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Date: 22/11/2022
Our ref: 2022/3190/PRE
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Easton Design Office
 2nd Floor
 23-24 Easton Street
 London
 WC1X 0DS

Dear Daniel Beardsley,

Re: Flat A, 1 Adamson Road, London, NW3 3HX

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £475.00 was received on 28/07/2022.

1. Proposal

The proposal is for:

- Lower ground-floor rear extension measuring 9.6 metres from the existing rear wall, with a depth of 5 metres, and a flat roof with a height of 3 metres
- Construction of a basement underneath the proposed rear extension and a portion of the rear garden measuring 8.8 metres in length and 7.6 metres deep.
- Associated exterior alterations including installation of side entrance door

2. Site Description

The site comprises a Victorian era four-storey (plus loft level) building located on the northern side of Adamson Road, at the intersection with Eton Avenue and Winchester Road. It is located within the Belsize Park Conservation Area and is regarded as making a positive contribution but is not listed. The property has been subdivided into flats.

3. Relevant Planning History

No recent relevant planning history.

4. Policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

- A1 – Managing the impact of development
- A5 – Basements
- D1 – Design
- D2 – Heritage

Camden Planning Guidance (2021)

CPG (Design)
CPG (Amenity)
CPG (Basements)

Belsize Park Conservation Area Statement (2013)**5. Assessment**

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

- Design and Heritage
- Basement considerations
- Amenity

Design and Heritage

Policies D1 and D2 from the Local Plan are relevant as the site is located within a Conservation Area. The site is listed as a positive contributor in the Belsize Park Conservation Area Statement. This pre-application has been discussed with a Conservation Officer who has provided observations on the proposals.

Rear Extension

The proposal includes a lower-ground floor rear extension which would measure 9.6 metres in length, 5 metres in width, and 3 metres in height, adding approximately 9.5sqm of indoor living space to the lower-ground floor. The extension would be located along the shared northeast boundary with adjoining no.3 Adamson Road and extend the entire length of the rear garden. It would encompass approximately 50% of the rear garden area.

The extension would not read as being subordinate to the existing house, as it would extend the entire depth of the rear garden. This would cause the extension to not respect the historic plan form of the existing dwelling by reading as a large modern addition that sprawls into the rear garden and extends. Options should be explored to reduce the length of the extension in order to create a more subordinate extension. The proposed width and height of the extension are considered to be acceptable. The loss of the historic bay window at the lower-ground floor level is accepted given its non-prominent position.

The Council would encourage the use of materials and finishes that are sympathetic to and/or match the host property. The proposed modern glazing on the rear extension would be acceptable in this non-prominent location on the building and is thus considered acceptable.

A sedum roof is proposed for the rear extension. Biodiverse green roofs with a minimum substrate of 100mm are preferred over sedum roofs, as they provide a greater biodiversity value. Details including a maintenance plan should be provided with any application.

Basement

Policy A5 states that the Council will only grant permission for basements where it is demonstrated that no harm will be caused 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 proposal includes the construction of a basement underneath the proposed rear extension, extending beyond the flank wall of the rear extension. The basement is not proposed to be underneath the existing dwelling and will be limited to the area underneath the proposed rear extension. It would include no.5 walk-on skylights at ground level to provide natural light to the underground space.

Although the principle of a basement is acceptable in this instance as it meets many of the criteria within Policy A5, criterion (h) requires that the basement not exceed 50% of each garden within the property. According to the submitted drawings, the proposed basement would encompass more than 50% of the rear garden, which is contrary to policy and would not be supported. CPG Basements advises that basement development that extends below garden space can also reduce the ability of that garden to support trees and other vegetation leading to poorer quality gardens, a loss in amenity and the character of the area, and potentially a reduction in biodiversity. Options should be explored to reduce the size of the basement to a maximum of 50% of the rear garden area. Additionally, the number of skylights should be reduced to help limit the amount of illumination and light spill into the rear garden.

Other Associated Works

Associated exterior alterations include the installation of a side entrance door at lower ground level, which will replace a window. There are no concerns with this portion of the proposal.

Amenity

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours in terms of privacy, outlook, daylight, and sunlight.

The proposed rear extension would be located along the shared boundary with no.3 Adamson Road. It is unlikely to result in any additional negative impact to the neighbouring amenity as the height of the extension would not extend past the existing 3.5 metre tall, shared boundary wall. The rear extension is therefore in compliance with Policy A1. Given the distances between the proposed rear extension and other adjacent properties, the proposal is unlikely to cause any additional amenity harm.

Sustainability

Policies D1 and CC2 of the Local Plan encourage sustainable urban drainage systems, green roofs and walls and high quality hard and soft landscaping. The inclusion of a green roof is therefore welcomed although this should be biodiverse.

Summary

A rear extension and basement are considered supportable in principle, but what is proposed is unacceptable due to its excessive scale. As such, if the current proposals were submitted as a planning application, it would not be supported. The proposed installation of a side entrance door is supported.

If you submit a planning application which addresses the concerns outlined in this advice, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Application
- An ordnance survey-based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Roof plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Elevation drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Section drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Design and Access Statement
- Basement Impact Assessment
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document, please contact me on Daren.Zuk@Camden.gov.uk.

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

Yours sincerely,

Daren Zuk

**Senior Planning Officer
Planning Solutions Team**