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| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | | 19/09/2014 | |
| | | N/A | | Consultation Expiry Date: | | 01/09/2014 | |
| Officer | | | | Application Number(s) | | | |
| Niall Sheehan | | | | 2014/4824/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 18 Heath Drive, London, NW3 7SL | | | | Refer to Decision Notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
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| Proposal(s) | | | | | | | |
| Alterations to rear elevation and further excavation of basement/lower ground floor level along with excavation of lightwells at front and rear elevations. | | | | | | | |
| Recommendation(s): | | Grant conditional permission subject to a S106 agreement. | | | | | |
| Application Type: | | Full Planning Application | | | | | |
| Conditions or Reasons for Refusal: | | | | | | | |
| Informatives: | | Refer to Draft Decision Notice | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 15 | No. of responses | 0 | No. of objections | 0 |

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| Summary of consultation responses: | Site Notice: Displayed from 13/08/2014 to 03/09/2014. Press Notice: Advertised in the Ham & High from 14/08/2014 to 04/09/2014. No Objections. N/A |
| CAAC/Local groups comments: | Reddington Frogmal Conservation Area Committee (CAAC) None |

Site Description

The site is part of a row of 5 properties located on the western side of Heath Drive, north of the junction with Ferncroft Avenue and south of the junction with Reddington Road. The surrounding area is dominated by residential use. The building on the site is a large semi-detached 3-storey house with a cellar to the entire footprint on a generous plot with a large rear garden. It forms part of that pair of semi-detached dwellings with 19 Heath Drive. The house dates from the late 19th century and is mainly constructed in red brick. It is divided into 3 self-contained flats. The site is located in the Redington/Frognaal Conservation Area. The building on the site is not listed. The Conservation Area Statement identifies the building as making a positive contribution to the Conservation Area

Relevant History

Application Site

N/A

Surrounding properties

17 Heath Drive:

8400706 PP Granted for "Alterations to the ground floor flat including the formation of a single-storey front and rear extension with the formation of a roof terrace for the first floor flat". Decision Date: 15/08/1984.

9500230: Alteration of first floor flat including new windows and an extension to the existing rear roof terrace. Decision Date: 05/05/1995

19 Heath Drive:

PW9702430: PP Refused for "Alterations to the existing single storey rear extension in connection its use to provide two floors of accommodation, together with the erection of a conservatory, as shown on drawing number". Decision Date: 05/11/1997.

PW9702964R2: PP Granted for "Change of use from three self contained flats to a single dwelling house, together with alterations at roof level". Decision 27/03/1998.

Relevant policies

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP20 - Movement of goods and materials

DP22 - Promoting sustainable design and construction

DP24 – Securing High Quality Design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and Lightwells

DP28- - Noise and Vibration

Camden Planning Guidance (revised 2013)

CPG1 – Design

CPG4 – Basements and Lightwells

CPG6 – Amenity

Reddington Froggnal Conservation Area Statement (2000)

National Planning Policy Framework 2012

London Plan 2012

Assessment

1.0 Proposal

1.1 The proposals involve:

- Further excavation to existing cellar to form basement underneath entire footprint of the building including two lightwells with surrounding metal railing to front and sunken terrace to the rear.
- Alterations to two-storey bay extension including re-arrangement of window openings.
- Re-rendering and painting of second floor gable to rear
- Alterations to dormer window to second floor level.
- Formation of two sets of casement windows to side elevation at basement level to serve bathroom and utility to basement.
- Works also include the removal of an existing roof terrace to second floor level above two storey back addition and the removal of a canopy to the single storey bay also.

Considerations

2.0 Basements

2.1 As per DP27 and CPG4 the Council requires evidence, including geotechnical, structural engineering and hydrological investigations and modelling to demonstrate via a Basement Impact Assessment (BIA) that basement developments do not harm the built and natural environment or local amenity.

2.2 The proposed single storey basement would extend an existing cellar by 1.2m over the entire footprint, giving a revised depth of 3m - 4.1m deep. The basement would form the mutual boundary at No.19 Heath Drive and sit approximately 0.8m - 1m from the boundary wall with No.17 Heath Drive.

2.3 Independent verification was not required in this instance as the excavation would be underneath the footprint of the existing house. Furthermore the building already benefits from a cellar underneath part of the footprint.

2.4 The submitted BIA follows the CPG4 screening and scoping approach to assessing the likely impact of the basement.

2.5 Groundwater flow: The site is located on the London Clay which is a non-aquifer (Q1a) and would not extend beneath the groundwater table. Made ground would overly a layer of silty clay which would in turn overly a layer of relatively impermeable London clay encountered at 2.5m below ground level (Q1b). The works would not require de-watering during the process.

2.6 The site is not within 100m of a watercourse, local pond, spingline (Q2 & 6) or within the Hampstead Heath Extension Catchment Chain (Q3). There are no trees to be lost or affected as part of the works and the run off to be discharged will not be greater than that existing.

2.7 As “No” was answered to all questions relating to this section, no further scoping was required.

2.8 Land Stability: The site is located within 100m of the public highway (8m to the front) of the public highway. The site including the area subject of excavation is subject of a gentle slope no greater than 7 degrees. The re-profiling of part of the site resulting from works will not change the slope to greater than 7 degrees, the site does not adjoin any other area with a slope of greater than 7 degrees nor is it on a wider hillside setting with a slope greater than 7 degrees. The works are not located within 100m of a watercourse or potential springline or aquifer, or, within 50m of the Hampstead Heath ponds. There is no history of shrink/swell subsidence in the local area and/or evidence of it on site, no trees are to be felled as part of the works. The shallowest strata is silty clay which is understood to be part of the claygate beds. These overlie the stiff relatively impermeable London Clay. The ground has not been previously worked before and there are no tunnels underneath the site.

2.9 As the property is set back significantly from the road (8m), the proposed excavation will not come within 5m of the public roadway.

2.10 The works are not considered to increase the depth in foundations relative to neighbouring properties. An existing cellar exists under the footprint and this is the case to both adjoining properties at No.’s 17 and 19. As a result of the cellar underneath the entire building footprint, the actual increase in depth to the foundations will only amount to 1.2m which in foundation terms is not significantly deep.

2.11 As “No” was answered to all questions relating to this section, no further scoping was required.

2.12 Surface flow and flooding: Firstly it is acknowledged that the streets surrounding the site are not identified in CPG4 as streets at risk from surface water flooding, nor is the site within a flood plain. The site is in Flood Zone 1 of the Environment Agency’s Flood Zone map and not within 100m of a watercourse or within the Hampstead Heath Extension Catchment Chain (Q1 & 6).

2.13 The basement will have no significant impact on drainage or run-off at ground level as a result of the excavation (Q2), no change will be made to the profile of inflows(both instantaneous and long term) of surface water received by adjacent properties or downstream watercourses(Q4). Furthermore the basement would not result in changes to the quality of surface water being received by adjacent properties or downstream watercourses.

2.14 As the lightwells will be excavated on paved ground and the courtyard to within the lightwell will form paved ground thereafter, the actual hard surface area will not change significantly as part of the works.

2.15 As “No” was answered to all questions relating to this section, no further scoping was required.

2.16 Conclusion: The BIA makes recommendations for the external lower ground floor walls to be designed as propped cantilevers in reinforced concrete with the lower ground floor slab acting as the prop at base level. The re-enforced concrete walls will be designed using the soil parameters relative to the site. Party walls will take account of surcharge from the site and

adjoining properties and vertical loads will be taken into consideration. All design and construction methods above as per the requisite British Standards.

2.17 Overall It is considered that the Basement Impact Assessment complies with the requirements of policies DP23 and DP27, and CPG4. It is also recommended that conditions be attached to ensure the excavation and construction are overseen by a relevantly qualified engineer, and, that the recommendations and geotechnical parameters identified in the BIA are carried through into the final basement design and construction.

3.0 Design

3.1 Policy DP24 which requires new development to meet a high standard of design which respects the setting, context, proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of Conservation Areas.

3.2 Assessing the lightwells to the front both would be positioned underneath and aligning with the existing bay windows to upper ground floor level with 1.1m high black metal railings enclosing. The size and detail of the window openings would be positioned and designed proportionately to the larger window opening above. Overall the design of the front lightwells would be commensurate with that of the front façade of the existing building, those adjoining and the wider Conservation Area.

3.3 The works to the rear to remove the metal railings to the roof terrace to the second floor level, removal of the canopy to the ground floor bay and alterations to fenestration of the two storey bay. The removal of the roof terrace and appropriate re-arrangement of the roof in design terms is broadly welcomed and will provide a more balance rear façade as a result .The removal of the canopy to the ground floor opening is not considered objectionable in design terms. Although the black metal frame canopy with galzed infills contains a high quality design finish it is positioned somewhat awkwardly and does not add any functionality to the opening in which it serves. Furthermore it is in a poor state or repair at present. Given it's probable existence as part of the original house, an informative has been added to the consent that it be re-used /recycled appropriately.

3.4 The re-arrangement of the fenestration to the two-storey rear bay would assist in ensuring a more commensurate design and material finish to the entire rear façade, better in keeping with its attached property at No.19 and the wider Conservation Area. The formation of casement windows to the side elevation to basement level would not be both at a low level and not visible from the public realm, hence would not compromise the appearance of the host building or the wider Conservation Area.

4.0 Amenity

4.1 On assessment of privacy impacts, given that new openings introduced would either be below ground level or facing into the side/rear garden, no additional harm to any neighbouring occupiers would be identified. The new and enhanced openings to the rear will view onto the rear garden and will not create an increase of overlooking or loss of privacy to any neighbouring occupiers.

4.2 In terms of loss of light and outlook to neighbouring properties, as all works are located to

lower ground floor level and simply involve a re-arrangement of fenestration, there will be no loss of light or outlook impacts as a result of the works.

4.3 Of the additional habitable rooms (bedrooms) to the basement level, three of four bedrooms would benefit from an adequate level of light and outlook, whilst one would not. Although it is desired that all habitable rooms to the basement level offer adequate levels of natural light and outlook, given the overall good quality of accommodation offered across all floors (including adequate layout and configuration), it is not considered reasonable to resist the application on these grounds alone.

5 Construction Access

5.1 DP20 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106.

5.2 Although it is acknowledged that there may be a greater level of disruption to the surrounding street during the construction phase, following consultation with Highways, it is not considered that access to the street itself will be specifically blocked during the construction phase. Should any lengthy blockages of the street occur to the detriment of local residents; highways legislation is available to affected parties. For the avoidance of doubt, any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

5.3 To ensure the efficient removal and placement of waste material, Highways were consulted and resultantly the applicant/agent have entered into a Section 106 agreement with the council in respect of the production of a Construction Management Plan which includes agreement on the placement of skips, the management of waste and other matters during construction.

5.4 Furthermore in response to potential damage to the adjacent footway and roadway and the subsequent distress caused to neighbouring occupiers, these issues have been taken into account as part of application process and a financial contribution for the protection of the footway and roadway has been included as part of the Section 106 agreement. This should at least ensure that if damage occurs it is accounted for, and, the footway/roadway restored in a swift manner.

6.0 Noise and disturbance

6.1 An informative has been placed on the consent limiting hours of operation. Any excessive noise outside the agreed hours of operation is regarded as an environmental services matter and is covered by relevant Environmental Health legislation.

7.0 CIL

7.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction

costs index. The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge for this scheme would be on the additional floor space which is likely to be £9,950 (199sqm x £50).

Recommendation: Grant conditional permission subject to a Section 106 agreement.