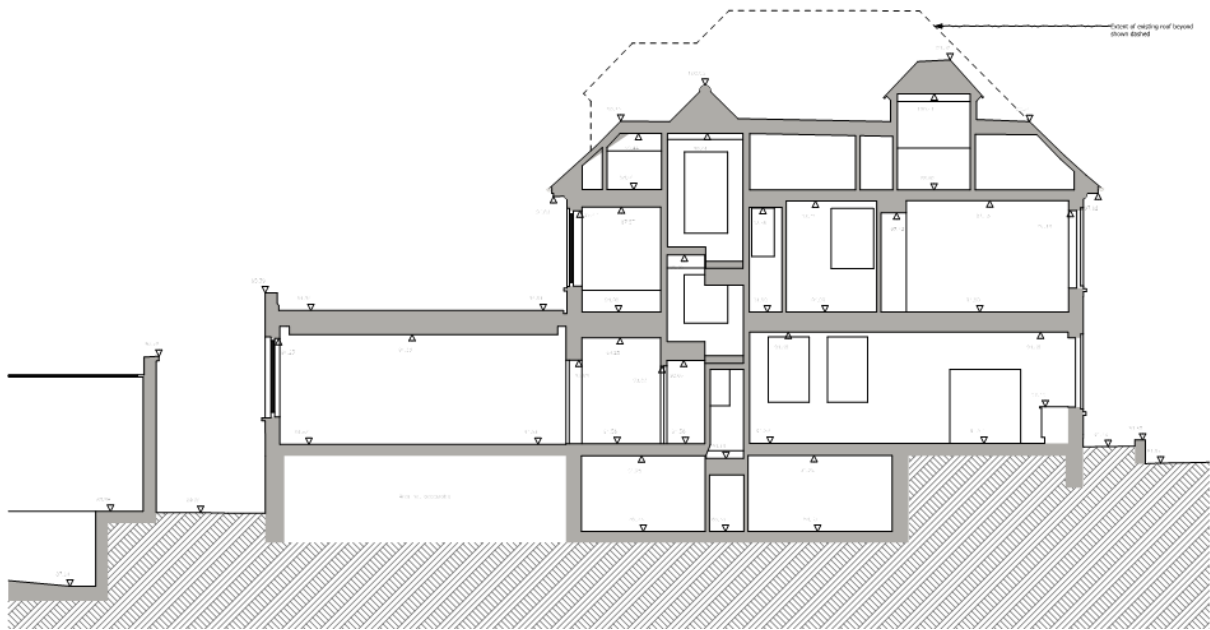
3D view of proposed rear elevation



Existing site plan



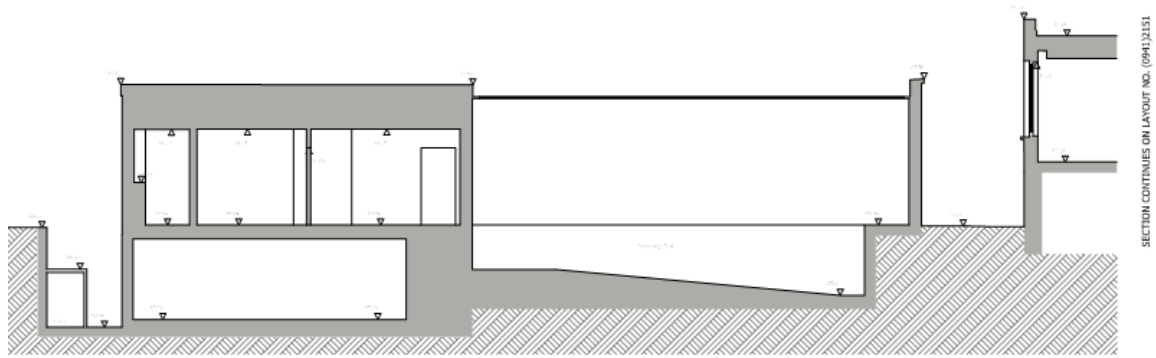
Proposed site plan



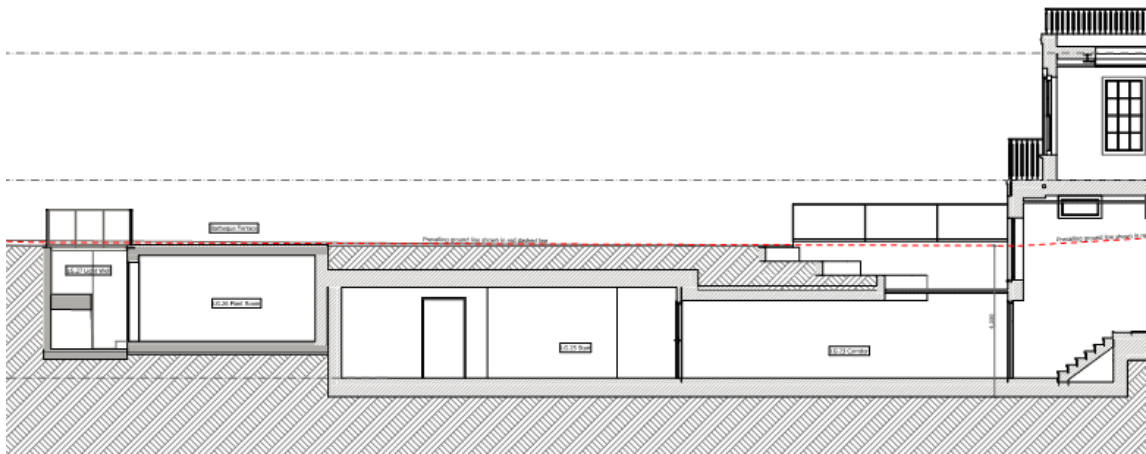
Existing section through house and part of pool house



Proposed section



Existing section through pool house / garden



Proposed section through garden (former location of pool house)





Existing rear elevation



Proposed rear elevation / section

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	16/03/2021
		N/A / attached		<b>Consultation Expiry Date:</b>	04/06/2021
<b>Officer</b>			<b>Application Number(s)</b>		
Laura Hazelton			2021/0250/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
7 Greenaway Gardens London NW3 7DJ			Please refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Remodelling of the rear elevation, expansion of the lower ground floor to incorporate a leisure facility, amendments to NW elevation fenestration and general internal refurbishment. Demolition of the pool pavilion to ground level and re-purposing of its subterranean volumes, and landscaping alterations to the rear garden.					
<b>Recommendation(s):</b>		Grant conditional planning permission subject to S106 agreement			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>The owners / occupiers of nos. 18 and 20 Bracknell Gardens objected to the application on the following grounds (summary):</p> <ul style="list-style-type: none"><li>• The BIA report does not assess the risks posed by the proposed excavations to the properties to the rear of the site (downhill) in Bracknell Gardens. We ask the Council to request an additional independent BIA report.</li><li>• Object to the ventilation shaft for the new underground workshop. Noise will impact the fruition of the gardens of nearby properties.</li><li>• We object to the felling of boundary trees because it will reduce the privacy of the adjacent properties.</li></ul> <p><i>Officer response</i></p> <ul style="list-style-type: none"><li>• <i>Campbell Reith have considered the objection raised and confirmed that properties on Bracknell Road are outside of the zone of influence of the works.</i></li><li>• <i>A noise impact assessment has been submitted with the proposals which has been reviewed by the Council's Environmental Health Officer who confirms proposed plant would comply with the Council's noise standards. See section 4 (amenity) for full assessment. The Council's Trees and Landscaping Officer has confirmed noise does not impact the fruition of gardens or trees. Nevertheless, the garden basement room would be accessed by the existing stair access as currently provides access to the lower ground pool plant room in this location. Noise impacts would be no greater than the current arrangement.</i></li><li>• <i>Please see section 6 (trees, landscaping, and nature conservation for full assessment).</i></li></ul>					
Local groups comments:	<p>The Redington Frogna! Neighbourhood Forum submitted the following comments:</p> <ul style="list-style-type: none"><li>• Welcome the increase in the area of natural soft surface in the rear garden.</li><li>• The felling of three individual trees and two groups of trees / hedges is contrary to Redington Frogna! Neighbourhood Plan policies BGI 1 and BGI 2. These trees provide habitat for birds and foraging and commuting for bats, as well as screening for neighbours.</li><li>• In respect of proposed landscaping, we draw the applicant's attention to section 6.2 Planting guidance to enhance biodiversity and conservation area character and BGI 3 Lighting.</li></ul> <p><i>Officer response</i></p> <ul style="list-style-type: none"><li>• <i>Please see section 6 (trees, landscaping, and nature conservation for full assessment).</i></li></ul>					



## Site Description

The application site is a large three-storey (with usable roofspace) red brick neo-Georgian house with prominent chimneys and rounded bay windows. The property is located on the East side of Greenaway Gardens, and while the property is not listed it is identified as a positive contributor within the Redington Frognal Conservation Area. The site is also located within the Redington Frognal Neighbourhood Plan area.

The application site is located in a predominantly residential area which is characterised by similar style properties of a notable character to front and rear. The form and finish of the host building has remained relatively unaltered over time and integrates successfully with the character and appearance of the streetscene.

The application site has been significantly altered to the rear by way of two large symmetrical rear extensions with a central glazed timber conservatory between them and a large pool house within the rear garden.

## Relevant History

**E5/13/7/23670** Erection of a covered swimming pool with changing room at the rear of the house. Granted 09/12/1976.

**9201415** Erection of rear extension at ground level rear including balustrading to existing terrace first floor rear and recladding of pool house. Granted 25/02/1993.

**2003/3370/P** Erection of a single storey rear conservatory over existing terrace at ground floor level, together with the replacement of existing pre-cast stone balustrades on rear extensions and rear terrace with metal railings. Granted 05/02/2004.

**2004/2299/P** The replacement of a flat translucent roof to an existing link between the main house and the swimming pool with a new sloping glazed roof, side panels and brick boundary wall. Granted 23/07/2004.

**2005/0115/P** Demolition of existing poolhouse at the rear and replacement by a new larger poolhouse. Granted 21/03/2005.

**2010/1657/P** Erection of first floor level side extension over existing flat roof to garage, with roof lantern, to provide additional habitable accommodation to single family dwelling house (Class C3). Refused 09/06/2010.

## Relevant policies

### National Planning Policy Framework 2021

### London Plan 2021

### Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy A2 – Open space

Policy A3 – Biodiversity

Policy A4 – Noise and vibration

Policy A5 – Basements

Policy D1 – Design

Policy D2 – Heritage

Policy T4 – Sustainable movement of good and materials

## **Redington Frogna! Neighbourhood Plan 2021**

Policy SD1 – Refurbishment of existing building stock

Policy SD2 – Redington Frogna! Conservation Area

Policy SD4 – Redington Frogna! Character

Policy SD5 – Dwellings: extensions and garden development

Policy SD6 – Retention of architectural details in existing buildings

Policy BGI1 – Gardens and ecology

Policy BGI2 – Tree planting and preservation

Policy UD1 – Underground development

Policy UD2 – Development impacts

## **Supplementary Planning Policies**

### Camden Planning Guidance

Amenity 2021

Basements 2021

Biodiversity 2018

Design 2021

Home improvements 2021

Transport 2021

Trees 2019

Energy efficiency and adaptation 2021

### Redington and Frogna! Conservation Area Statement 2000

## **Assessment**

### **1. Proposal**

1.1 Planning permission is sought for the following works:

- Demolition of the existing garden pool house and reinstatement of the garden with a new terrace and lawn; alterations to the layout of the existing basement beneath the demolished pool house to reduce its footprint and connect it to the lower ground floor level of the main house;
- Extension of the existing lower ground floor of the main building to the whole footprint of the building including two new lightwells to the front elevation with metal grilles above.
- Rebuilding of existing rear brick extensions to the same footprint and height, and erection of replacement glazed extension between the two wings to replace the existing conservatory;
- Removal and replacement of existing roof dormer to north west elevation to a more central position;
- Changes to north west elevation fenestration;
- Installation of 3 x condensor units within the front lightwell to serve the new basement pool beneath the main house; and
- Landscaping works including new stepped terraces from the lower ground level up to garden level and removal of 3 x trees and 2 x groups of trees.

### **2. Assessment**

2.1 The principal planning considerations are considered to be the following:

- Design and Heritage

- Neighbouring amenity
- Basement excavation
- Trees, landscaping and nature conservation
- Transport impacts
- Energy and Sustainability

### **3. Design and Heritage**

#### Policy Framework

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 3.2 Policy SD 1 of the Redington Frognal Neighbourhood Plan expects extensions to existing buildings to avoid adverse impacts on biodiversity and wildlife habitat through loss of garden space, Policy SD 4 requires development to complement the distinctive character of the Redington Frognal area and the immediate site context, and Policy SD 5 requires extensions to existing buildings to complement the character of the original building and context,
- 3.3 Camden's Local Plan is supported by CPG documents 'Design' and 'Home improvements' and the Redington and Frognal Conservation Area appraisal and management strategy.

#### Replacement rear extensions

- 3.4 The existing building has been much altered to the rear, with two 1.5 storey symmetrical brick extensions at ground / lower ground level, with an infill timber conservatory between them at ground floor level. A raised terrace area projects forward of the conservatory and right hand side extension before stepping down to the garden level and a paved patio area. The conservatory was approved in 2003 and forms a subservient addition to the host building, successfully integrating with the remainder of the rear façade
- 3.5 The proposals involve the reconstruction of the brick extensions at ground floor level to the same footprint and height as the existing extensions, with timber sash windows and French doors to match the existing fenestration design. The roofs of the extensions would be used as terraces and surrounded by black metal railings as is the existing arrangement, with new rooflights within the roof.
- 3.6 The timber framed pitched conservatory infilling the space between the extensions would be replaced with a new lightweight glazed infill extension with Crittal-style glazing to the rear elevation. The current conservatory is stepped in design, measuring 4.3m deep extending to a maximum depth of 5.1m at the centre, and 3.3m high increasing to 4m at the highest point of the lantern roof. The replacement extension would feature a slightly increased footprint, extending to a uniform depth of 6.5m and 3.6m high, but it would still be stepped back from the rear elevation of the brick extensions. The proposed extension would be contemporary in appearance, with a glazed rear elevation and sedum roof. The extension would be subordinate to the host building, with the contemporary design helping to differentiate the new development from the original building whilst ensuring it would not dominate the rear elevation.
- 3.7 At the lower ground level, the rear elevation would be more contemporary in appearance but would follow the general form of the extensions above. It would be clad in a light stone, which is distinct from, yet complementary to the existing red brick and is considered acceptable. The window openings at this level would be contemporary, but would relate well to the façade above, with smaller window openings to the left hand side and a larger central glazed area beneath the



ground floor glazed infill extension. To the right hand side, the basement room would extend into the garden with new glazed openings onto the lower ground terraced area. The adjacent garden would be lowered to provide a new patio area before stepping back up to the garden level.

- 3.8 At ground level, the proposals would be similar in form, height, massing and appearance to the existing structures. The traditional timber conservatory would be replaced with a more contemporary glazed structure, which is considered to be equally sympathetic to the host building. The development at lower ground floor level would also be more modern in appearance but is considered to be a high quality design which would preserve the appearance of the building.

#### Demolition of existing pool house

- 3.9 The current pool house was constructed following planning approval in 2005 and is constructed of red brick with green-tinted glazing. The pool house dominates the rear garden, with a footprint of 186sqm, which takes up approximately one third of the garden. The proposals include the demolition of the pool house and the reinstatement of the garden with a new lawn and paved patio area. The pool house is not considered to contribute to the character of the host building and there is no objection to its loss.
- 3.10 The existing staircase and associated metal balustrade would be retained to provide access down to the retained basement room in this location. The demolition of the existing pool house would significantly improve the appearance, quality and openness of the garden area, and increase the soft landscaping and verdant character of the garden which is welcomed and would be in accordance with the core objectives of the Redington Frognaal Neighbourhood Plan.

#### Basement development

- 3.11 In terms of the siting, location, scale and design of the proposed basement development, it would comply with the requirements of Policy A5 and would ensure that the basement would have minimal impact on, and be subordinate to, the host building (see section 5 for detailed assessment of dimensions, etc.). The host building benefits from an existing basement / lower ground level which occupies approximately one third of the footprint, is located to the north west / south west of the building and is visible from the rear garden. The visual impact of the proposed basement development when viewed from the rear would therefore be limited, but the proposals would improve the relationship and flow between the lower ground level and rear garden.
- 3.12 To the front elevation, the only visible manifestation of the basement development would be two new lightwells measuring 1.49m x 4.6m. Visible lightwells are not part of the prevailing character of Greenaway Gardens, but the proposed lightwells would be covered with a simple metal grille, ensuring they were discreet and would not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street.

#### Alterations to side elevations

- 3.13 The proposals include minor changes to the fenestration to the north west elevation. At ground floor level, the existing entrance door and stair case would be shifted to the west slightly, an existing lobby window infilled, and a new window opening created to serve the new entrance hall layout. The brickwork would be rebuilt to match the existing where necessary. At first floor level, two narrow windows serving a drying room and ensuite would be infilled, and the stairwell window over first and second floor level would be removed and replaced with a smaller sash window at first floor, which matches the design, proportions and appearance of the retained window at this level. A new timber sash window would also be introduced to the site elevation of the rear extension at ground level and five smaller windows at lower ground level.

- 3.14 At roof level, one existing dormer window would be removed and replaced with a new dormer window more centrally positioned on the roofscape serving a new ensuite. The dormer window would match the design and appearance of the existing dormer window.
- 3.15 Overall, the changes to this elevation would reduce visual clutter and unify the appearance of the elevation. Any new or altered windows would be in the same style, material and design as the originals, and as such, the works would preserve the character of the building.
- 3.16 The proposals also include the installation of integrated photovoltaic (PV) roof tiles to areas of the upper and lower rear roofslope. They would be conservation style in a terracotta colour to match the appearance and colour of the existing roofscape. A sample tile shall be secured by condition to ensure the final colour would be an appropriate match.
- 3.17 One window to the south east elevation and the windows to the front elevation would have the glazing replaced from single glazing to double glazing. The appearance, size, design and material of the windows would otherwise remain as existing, and so there would be no material impact on the appearance of the building. A new flue would be introduced to the north west side elevation to the pitched roof of the existing lean-to, but it would be set back from the front elevation and is considered acceptable.

#### Landscaping works

- 3.18 Following the removal of the pool house, the rear garden would be re-landscaped with an enlarged lawn area, new patio areas, raised planters, and a good variety and selection of planting including new mixed species hedges, a green wall, herbaceous planting, and a pollinator meadow turf, as well as new planters to the terraced areas. The proposals would improve the verdant character of the garden and the setting of the building, and are considered acceptable.

#### Conclusion

- 3.19 Overall, the proposals are considered to preserve the character and appearance of the host building, streetscene and this part of the conservation area. The key Redington Froggnal characteristics as a picturesque garden suburb would be preserved, and the existing green space and biodiversity would be enhanced. As such, the proposals are considered acceptable and in accordance with Policies D1 and D2 of the Camden Local Plan and Policies SD1, SD4 and SD5 of the Redington Froggnal Neighbourhood Plan.

### **4. Neighbouring Amenity**

- 4.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight. Policy SD 4 of the Redington Froggnal Neighbourhood Plan states that development should cause no significant detriment through loss of light or increased shading to neighbouring properties and gardens.
- 4.2 Impacts on neighbouring amenity would be limited as the extensions to the main house at ground floor level would be of the same footprint and height as the existing extensions, meaning there would be no impact on neighbouring daylight, outlook or privacy. A new window would be introduced to the north west elevation of the ground floor extension, but this would look onto the blank flank elevation of the extension at no.8 and as such, would not result in harmful overlooking of this property.
- 4.3 At roof level, one existing dormer window would be removed and replaced with a new dormer window more centrally positioned on the roofscape serving a new ensuite. The new window would not overlook any neighbouring windows and as such, would not result in a harmful loss of privacy.

- 4.4 To the north west elevation of the main house, there would be amendments to the existing fenestration but these largely involve minor revisions to existing window locations or blocking up of existing windows and as such, would not impact neighbouring privacy. Most new windows would be at the lower ground level where views into neighbouring windows are not possible.
- 4.5 The existing pool house would be demolished and replaced with a new terrace area and lawn, reducing the extent of garden development and improving the garden outlook of neighbouring windows.
- 4.6 The proposals involve the installation of new plant equipment to serve the new pool at basement level within the main house. The plant would be located within a basement level plant room with three condensers within the front lightwell. The closest noise sensitive windows would be the neighbouring properties at nos. 6 and 8 Greenaway Gardens. A noise impact assessment has been submitted in support of the application which has been reviewed by the Council's Environmental Health Officer who has confirmed that appropriate noise guidelines have been followed within the report and that noise emissions from the proposed plant units should not have an adverse impact on the nearest residential receivers provided that the noise control strategy presented in the acoustic submission is employed. Planning permission would be granted subject to the Council's standard noise compliance conditions to ensure these standards are met.
- 4.7 Overall, the proposals are acceptable in this regard and would accord with Policy A1 of the Camden Local Plan and Policy SD 4 of the Redington Frogna! Neighbourhood Plan.

## **5. Basement excavation**

- 5.1 Policy A5 states that in determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 5.2 The Redington Frogna! Neighbourhood Plan largely echoes the requirements of Policy A5, with Policy UD 1 requiring basement development to have no adverse impact on: the viability of garden spaces by maintaining adequate depth for tree roots; on the character and verdant amenity of garden spaces; the viability of trees; underground streams or spring lines; or neighbouring properties through impacts on water and land stability.
- 5.3 In terms of the siting, location, scale and design of basements, it advises that basement development should:
- not comprise of more than one storey;
  - not be built under an existing basement;
  - not exceed 50% of each garden within the property;
  - be less than 1.5 times the footprint of the host building in area;
  - extend into the garden no further than 50% of the depth of the host building; and
  - be set back from neighbouring property boundaries where it extends beyond the footprint of the host building.
- 5.4 The site is occupied by a two-storey detached property with a lower ground floor under one third of the building footprint. There is an existing pool house within the garden which also includes a lower ground floor for the swimming pool and plant room. The proposed development extends



the lower ground floor to the whole footprint of the main house, continues under part of the garden and into the redeveloped basement room to the rear.

5.5 The proposed basement floor would comply with the requirements of Policy A5 for the following reasons:

- The proposed basement would be single storey. It extends deeper to allow for a new basement swimming pool, which would still accord with policy A5 which notes that the Council will allow a proportion of the basement to be deeper to allow development of swimming pools.
- The proposed basement would not be constructed beneath an existing basement.
- The rear garden measures approximately 698sqm, and the basement beneath the garden area would measure approximately 274.7sqm, or 39%.
- The existing ground floor footprint including the pool house measures 604.3sqm and the proposed basement footprint measures 648sqm which is significantly less than 1.5 times the footprint of the building. The existing ground floor footprint excluding the pool house measures 424sqm, meaning the proposed basement would exceed 1.5 times the footprint by 12sqm. Given the existence of the existing basement development beneath the pool house which would be reduced in size, this is considered acceptable.
- The depth of the existing building is 21m. The basement beneath the existing house would extend into the garden by 10m which is just less than 50% of the depth of the house. The basement beneath the garden building would extend further into the garden, but given it is located where the existing pool house and swimming pool are located, there is existing basement development in this location, and it would not extend beyond the footprint of the garden building, the extent of the basement development is considered to comply with the intentions of the policy.
- Where the basement extends beyond the footprint of the host building it is mostly set back from the neighbouring property boundaries. The only area where it would not is where the lower ground floor extends along the boundary with no 6 Greenaway Gardens, although the proposals include the installation of planters along this boundary line, which are considered to fulfil this requirement, in combination with the fact that the total amount of soft landscaping within the garden would be significantly increased.

5.6 Overall, the siting, location, scale and design of the proposed basement would be in accordance with the requirements of Policy A5 and would ensure that the basement would have minimal impact on, and be subordinate to, the host building.

5.7 To determine the scheme's impact on drainage, flooding, groundwater conditions and structural stability, the applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and the Basement CPG. The Basement Impact Assessment (BIA) has been carried out by Geotechnical & Environmental Associates Ltd with supporting documents by engineers HRW Ltd. All firms have provided information to show that their authors possess suitable qualifications and relevant experience.

5.8 The independent review by the Council's basement consultant (Campbell Reith) concluded that the BIA is adequate and in accordance with policy A5 and guidance contained in the Basement CPG. The applicant has satisfactorily demonstrated that the proposed basement would not cause harm to the built and natural environment and would not result in flooding or ground instability. Damage to surrounding buildings will be no worse than Burland Category 1 in accordance with policy A5. Planning permission would be granted subject to a condition requiring details of the appointment of a suitably qualified chartered engineer to inspect, approve and monitor the critical elements of the basement construction and to ensure the development is carried out in accordance with the recommendations of the BIA and subsequent audit.

5.9 In terms of the impact of the basement development on the verdant character of the garden and the viability of the existing trees, the proposals would require the removal of three existing trees

and two groups of trees, but overall, would increase the amount of soft landscaping, variety of planting and biodiversity of the site. Where the pool house is to be demolished. The basement room beneath would be sunk 0.63m below ground, which would provide adequate depth for the proposed planting. The proposed basement development would not impact the viability of the trees to be retained, and the Council's Trees and Landscaping Officer has reviewed the proposals and confirmed that the proposed tree protection measures would be sufficient to protect the existing retained trees during construction. Please see section 6 for full assessment of trees and landscaping impacts.

5.10 As such the proposed basement development is considered to accord with Policy A5 of the Camden Local Plan, Policies UD1 and UD2 of the Redington Frognal Neighbourhood Plan, and the Basements CPG and the proposals are acceptable in this regard.

## **6. Trees, landscaping and nature conservation**

6.1 The Redington Frognal Neighbourhood Plan notes that private gardens are critical to biodiversity and infrastructure, and they are increasingly essential to wildlife and people. Policy BGI 1 requires open areas within development sites to enhance their ecological, wildlife and residential amenity values by for example, retaining, providing and reinstating trees, hedgerows and other planting using species, especially those of high value to biodiversity, and by maximising the area of soft landscaping and using planting with his biodiversity value.

6.2 Policy BGI2 states that where felling is required on grounds of safety or because it is an invasive species and supported by a qualified expert, one or more trees should be planted in replacement, unless demonstrated to not be appropriate.

6.3 A tree survey and arboricultural impact and method statement have been submitted in support of the application prepared by Arbtech. The site contains a total of 11 individual trees and 3 groups of trees, and it is proposed to remove 3 individual trees positioned along the boundary with no.6 (2 x category B trees and 1 x category C tree) and 2 groups of trees within the centre of the garden (all category C). The trees to be removed comprise Bay, Cypress, Yew and Beech trees.

6.4 The proposals have been reviewed by the Council's Trees and Landscaping Officer who confirms they have no objection to the proposed tree removal. The trees to be removed are not of any great amenity importance as they have very low visibility outside the site, and their loss would be mitigated with new planting, bringing its own benefits of enrichment and diversification. Replacement planting details have been provided which include the planting of new *Sorbus aucuparia*, *Liriodendron tulipifera*, and *Crataegus monogyna* in place of the three trees to be removed along the boundary with no.6. In addition, the landscaping proposals include the planting of new *Acers*, *Cornus kousa*, *Crataegus monogyna*, flowering *Prunus*, mixed species hedges, a green wall, herbaceous planting, and a pollinator meadow turf, as well as new planters to the terraced areas. The proposed planting is considered to provide significant biodiversity enhancement of the site and shall be secured by condition, as well as a condition to secure replacement of failures.

6.5 The tree protection details have also been reviewed and confirmed to be adequate. Planning permission would be granted subject to a condition requiring the installation of the recommended tree protection measures prior to the commencement of development.

6.6 It is also recommended that permission is granted subject to a condition restricting the removal of vegetation to between September and January, to ensure there would be no impact on nesting birds. If this is not possible, then the areas would need to be assessed by a qualified ecologist immediately prior to the clearance to ensure that there are no nesting birds present.

6.7 As such, although the proposals include the removal of existing trees, the proposed planting scheme is considered to offer biodiversity and ecological gains at the site, and subject to the

conditions outlined above, the development would not harm existing habitats or bird or bat species at the site. As such, the proposals would protect and improve the site's green space and biodiversity, in accordance with Policies BGI 1 and BGI 2 of the Redington and Frognal Neighbourhood Plan and Policies A2 and A3 of the Camden Local Plan.

## **7. Transport impacts**

### Construction Management Plan (CMP)

- 7.1 Due to the amount of basement excavation, demolition and construction, a construction management plan (CMP) would need to be secured to minimize the impact on the highway infrastructure and neighbouring community. A CMP implementation support contribution of £3,920 and a Construction Impact Bond of £7,500 will be secured as S106 planning obligations in accordance with Policy A1.

### Highways Contribution

- 7.2 The footway directly adjacent to the site is likely to sustain damage because of the proposed works. The Council would need to undertake remedial works to repair any damage following completion of the proposed development. Transport Officers have confirmed a contribution of £11,042.23 would be required which would allow the Council to repave the footway directly adjacent to the site and repair any other damage to the public highway in the general vicinity of the site. The highway works would be implemented by the Council's highways contractor on completion of the development. The contribution will be secured by S106 agreement if planning permission is granted.

## **8. Energy and sustainability**

- 8.1 As a refurbishment of a single dwellinghouse, there are no specific energy or sustainability policy targets which must be met, but as part of the refurbishment the applicant is seeking to significantly enhance the sustainability of the building, including the installation of renewable technologies including PV panels and a ground source heat pump, which is welcomed.

- 8.2 Key measures proposed include:

- A large CO2 reduction of 69% (Cumulative), for the site over the baseline which exceeds the requirements of the Camden Local Plan
- Low NOx emissions from new efficient heating plant, complying with the London Plan.
- Reusing/recycling and salvage existing materials where possible.
- Reducing water consumption through rainwater harvesting and flow restrictors.
- Utilisation of natural shading, orientation and planting.
- Fabric insulation improvements.
- Providing double glazed windows to the new and existing elements – low U values.
- Heat recovery ventilation to the entire building – 80% efficiency.
- New materials to be responsibly sourced and life cycle reviewed.
- Inclusion of two renewable energy/ low carbon systems; a GSHP and PV system.
- Data logging/internal digital metering/control for efficient management of the building.

- 8.3 Construction of the development in accordance with the recommendations and improvements set out in the Energy and Sustainability Statement shall be secured by condition.

### Cooling

- 8.4 Policy CC2 discourages active cooling (air conditioning) and states that air conditioning will only be permitted where thermal modelling demonstrates a clear need for it after all preferred measures are incorporated in line with the London Plan cooling hierarchy. The cooling hierarchy requires passive measures to be considered in the first instance. If passive cooling is not feasible then, applicants need to identify the cooling requirement and provide details of the

efficiency of the system.

- 8.5 As an existing building, a number of the measures in the cooling hierarchy were not appropriate in this case, such as the design and orientation of the building and internal ceiling heights. However, the building is dual aspect, and therefore passive ventilation is possible via opening windows. In accordance with policy CC2, a dynamic thermal simulation has been carried out to determine whether there is a need for active cooling. The dynamic simulation was done for all bedrooms and ground floor Kitchen/Dining/Reception area. After implementing all previous steps in the cooling hierarchy, the tested habitable rooms still don't achieve thermal comfort criteria required by CIBSE TM59. Mechanical cooling is therefore proposed, but only to some parts of the house at peak times, and this will be provided by the ground source heat pump system based on high efficiency water cooled condensers. Periods with the highest cooling demand will match the periods with the highest electricity yield from solar photovoltaics system. It is therefore estimated that most of the electricity demand for ground source cooling will be supplied by PV (on-site renewable source). The active cooling will therefore be a zero or near-zero CO2 emission process.
- 8.6 It is considered that the passive measures to control heat at the premises have been fully explored and found that additional plant is required, and as such, having regard to all the supporting information submitted, it is considered that the proposed cooling measures are acceptable in general accordance with Camden Local Plan Policies D1, D2, CC1 and CC2 and related Camden Planning Guidance.

## **9. Conclusion and recommendation**

- 9.1 In conclusion, the proposed development is considered to preserve and enhance the character and appearance of the host building and this part of the Redington Froggnal Conservation Area. The alterations and extensions to the building would be sympathetic and subordinate, and the removal of the pool building and re-landscaping of the garden is welcomed. Although the works would require the removal of existing trees, landscaping proposals have been provided which would ensure there was an overall improvement in the biodiversity of the site. On balance then, the development would be in accordance with the key objectives of the Redington Froggnal Neighbourhood Plan which are to preserve and enhance the Redington Froggnal characteristics as a picturesque garden suburb, support a diverse population; protect and improve green space and biodiversity; and ensure that basement development does not impact local hydrology or cause damage to neighbouring properties.
- 9.2 As such, it is recommended that conditional planning permission is granted subject to S106 agreement to secure the following heads of terms:
- Construction Management Plan, A CMP implementation support contribution of £3,920 and a Construction Impact Bond of £7,500
  - Highways contribution of £11,042.23.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27<sup>th</sup> September 2021, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2021/0250/P  
Contact:  
Tel: 020 7974  
Date: 20 September 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SHH Interior Design and Architecture  
27 Avening Terrace  
1 Vencourt place  
London  
SW18 4PL  
United Kingdom

Dear Sir/Madar

**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:

**7 Greenaway Gardens**  
**London**  
**NW3 7DJ**

Proposal: Remodelling of the rear elevation, expansion of the Lower Ground floor to incorporate a leisure facility, amendments to NW elevation fenestration and general internal refurbishment. Demolition of the pool pavilion to ground level and re-purposing of its subterranean volumes, and landscaping alterations to the rear garden.

Drawing Nos:

Existing drawings: (0941)0010\_PL01, (0941)0020\_PL01, (0941)0151\_PL01, (0941)0152\_PL01, (0941)0153\_PL01, (0941)0154\_PL01, (0941)0155\_PL01, (0941)0156\_PL01, (0941)0157\_PL01, (0941)2151\_PL01, (0941)2152\_PL01, (0941)2153\_PL01, (0941)3152\_PL01, (0941)3151\_PL01, (0941)3153\_PL01, (0941)3154\_PL01, (0941)3155\_PL01

Proposed drawings: (0941)0030\_PL01, (0941)0451\_PL01, (0941)0452\_PL01, (0941)0453\_PL01, (0941)0454\_PL01, (0941)0455\_PL01, (0941)0456\_PL01, (0941)0457\_PL01, (0941)2351\_PL01, (0941)2352\_PL01, (0941)2353\_PL01, (0941)2354\_PL01, (0941)2355\_PL01, (0941)3351\_PL01, (0941)3352\_PL01, (0941)3353\_PL01, (0941)3354\_PL01, 692 E 7 rev P.

Documents: Energy and sustainability statement JB/692: January 2021; Arboricultural Impact Assessment drawing ref: (0941)0003\_P01 - WIP; Tree protection plan ref: (0941)0003\_P01 - WIP; Arboricultural Method Statement dated 11 January 2021; Kate

Gould Gardens concept design for rear garden, Design and Access Statement dated 19/01/2021; Daylight & Sunlight Report ref: 4638; Noise report ref: 21713.PCR.01 by KP Acoustics; Draft construction management plan dated 14/01/2021; Logistics drawings refs: 7GG-6a001-LOG017, 7GG-6a002-LOG018, 7GG-6a003-LOG019.

Basement documents: Ground investigation and basement impact assessment report by GEA ref J20269 dated January 2021; Structural engineers construction method statement by engineersHRW rev A dated 16/08/2021;

Boreholes and pipework drawing ref 50 rev P2; Groundwise desktop utility search ref: 28553DM v2; Outline Programme 001-7GG; Trench sheeting sequence drawing ref: 2095-HRW-XX-XX-SK-S-001 rev P1; Seepage water dewatering proposal drawing ref: 2095-HRW-XX-XX-SK-S-002 rev P1; Letters from GEA dated 16/07/2021 and 13/08/2021; letters from engineers HRW dated 19/07/2021 and 16/08/2021.

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 and Policies SD1, SD2, SD4 and SD5 of the Redington Frognal Neighbourhood Plan 2021.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (0941)0030\_PL01, (0941)0451\_PL01, (0941)0452\_PL01, (0941)0453\_PL01, (0941)0454\_PL01, (0941)0455\_PL01, (0941)0456\_PL01, (0941)0457\_PL01, (0941)2351\_PL01, (0941)2352\_PL01, (0941)2353\_PL01, (0941)2354\_PL01, (0941)2355\_PL01, (0941)3351\_PL01, (0941)3352\_PL01, (0941)3353\_PL01, (0941)3354\_PL01, 692 E 7 rev P.

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

- 4 Before the PV panels are installed, a sample tile demonstrating the proposed colour and texture shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given.

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 construction/demolition works on site, tree protection measures shall be installed in accordance with approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 and policies SD5, BGI1 and BGI2 of the Redington Froggnal Neighbourhood Plan 2021.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape concept design by Kate Gould Gardens by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD5, BGI1 and BGI2 of the Redington Froggnal Neighbourhood Plan 2021.

- 7 The proposed demolition or any site clearance should be undertaken outside the breeding bird season (i.e. it should be undertaken in the period September to January inclusive). Should it prove necessary to undertake demolition or clearance works during the bird nesting season, then a pre-works check for nesting birds should be undertaken by a qualified ecologist. If any active nests are found, works should cease and an appropriate buffer zone should be established (the qualified ecologist would advise). This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: In order to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policies A3 and CC2 of the London Borough of Camden Local Plan 2017 and Policies SD5 and BGI1 of the Redington Froggnal Neighbourhood Plan 2021.

- 8 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 and policy UD1 of the Redington Froggnal Neighbourhood Plan 2021.

- 9 The basement development shall be constructed in accordance with the method and recommendations set out in the following documents: Ground investigation and basement impact assessment report by GEA ref J20269 dated January 2021; Structural engineers construction method statement by engineersHRW rev A dated 16/08/2021; Boreholes and pipework drawing ref 50 rev P2; Groundwise desktop utility search ref: 28553DM v2; Outline Programme 001-7GG; Trench sheeting sequence drawing ref: 2095-HRW-XX-XX-SK-S-001 rev P1; Seepage water dewatering proposal drawing ref: 2095-HRW-XX-XX-SK-S-002 rev P1; Letters from GEA dated 16/07/2021 and 13/08/2021; letters from engineers HRW dated 19/07/2021 and 16/08/2021 and the recommendations set out in Campbell Reith's audit report revision F2 dated September 2021.

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 and policy UD1 of the Redington Froggnal Neighbourhood Plan 2021.

- 10 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 Prior to first use of all approved plant, mitigation measures including the provision of acoustic isolation and anti-vibration measures as necessary shall be implemented in accordance with the recommendations outlined in the Noise report ref: 21713.PCR.01 by KP Acoustics hereby approved, and thereafter shall be permanently retained and maintained in accordance with the manufacturers' recommendations. All machinery or equipment and ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.



Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 12 The development hereby approved shall be constructed in accordance with the approved Energy & Sustainability statement by ME7 ref: JB/692 dated January 2021 to achieve a cumulative reduction of 69% in carbon dioxide emissions beyond baseline.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies CC1 and CC2 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 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 4 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.

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