

Application ref: 2021/4633/PRE  
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Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

### **Pre-application Minor Development Pre-application Advice Issued**

Address:

**2 Templewood Avenue  
London  
NW3 7XA**

Proposal: Change of use of 1 x 2bed and 1x 3bed flats into a 1 x 4 bed dwelling house. Erection of single storey basement extension including swimming pool. Erection of single storey side extension to create a garage and rear outbuilding. Proposed side and rear dormer. Demolition of ground floor rear extension. Alterations to the front boundary, rear fenestration changes and removal of trees.

Drawing Nos: 2, Templewood Avenue, NW3 7XA 21043 Pre Planning Document (15<sup>th</sup> December 2021) Rev C

### **Site constraints**

- Article 4 Direction Basement Development
- Redington Frognal Conservation Area
- Redington Frognal Neighbourhood Forum
- Underground development constraint - Slope Stability
- Underground development constraint – Surface water flow and flooding
- Underground development constraint – Subterranean (groundwater) flow

### **Relevant planning history**

9300314 - Erection of a garage. – Granted (25/06/1993)

9360036 – Demolition of garden walls and fencing – Granted (16/03/1994)

## **Relevant policies and guidance**

National Planning Policy Framework (NPPF) 2021

The London Plan 2021

Redington and Frognal Conservation Area Management Statement 2000

Redington and Frognal Neighbourhood Plan 2021

Policy SD 1 Refurbishment of Existing Building Stock

Policy SD 2 Redington Frognal Conservation Area

Policy SD 4 Redington Frognal Character

Policy SD 5 Dwellings: Extension and Garden Development

Policy SD 6 Retention of Architectural Details in Existing Buildings

Policy BGI 1 Gardens and Ecology

Policy BGI 2 Tree Planting and Preservation

Policy BGI 3 Lighting

Policy UD 1 Underground Development

## **Camden Local Plan 2017**

### ***Housing***

Policy H1 Maximising housing supply

Policy H3 Protecting existing housing

Policy H6 Housing choice and mix

Policy H7 Large and Small homes

### ***Protecting amenity***

Policy A1 Managing the impact of development

Policy A2 Trees

Policy A3 Biodiversity

Policy A4 Noise and vibration

Policy A5 Basements

### ***Design and Heritage***

Policy D1 Design

Policy D2 Heritage

### ***Sustainability and climate change***

Policy CC1 Climate Change Mitigation

Policy CC2 Adapting to Climate Change

Policy CC3 Water and flooding

### ***Transport***

Policy T2 Parking and car free development

### ***Delivery and monitoring***

Policy DM1 Delivery and monitoring

## **Camden Planning Guidance**

Amenity CPG 2021

Basements CPG 2021

Biodiversity CPG 2018  
Design CPG 2021  
Energy efficiency and adaptation CPG 2021  
Housing CPG 2021  
Home Improvements CPG 2021  
Transport CPG 2021  
Trees CPG 2019  
Water and flooding CPG 2019

**Site and surroundings**

The site is on Templewood Avenue which contains mostly large, detached properties with large plots. The site was developed in the Edwardian period which is the dominant character of the area. While the site is not listed it is located within the Redington and Frognal Conservation Area and is recognised as a positive contributor.

## ASSESSMENT

The principal planning considerations are the following:

- Principle of Conversion
- Design
- Basement considerations
- Neighbouring amenity
- Energy and sustainability
- Transport
- Trees

### 1. Principle of Conservation

The proposal consists of the conversion of two existing flats to form one eight bedroom flat, resulting in the net loss of one residential unit. Although the Council seeks to resist the loss of residential housing, Policy H3 identifies that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling to create a larger family home. In this instance, the development only results in the net loss of one flat to provide a new larger eight bedroom dwelling which is considered acceptable, in accordance with Policy H3. The proposed eight bedroom unit would be dual aspect, with adequate daylight and ventilation. Measuring the GIA at approximately 1265sqm it would exceed the required space standard eight bedroom 16 person dwelling and is considered to provide a high standard of accommodation for future residents.

### 2. DESIGN

#### Design and Heritage issues

##### Side Garage Extension

- Amended proposals have been submitted which show the proposed structure has been set back from the front elevation and set in from the side boundary by one metre. There is already a front brick wall in this location so at ground floor level the impact and visual appearance of the proposed garage will be similar to the existing and views will still be possible above through to the verdant gardens behind. By setting back the wall compared with the existing it reduces the prominence, and also better expose the brick quoins, to the main building. In the site context it is acceptable and unlikely to harm the character and appearance of the street and conservation area. No details of the fenestration are proposed but you are advised that – uPVC will not be supported as it is contrary to CPG design.

##### Dormer Windows

- It is noted that the existing roof is already subject to a significant number of dormers and it is considered that it already appears cluttered at roof level.
- The proposal will demolish the existing three dormers on the east side elevation and replace these two larger dormers at second floor level and a dormer at loft level.

- The additions at second floor and loft level results in two tiers of dormer windows and is not considered to be characteristic of the conservation area and would cause harm to its character and appearance. In addition the roof would appear further cluttered, its profile would appear significantly altered and it would no longer read as a subservient part of the façade. The examples cited as precedents appear do not appear to have planning permission or were historically granted prior to strengthening design policy around roof alterations.

### Outbuilding and pergola

- The proposed garden room is set in a niche in the garden and is set a respectful distance from the main house, it would therefore not encroach significantly on the garden space. Whilst it is appreciated the site and main dwelling house are large in scale, effort should be taken to ensure that the outbuilding appears subordinate in scale within the context of the area.
- It is unclear from the submitted drawings if the side boundary will be increased in height, more detail is required for officers to take a view. Furthermore it will be quite visible is views from other neighbouring properties and gardens, therefore steps should be taken to reduce its impact such as lowering the height, setting it in from boundary walls and potentially introducing tall planting around it to screen views of it. This would be particularly beneficial where the boundary with the Redington Gardens is particularly stark as the gardens in the development behind have not had the chance to mature. It appears a green roof is proposed and this is welcomed, details of its substrate depth, planting/biodiversity and maintenance should be provided for further assessment.
- The proposed pergola stretches from the main dwelling house to the outbuilding all the way through the garden. It is quite a significant structure, as mentioned above more information is required about its visibility. It is likely that may appear as a dominant structure if it projects for this length along the boundary wall due to its height. You are advised that this aspect should be removed.

### Front Boundary Works

- The site has a carriage driveway and the proposal will infill one of the entrances with a low brick wall to match the existing and introduce a new pedestrian gate. This would not be harmful and would be acceptable.

### Basement

- The proposal is for the erection of a basement rear extension measuring 5.9m in depth, 5.4m in width and a maximum height of 3.0m. The proposal is copper clad with side and rear windows as well as an indent to accommodate a roof light for the extension below. 2.9m in height.
- The building dates from the early twentieth century although it has undergone alterations with an extension added to the centre of the rear façade. It appears that the original rear of the building was asymmetrical with a projecting wing to the right because the overall fenestration and brickwork ties in the with the rest of the building. There is no obvious junction which indicates that it was a later addition. In contrast the rear addition of the centre of the façade is stylistically different and the brickwork has weathered differently compared with the rest of property.

- Upon consultation with the Conservation officer, who also undertook a site visit, whilst the existing rear extension is not without merit in its own right it does appear somewhat incongruous due to its central position on an asymmetric façade and that it wraps around the projecting wing. The removal of the extension does result in the loss of an interesting addition to the building but this is balanced against the benefit of revealing more of the original form of the building at the upper levels.
- The proposed extension will read as being subservient in scale to the building and would not significantly erode the garden space. Although modern in appearance it is respectful of the building in terms of its appearance, materials and detailing.
- It does not appear that basements are a characteristic of this area. The proposed basement will viability manifest itself at the front with two open light wells. It is considered that these additions would appear incongruous and out of keeping with the street.

### 3. Basement considerations

Policy A5 of the Local Plan states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) Neighbouring properties;
- b) The structural, ground, or water conditions of the area;
- c) The character and amenity of the area;
- d) The architectural character of the building; and
- e) The significance of heritage assets.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- a) Not comprise of more than one storey;
- b) Not be built under an existing basement;
- c) Not exceed 50% of each garden within the property;
- d) Be less than 1.5 times the footprint of the host building in area;
- e) Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- f) Not extend into or underneath the garden further than 50% of the depth of the garden;
- g) Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- h) Avoid the loss of garden space or trees of townscape or amenity value.

In relation to the above the proposed basement meets all of these requirements. It is noted under section f 'not comprise of more than one storey' that where appropriate we will allow a proportion of the basement to be deeper to allow development of swimming pools. Allowance of this additional depth will only be appropriate where it does not harm the neighbouring properties or the structural, ground, or water conditions of the area, and where the additional depth is required for a swimming pool and it not being used for any other purposes.

The existing and proposed sections do not have a scale bar, but the total depth for the majority of the basement (excluding the swimming pool element) should not be more than 3-4 metres (the external dimensions).

The Council will require applicants to demonstrate that proposals for basements:

- a) Maintain the structural stability of the building and neighbouring properties;
- b) Avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) Do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- d) Avoid cumulative impacts;
- e) Do not harm the amenity of neighbours;
- f) Provide satisfactory landscaping, including adequate soil depth;
- g) Do not harm the appearance or setting of the property or the established character of the surrounding area;
- h) Protect important archaeological remains; and

l) do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The application site is located in an area subject to underground development constraints, including slope stability, surface water flow and flooding and subterranean (groundwater) flow. Given this, you are advised to thoroughly examine the requirements of Policy A4 of the Local Plan and the Basement CPG prior to submission. The development would require a comprehensive and accurate Basement Impact Assessment to be submitted with the formal application demonstrating no significant harm to the application site, neighbouring sites or those surrounding. Please refer to the Basement CPG for details of what information the BIA must cover. Any basement should not propose more than a 1 on the Burland scale.

Independent verification of Basement Impact Assessments, funded by the applicant, is now also required. Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charge a fixed fee dependant on the category of basement audit, outlined in appendix A of Camden's BIA audit service terms of reference. You are strongly encouraged to review the BIA guidance and reference documents on the Camden website ([www.camden.gov.uk/basements](http://www.camden.gov.uk/basements)).

#### **4. NEIGHBOURING AMENITY**

##### **Neighbouring amenity**

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include visual privacy, outlook; sunlight, daylight, and overshadowing; artificial lighting levels; noise and vibration; odour, fumes, and dust; and impacts of the construction phase, including the use of Construction Management Plans.

In terms of the lower ground and ground floor rear extensions, these are set in from the shared boundaries of no.2A and no.4 and do not exceed the building line across both neighbours. This means that whilst the rear extensions are significant, issues relating to outlook, increased sense of enclosure and loss of privacy are not considered significant.

In terms of the side extension on the ground floor, this appears relatively subordinate and the height does not appear significant. In terms of the building line the extension neither extends beyond the rear building line of no.4 or the front. Again, this means any impact is significantly reduced and is considered adverse.

In terms of the garden room, as stated above, there is concern that due to the proximity the outbuilding to the shared boundaries there will be impact to amenities. The proposed outbuilding exceeds the boundary walls by nearly 1.3m. Whilst it should be demonstrated in any full application that the amenity issues are not significant, effort should be taken to set the outbuilding in to remove impact.

The application also includes the introduction of dormers to the south rear, east and west side elevations. Excluding the design concerns mentioned above, given that there are existing side dormers and the proposed dormers are considered to have a similar outlook as the existing and it would not have a significant material impact in terms of overlooking.



Whilst there has been a swimming pool proposed as part of the scheme there has not been any information in relating to the noise assessment in relation to the plant. A noise impact assessment should support the application if significant plant is being proposed. Otherwise officers cannot fully assess the amenity impact for neighbours. See Policy A4 for further information.

## **Transport**

The reduction in hardstanding is welcomed and from a transport perspective, because there would not be an increase in car parking spaces the garage would be acceptable. An Electric Vehicle Charging Point (EVCP) will need to be proposed in any future application.

Since the proposal includes the relocation of one of the crossovers the other one would need to be reinstated with footway and kerb. Therefore the Council would therefore need to secure a highways contribution via a legal agreement if planning permission were to be granted in the future. In addition, we would seek to secure a Traffic Management Order (TMO) fee of £2,958.70 to amend the parking spaces.

## **Trees**

A letter from the applicant's tree consultant in conjunction with the pre-app document were received. It outlines that 6 trees are to be removed. The Council's tree team have reviewed this information and concluded that their removal would be acceptable if appropriate replacements were proposed. The size, species and location of the replacement trees would be required for further assessment. As noted by their consultant T3 the Oak is the most important tree within the site and is proposed to be retained. Tree protection details would be required during construction.

Any future application will need to be supported by a full tree survey, arboriculture impact assessment, arboriculture method statement, tree protection plan and landscaping plans with proposed replanting. Details of the aftercare of the new planting to ensure successful establishment will also need to be provided.

## **Energy and Sustainability**

The Council requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy CC1 requires all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy; supports and encourages sensitive energy efficiency improvements to existing buildings; and expects all developments to optimise resource efficiency.

Policy CC2 requires all development to adopt appropriate climate change adaptation measures such as:

- a. the protection of existing green spaces and promoting new appropriate green infrastructure.
- b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems.
- c. incorporating bio-diverse roofs, combination green and blue roofs, and green walls where appropriate; and
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

No details of energy or sustainability measures have been provided as part of the pre-application document. Retrofitting the building with more energy efficient measures to minimise energy consumption (draft proofing, thermally efficient windows, and insulation) should be considered as part of any refurbishment works. Details of this should be provided in the D&A or sustainability statement.

## CONCLUSION

It is considered the principle of the removal of the existing rear extension at ground floor and the erection of a new basement extension is acceptable providing the further details above have been provided including a BIA and noise impact assessment for the plant. The front boundary and landscaping works are acceptable provided the relevant tree documents and replacement trees. The side extension and outbuilding are considered acceptable however efforts should be made to reduce the outbuilding's scale and appropriately set in set in from the shared boundaries. Finally, the dormers and light wells are not considered acceptable in principle.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable, nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries about the above letter or the attached document, please do not hesitate to contact **Ewan Campbell**

Thank you for using Camden's pre-application advice service.

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