

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/03/2023
		N/A / attached	Consultation Expiry Date:	19/02/2023
Officer			Application Number(s)	
Leela Muthoora			2022/0706/P	
Application Address			Drawing Numbers	
5 - 7 Adamson Road London NW3 3HX			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extensions and alterations at lower ground (front, side and rear elevations), first floor (side and rear elevations), second floor (front, side and rear elevations) and roof level including replacement mansard roof with rooflights, including installation of balconies/ terraces and alterations to fenestration to enable the reconfiguration of the residential units and create a shared access core resulting in a reduction from 19 residential units to 16 units, with associated refuse and cycle storage and the erection of a front boundary treatment.				
Recommendation:		Grant conditional planning permission (subject to a Section 106 Legal Agreement)		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Two site notices were displayed near to the site on the 27/01/2023 (consultation end date 18/02/2023).</p> <p>The development was also advertised in the local press (Ham & High) on the 26/01/2023 (consultation end date 19/02/2023).</p>			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Letters of objection were submitted from, or on behalf of the owners/occupiers of 37 Buckland Crescent. Their objection comment can be summarised as follows:</p> <p>(1) Support the renovation of the building of good design and quality and will enhance the area.</p> <p>(2) Increase to terraces and balconies to all levels from basement to third floor on the rear elevation is overloaded and excessive in design.</p> <p>(3) Increase to terraces and balconies to all levels will impact neighbours in terms of privacy, overlooking and increased noise.</p> <p><u>Officer's response:</u></p> <p>(1) <i>Noted</i></p> <p>(2) <i>Please see the design and amenity sections of the report. The terraces and balconies provide outside amenity space in accordance with national space standards.</i></p> <p>(3) <i>Please see the amenity section of the report. The increase in balconies at upper levels do not have a depth that would result in increased activity that would result in noise levels that would be considered harmful. The terraces at ground level replace existing garden area at the same level. Privacy screens have been included to the rear upper ground floor levels to mitigate potential overlooking and loss of privacy.</i></p> <p><i>To the rear the nearest windows are approximately 30m to the rear elevations of Buckland Crescent which is considered sufficient distance to mitigate overlooking.</i></p>			
CAAC/Local groups comments:	<p>A letter of objection was received on behalf of the Belsize Conservation Area Advisory Committee (CAAC). Their objection comments can be summarised as follows:</p> <p>(1) The rear extensions take up an excessive amount of the gardens, their extent is not clear on the floor plans. Their roofs appear to be accessible, in which case there could be problems of overlooking.</p> <p>(2) Some of the flats appear to be too small.</p> <p>(3) The front garden walls should match the original, there is nothing</p>			

there at the moment.

(4) No objection to mansard extension/replacement

Officer's response:

(1) *Please see the design section design of the report. The garden space is reconfigured for communal and private use. The loss of garden space is considered acceptable in this instance due to the overall increased quality of accommodation.*

(2) *Please see the amenity section of the report. The lower ground floor extensions include terraces and any potential overlooking has been mitigated by privacy screens, the detail of which will be secured by condition.*

(3) *Please see the design section of the report. The front boundary has been lost over time, and will be reinstated with a low boundary wall and piers. Detail of the boundary treatment will be secured by condition [Condition 4b].*

(4) *Noted.*

Site Description

The application site is located on the north side of Adamson Road. Numbers 5 and 7 Adamson Road form a pair of semi-detached five-storey villas, comprising lower ground floor, 3-storeys and attic floor levels. The pair are not currently linked internally. The existing layout comprises of nine flats at 5 Adamson Road and 7 Adamson Road comprises of ten flats.

There are a group of four similarly paired villas on this side of the street, where the predominant land use is residential. The buildings would have originally been built as dwellinghouses.

The building is not a listed building but is within the Belsize Conservation Area (sub area one: Belsize Park). There is an existing large 'box' roof extension considered an unsympathetic addition to the host building. This roof additions in this part of the road is noted in the Belsize Conservation Area Statement 2002 as detracting from the roofscape. An Article 4 direction has removed permitted development rights.

There are no trees protected by Tree Preservation Orders within the application site but there is a single Laurel tree to the rear of the site and mature trees to neighbouring gardens.

The application site is subject to a number of underground development constraints including slope stability; ground water flows and surface water flows.

Relevant History

The planning history for the application site can be summarised as follows:

App ref	Development Description	Decision & Date
2021/5813/P	Amalgamation of lower ground flats, lower ground rear extensions, first floor rear extensions, fenestration alterations, installation of balconies/terraces and associated works.	Decision pending
2021/5301/P	Amalgamation of two flats into one at lower ground floor level. <i>[Lawful Development Certificate for 7 Adamson Road]</i>	LDC Granted 07/01/2022
2021/5276/P	Amalgamation of two flats into one at lower ground floor level. <i>[Lawful Development Certificate for 5 Adamson Road]</i>	LDC Granted 07/01/2022
2021/2543/P	Continued use as 19 self-contained residential flats (Class C3). <i>[Lawful Development Certificate for 5 and 7 Adamson Road]</i>	LDC Granted 05/08/2021
H7/3/B/18926R	Change of use of the second floor to provide 2 self-contained flats in each property, including works of conversion. <i>[application for 5 and 7 Adamson Road]</i>	Refused 31/01/1975
H7/3/B/19625R	Change of use of the first floor to provide two self-contained flats in each property, including works of conversion. <i>[application for 5 and 7 Adamson Road]</i>	Refused 31/01/1975
H7/3/B/19775	Change of use of the third floor to provide 2 self-contained flats in each property, including works of conversion. <i>[application for 5 and 7 Adamson Road]</i>	Refused 31/01/1975
H7/3/B/20303	Change of use of the first floor to provide 2 self-contained flats, including works of conversion. <i>[application for 5 Adamson Road]</i>	Permission 10/04/1975
H7/3/B/13484	Creation of [2] self-contained flats in the roof spaces of 5 & 7 Adamson Road and the erection of new dormer windows. <i>[application for 5 and 7 Adamson Road]</i>	Permission 10/08/1972
H7/3/15/13055	Conversion of basement at 5 Adamson Road to provide 2 self-contained flats. <i>[application for 5 Adamson Road]</i>	Permission 21/04/1972
H7/3/B/4066	Alterations to provide 8 self-contained flats at 7 Adamson Road	Permission 07/09/1967

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **G1** - Delivery and location of growth
- **H1** - Maximising housing supply
- **H3** - Protecting existing homes
- **H6** - Housing choice and mix
- **H7** - Large and small homes
- **C5** - Safety and security
- **C6** - Access for all
- **A1** - Managing the impact of development
- **A2** - Open space
- **A3** - Biodiversity
- **A5** - Basements and Lightwells
- **D1** - Design
- **D2** - Heritage
- **CC1** - Climate change mitigation
- **CC2** - Adapting to climate change
- **CC3** - Water and flooding
- **CC5** - Waste
- **T1** - Prioritising walking, cycling and public transport
- **T2** - Parking and car-free development
- **DM1** - Delivery and monitoring

Camden Planning Guidance:

- Access for all (March 2019)
- Amenity (January 2021)
- Basements (January 2021)
- Biodiversity (March 2018)
- Design (January 2021)
- Developer contributions (March 2019)
- Housing (January 2021)
- Transport (January 2021)
- Trees (March 2019)
- Water and flooding (March 2019)

Conservation Statements:

- Belsize (Park) Conservation Area Statement (2002)

Camden Geological, Hydrogeological and Hydrological Study

Assessment

1. The proposal

1.1. Planning permission is sought for the reconfiguration of the residential units, with extensions and alterations including:

- Replacement of existing box dormer roof extension with mansard roof extension to eaves; with lead lined arched dormer timber windows to the front and side; arched dormer windows with timber French doors and Juliet balconies to the rear, and conservation rooflights to the flat roof;
- Internal reconfiguration of the residential units and creation of a shared access core with a reduction from 19 units to 16 units;
- Rear extensions at lower ground floor level;
- Rear extension at first floor level to extend the curved bay up from lower levels;
- Installation of balconies at rear second floor;
- Alterations to fenestration to all elevations with replacement timber windows and doors;
- Alterations to front boundary treatment;
- Installation of cycle and refuse/recycling waste storage.

2. Revisions

2.1. It should be noted that during the course of the assessment, revisions to the proposed scheme were requested in order to address concerns raised by officers. The revisions made to the proposed scheme can be summarised as follows:

- The rear of the roof extension was amended from a projecting metal clad box dormer to a tiled roof extension with single arched dormer windows and doors.
- Rear elevation at first floor level amended to continue the curved bay from lower levels.
- Rear elevation fenestration of the roof was amended to reflect the existing.
- Privacy screens installed at rear upper ground floor level.
- Reconfiguration of internal layouts.

2.2. The revisions made to the scheme did not material affect the scheme and as such were accepted as amendments under the ongoing application.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The principle of development and land use
- Housing: including dwelling mix and quality of living accommodation
- Design and Heritage: including the visual impact upon the character and appearance of the host property, streetscene, and the Belsize Conservation Area
- Residential Amenity: including the impacts on the quality of life of any existing or future occupiers and neighbouring occupiers
- Basement (Lower ground floor) construction: including impacts on neighbouring properties; structural, ground, or water conditions of the area; character and amenity of the building, area and heritage assets
- Trees, landscaping and biodiversity: including impacts on existing trees and landscaping and opportunities for additional greening
- Transport / Planning Obligations: including impacts upon local transport and highways conditions and relevant planning obligations.

4. Land use

4.1. Policy G1 of the Local Plan promotes the most efficient use of land in the borough and housing is regarded as the priority land use of the Local Plan. Policy H1 aims to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing including additional self-contained homes, which is the priority land-use of the Local Plan.

4.2. The lawful use of flats has been established as set out in the relevant planning history section of this report, with 19 flats established across the two buildings. Subsequent lawful development certificates were issued for the amalgamation of two flats into one within each building. This provides a fallback position for the applicant, whereby the amalgamation of two flats could be implemented. The proposal in this application seeks a reduction in a total of three units; however, given the fallback lawful position, this application would be a loss of one residential unit from the existing overall number of units considered lawful.

5. Housing

5.1. Policy H3 Protecting Existing Homes states The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development resulting in the incremental loss of homes. However, The Council may permit proposals to combine dwellings where the existing dwellings are below residential space standards, provided the loss of dwellings is no greater than needed to meet the standards.

5.2. The existing flats were not approved by The Council and became lawful through time. They fail to meet current national space standards as they are small, with awkward layouts and circulation space, and provide a poor quality of accommodation. The proposed reconfiguration would improve the orientation, layout, and aspect, which is welcome. The scope to increase the smaller sized units at the upper floors is limited as an uplift in size would result in a further reduction in the number of units or require further extensions which are limited in scope by the constraints of the heritage designations of Conservation Area and Article 4 direction.

5.3. Policy H7 Large and Small Homes aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive, and sustainable communities and reduce mismatches between housing needs and existing supply. The policy requires that all housing development, including conversion of existing homes, contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT); and includes a mix of large (3 or more bedrooms) and small homes. The policy notes that the Council will take a flexible approach to assessing the mix of dwelling sizes proposed in each development.

5.4. The proposal would reconfigure the existing flats to a more varied mix including small and large flats. The proposed 2-bedroom and 3-bedroom market units have high priority in the DSPT. Although 1-bedroom flats are a lower priority, when reusing an existing building, the scope is limited by heritage constraints and they are an improvement on the existing small flats which fail to meet current national space standards.

5.5. While the other flats have a lower priority in the DSPT, the reuse of an existing building and heritage designation limits the potential scope to increase dwelling sizes and floorspace. Overall, the proposals are an improvement on the existing small flats which fail to meet current national space standards. On balance, the proposal is acceptable in this respect.

Existing	DSPT Priority	Proposed	DSPT Priority
17 x 2-bedroom flats	high	2 x 5-bedroom flats	lower
1 x 1-bedroom flat	lower	1 x 4-bedroom flat	lower
1 x studio flat	lower	1 x 3-bedroom flat	high
-	-	4 x 2-bedroom flats	high
-	-	8 x 1-bedroom flats	lower

5.6. Policy D1 of the Local Plan seeks to secure high quality design in development, including a high standard of living accommodation. The supporting text to the policy notes that all residential developments should be designed to create high quality homes. The Council will seek to ensure that residential development is self-contained with its own secure private entrance; has good ceiling heights and room sizes; is dual aspect except in exceptional circumstances; has good

natural light and ventilation; has good insulation from noise and vibration; has a permanent partition between eating and sleeping areas; incorporates adequate storage space; incorporates outdoor amenity space including balconies or terraces; and is accessible and adaptable for a range of occupiers. The supporting text also notes that new dwellings and conversions to residential use will be expected to meet the Government's nationally described space standard.

5.7. The table below shows the homes the proposal would provide. It should be noted here, the applicant states the 1-bedroom units as 1-person homes. The dimensions of the bedrooms meet the space standards criteria for 1-bedroom 2-person homes. Therefore, the relevant floorspace requirements are set out accordingly in the table below. The nationally described space standards are set out in the third column of the table.

Unit	Dwelling type	Floorspace required (sqm)	Floorspace Proposed (sqm)	Built-in storage	Private Amenity Space
Unit 1	5 bed x 8 person	121	146	12	25
Unit 2	5 bed x 8 person	121	146	12	25
Unit 3	4 bed x 6 person	99	120	5	40
Unit 4	3 bed x 5 person	86	84	5	40
Unit 5	2 bed x 3 person	61	58	5	4.5
Unit 6	2 bed x 3 person	61	66	5	4.5
Unit 9	2 bed x 3 person	61	54	5	5.6
Unit 10	2 bed x 3 person	61	63	5	5.6
Unit 7	1 bed x 2 person	50	48	3	2.5
Unit 8	1 bed x 2 person	50	49	3	2.5
Unit 11	1 bed x 2 person	50	44	3	3.4
Unit 12	1 bed x 2 person	50	44	3	3.4
Unit 13	1 bed x 2 person	50	43	4	None
Unit 14	1 bed x 2 person	50	47	4	None
Unit 15	1 bed x 2 person	50	47	3	None
Unit 16	1 bed x 2 person	50	43	3	None

5.8. The existing internal arrangement of one- and two-bedroom flats results in only four out of 19 meeting national space standards. The proposals would result in five flats exceeding the national space standards. Although 11 of the units do not meet minimum recommended space standards, nine of these are within a 10% margin and two are below. If occupied as the applicant states and all the 1-bedroom flats are occupied as single person households then all eight 1-bedroom flats would exceed the space standards, with a total of 13 units exceeding and 3 units marginally below the standards. On balance, the proposal is an improvement on the existing arrangement.

5.9. Four of the flats exceed private outside amenity space standard, two are marginal, and six are below. These have private outside space in the form of balconies; therefore, the sizes are limited by design and heritage constraints. The four flats on the third floor have no access to private outside space; however, this is also true of the existing units, and any future occupiers of these flats would have access to the shared garden area of approximately 125 sqm.

5.10. All proposed units would be self-contained with their own secure private entrances. Units 1 to 3 have their own ground level entrance, and all other units would be accessed via the main entrance to the existing host building at number 7 and via a communal staircase within the new core connecting numbers 5 and 7 Adamson Road.

- 5.11. The applicant has submitted an internal daylight assessment investigating the natural light received by the proposed new flats habitable rooms, and summarises the findings against guidance for daylight within new dwellings. BRE (Building Research Establishment) guidance acknowledges that its targets are designed for suburban environments and should be interpreted flexibly. The site is in an urban environment and the existing building is constrained by its proximity to neighbouring buildings.
- 5.12. Four flats within the roof space would meet the full criteria of the BRE guidance, with twelve of the units below BRE levels. The guidance gives illuminance recommendations for habitable rooms in 'hard to light' dwellings, which includes refurbishment of existing buildings. The guidance gives median illuminance recommendations to be exceeded over at least half the assessment points for at least half daylight hours. While all the flats will have sunlight in at least one habitable room for part of the day, some flats will fall below recommended daylight levels for new dwellings. Given these are mostly to the units on the lower ground floors and there are limitations to increasing openings due to constraints from significant external obstructions from neighbouring sites and heritage designation. Overall, there is an improvement from the existing arrangement, and the proposals are considered to be acceptable in this respect.
- 5.13. All the flats would be double or triple aspect allowing for natural light and ventilation, and outlook. All the flats would have appropriate ceiling heights (between 2.5 and 3.5 meters), and good room sizes and layouts, including a permanent partition between eating and sleeping areas. All the flats exceed internal storage requirements and have an access to outdoor amenity space. While there is a minor shortfall of 2 cycle parking spaces and 180L of recycling; however, both capacities are an improvement on the existing arrangement, which outweighs the deficits and are considered sufficient in this instance.
- 5.14. Due to existing residential floorspace which being retained or replaced, the uplift in residential floorspace does not meet the threshold for contributions to affordable housing as set out in Policy H4 Maximising the Supply of Affordable Housing.
- 5.15. Overall, housing is the priority land use of the Local Plan and the loss of one unit is acceptable in this instance as it would in favour an improved mix of types of residential units and improved quality of accommodation.

6. Design and Heritage

- 6.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 6.2. The Council will take account of conservation area statements when assessing applications within conservation areas. The site is within sub-area one (Belsize Park) of the conservation area. The Belsize Conservation Area Statement (BCAS 2002) identifies the western end of Adamson Road as having a number of large unsympathetic dormer extensions and mansard additions that detract from the roofscape and form a negative feature of the Conservation Area, but no specific reference is made to the site.
- 6.3. Roof Extension: The existing box dormer/mansard roof was added in the 1970's and is considered overly dominant, incongruous and detracts from the host building. The original proposal was overly tall and top-heavy, and the windows failed to reflect the size and hierarchy of windows on the lower floors. Following officer advice, the revised proposals have reconciled the proposed design of the mansard with the scale, proportions and original design of the host building and roof forms to neighbouring buildings. The revised proposal more closely follows the

form, materials, and elevations of the existing building, which is welcome, and would be less visually obtrusive than that previously proposed. The dormer windows would sit within the roof slope and appear as an extension to the existing roof whilst the existing overall roof form is maintained. The size of the openings has been reduced to better respect the hierarchy of windows in the host building. To the rear, the French doors and Juliet balcony would improve light and air into the loft space without adding to the overall roof height.

- 6.4. Given the lack of consistency to the roof scape in the neighbouring area, the roof extension could be accommodated without harm to the streetscape. It would remove an unsympathetic roof addition and would be improvement to the form of the building and the character and appearance of the Belsize Conservation Area.
- 6.5. Rear Extensions: The proposed single storey rear extensions at lower ground floor level would be subordinate in scale and location to the five-storey host building. They would extend into an excavated garden area 6m beyond the rear elevation and be set back from the neighbouring boundary. The extensions would respect the original design and proportions of the building as they would extend part width, sitting between the existing side elevation and the curved bay. The two extensions would mirror each other and include a private outdoor amenity space between the bay and raised planters. They would sit beneath the existing balcony at upper ground floor level and would not be visible from the surrounding area. Lastly, the extensions would respect the established pattern of development, including the ratio of built to unbuilt space as the houses on this side of the street have been variously altered at the rear, with taller and wider extensions nearby.
- 6.6. The existing garden sits at a higher level to the lower ground floor level and therefore some excavation is required. The bulk of the extensions will sit within this existing raised level and provide the opportunity for terraces above the roofs created. The terraces provided private outdoor amenity space for each of the upper ground floor flats. The proposals allow for the retention of a reasonable sized shared garden to the rear and retain the open character of existing natural landscaping and garden amenity.
- 6.7. Due to the excavation required, the applicant provided screening and scoping assessments of the Basement Impact Assessment, supported by desk study information by individuals with the relevant qualifications in accordance with Camden Planning Guidance: Basements. This will be assessed in the next section.
- 6.8. The extensions at first floor level would respect the architectural design and proportions of the building by continuing the curve bay upwards by an additional storey. The white rendered finish would be appropriate and preserve the character of the host building and neighbouring buildings.
- 6.9. While the proposals seek to amalgamate the building internally by the shared stair core, this does not manifest externally. The buildings form a pair, and the proposal seek to retain the existing appearance as a pair and enhance historic features such as installation of traditional timber windows replacing unsympathetic alterations of inappropriate types and materials.
- 6.10. The replacement windows with new timber windows and doors are considered appropriate and would enhance the building. The proposed reconfiguration of the fenestration to the side elevation, is considered necessary to allow light to the new layout of the flats. The alterations to the windows openings would match the originals as closely as possible in terms of type, glazing patterns and proportions which re-introduces some coherence to the otherwise irregularly altered fenestration to the rear and side elevations.
- 6.11. A suitable condition is suggested to require the submission of details and samples of facing materials prior to the commencement of the relevant part of works, to ensure a satisfactory impact on the character and appearance of the area (condition 4).
- 6.12. Considerable importance and weight has been attached to the harm and special attention has

been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

6.13. Subject to the recommended conditions, the revised proposed extensions and alterations are appropriate in size, design and materials to preserve the character and appearance of the host building and the special character of this part of the Belsize Conservation Area. The proposals are therefore considered to comply with policies D1 and D2 of the Camden Local Plan 2017.

7. Residential Amenity

7.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, impact on natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

7.2. Due to the separation distances to neighbouring buildings the proposed works would not cause significant loss of light or overshadowing. The proposed roof extension replaces an existing one, the curved bays extend upwards by one storey, and the location of the rear single storey extensions would be at a lower ground floor level beneath the existing boundary walls and fences.

7.3. The replacement and new windows would match the size of the existing window openings. Due to their size and location, they would be of no greater detriment, in terms of light spill or loss of privacy to the surrounding properties than the existing window arrangement.

7.4. The increase in balconies at upper levels are would not have a depth that would accommodate large numbers of people or increased activity. They would effectively be small sitting areas that are unlikely to result in harmful noise levels. The nearest windows to the rear exceed 30m to the rear elevations of Buckland Crescent. Given the size of the balconies and their distance to the neighbouring buildings, they provide some private outdoor space and are considered acceptable.

7.5. The terraces formed by the roof of lower ground floor extensions replace existing garden area with an additional area at closest to the access from the flats via the upper ground floor level doors. These areas provide generous private outdoor amenity space for the upper ground floor level flats. As there is potential for overlooking in the area closest to neighbouring boundaries, privacy screens have been included to the rear upper ground floor levels to mitigate the potential loss of privacy. Details will be secured by conditions. (Conditions 5 and 6).

7.6. The garden space would be re-landscaped and reconfigured to provide shared garden and private gardens. The loss of garden space is considered acceptable in this instance due to the improvements to the quality of accommodation and the remaining shared garden would be approximately 127 sqm.

7.7. Subject to the recommended conditions, the proposals are not considered to harm neighbouring residential amenity in terms of loss of privacy, daylight or outlook, and would be in accordance with planning policies A1 and A4.

8. Basement excavation

8.1. Policy A5 of the Local Plan includes a number of stipulations for proposed basement development within the Borough. These include upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling, but also the express requirement for applicants to demonstrate that the excavations/works proposed would not result in harm to:

- a) neighbouring properties;
- b) structural, ground, or water conditions of the area;
- c) character and amenity of the area;

- d) architectural character of the building; and
- e) significance of heritage assets.

8.2. The proposed lower ground floor extensions would comply with policy A5 as follows:

- f) The proposals would be single storey;
- g) Would not be built under an existing basement;
- h) Would not exceed 50% of each garden. The garden measures 316sqm in area, and the excavation area would measure 48sqm (or 15%) and not exceed 50% of each garden within the property;
- i) The existing ground floor footprint (Gross External Area) measures 279 sqm, and the proposed excavation footprint measures 48sqm; much less than 1.5 times the footprint of the host building;
- j) The depth of the existing building is 14.5m, the excavation would extend into the garden by 6m which is no deeper than 50% of the depth of the host building;
- k) excavation would extend into the garden 6m which is no further than 50% of the depth of the garden; (13.5m and 15.3m);
- l) excavation will be set back from neighbouring property boundaries where they extend beyond the footprint of the host building by 1.5m, in line with the existing side elevation
- f) The roof of the extensions will be used as a terrace for the upper ground floor flats. The rest of the garden area has been retained with introduction of planters and permeable surfaces.

8.3. The site has an existing lower ground floor with a raised garden level to the rear. The proposal includes extending the existing lower ground floor to the rear, increase the building footprint and enlarging external patio areas at ground floor level. The excavations for these alterations will not extend below the existing lower ground floor level of the host buildings. As the extension would involve excavation of the garden at lower ground floor level the applicant has provided screening and scoping assessments of the Basement Impact Assessment.

8.4. The assessments indicate no potential significant impact to land stability or subterranean/groundwater flows.

8.5. The site lies within a critical drainage area and an area identified as being at risk of surface water flooding. The BIA provides an impact assessment and recommends mitigation to avoid adverse impacts to surface water flow and flood risk. Any increase in run off due to the enlarged impermeable area would be mitigated by means of SuDS to overcome the impacts to and from surface water and flooding. In addition, non-return valves to the drainage system to mitigate the risk of sewer flooding are recommended. (Conditions 11 and 12).

8.6. The BIA has been subject to independent review by the Council's basement consultant, Campbell Reith, who have confirmed that the BIA has identified, assessed and mitigated the potential impacts arising out of the basement proposals and complies with the requirements of Camden Planning Guidance Basements.

8.7. Subject to the recommended conditions, officers are satisfied that the proposed basement excavation works would not impact drainage, flooding, groundwater conditions or structural stability, and that the BIA meets the requirements of policies A5 and CC3.

9. Trees and landscaping / Biodiversity

9.1. Policy D1 of the Local Plan seeks development which incorporates high quality landscape design and maximises opportunities for greening, for example through planting of trees and other soft landscaping. The Council will also require trees and vegetation which are to be retained to be satisfactorily protected during the construction phase of development. Policy A3 of the Local Plan seeks to protect and secure additional trees and vegetation, proportionate to the scale of development proposed.

9.2. There are no protected (TPO) trees on site and the proposed development does not involve the loss of any trees. The proposed excavation is not within tree root protection zones. However, due to the proximity of trees on site and in neighbouring gardens, a planning condition is included to require the submission of details of tree protection methods during the construction period (condition 10).

9.3. Subject to the reasons given and the suggested condition, the proposal would comply with policies A2 and A3 of the Camden Local Plan 2017, CPG Trees and CPG Biodiversity.

10. Transport / Planning obligations

10.1. Policy T1 Prioritising walking, cycling and public, T2 Parking and Car-free development and CPG Transport are relevant with regard to transport issues. Policy T1 of the Local Plan promotes sustainable transport by prioritising walking, cycling and public transport in the borough. In order to promote cycling in the borough, the Council will seek to ensure provision of accessible, secure cycle parking facilities exceed the minimum standards outlined within the London Plan.

10.2. The site is within walking distance of Swiss Cottage Underground Station (Northern Line). It also has excellent access to bus routes along Finchley Road and College Crescent, with a Public Transport Accessibility Level (PTAL) of 4, where a score of 0 is very poor access to public transport, and 6b is excellent access to public transport. The street and surrounding Controlled Parking Zone (CA-B) is highly stressed in terms of on-street parking.

10.3. The Council will expect developments to provide, as a minimum, the number of cycle parking spaces as set out in the London Plan. For this proposal, the London Plan requires a total of 24 spaces and cycle parking should be convenient and secure. The plans indicate 11 Sheffield stands (provided 22 spaces), these should ideally be covered but given their front garden location and proximity to lower ground floor windows, additional structures would be unlikely to be supported. Given the site constraints, the shortfall of 2 spaces is considered acceptable. The provision of the cycle parking will be secured by condition (condition 14).

10.4. Car free Policy T2 of the Local Plan seeks to limit the availability of parking and requires all new developments in the borough, including redevelopments and dwellings created as part of an amalgamation to be car-free.

10.5. Where the proposals include amalgamating multiple units, the Council will seek car-free development and a reduction in the parking provision. We will not issue on-street or on-site parking permits to new and future occupiers and secured through a section 106 legal agreement to ensure that future occupants are aware that they are not entitled to on-street parking permits. The proposal results in a reduction of parking permits to four nominated units. This has been negotiated and is considered acceptable in terms of the overall benefits of the scheme, replacement of sub-standard housing with better quality homes, probability of the scheme not being implemented if all units were car-free, and an overall reduction in parking permits, given the number of units are reducing.

10.6. As the proposed external works are rear extensions and the replacement of the mansard roof extension, a Construction Management Plan (CMP) and associated contribution are not considered necessary in this instance. Further, Council's Transport officer has not recommended the provision of a CMP and associated contribution.

10.7. Subject to the reasons given and the suggested condition and legal agreement, the proposal would comply with policies T1 and T2 of the Camden Local Plan 2017, CPG Transport.

11. Water and Flooding

11.1. The Councils' climate change policies involve preparing for the effects of climate change.

Policy CC3 requires development to be resilient to climate change and Policy CC2 identifies that flooding is one of the key risks which require mitigation and adaptation measures in the borough.

11.2. The key flood risk to Camden is from surface water flooding, when intense rainfall exceeds the capacity of the drainage system, resulting in localised flooding. The area is identified as a historically flooded street and at risk from surface water flooding, with the most recent event in 2021/2022.

11.3. The proposal retains a reasonable sized garden, introduces planters and increases permeable surfaces. Subject to the reasons given and the suggested conditions (condition 11 and 12). On balance, the proposals would help reduce flood water ingress to the building, site, and neighbouring buildings. Therefore, the proposals comply with policy CC2 and CC3 of the Camden Local Plan 2017.

12. Waste

12.1. Policy CC5 Waste and CPG Design are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage. Policy CC5 of the Local Plan seeks to make Camden a low waste borough. The policy seeks to reduce the amount of waste produced in the borough and increase recycling. It also aims to ensure that developments include facilities for the storage and collection of waste and recycling.

12.2. The proposed refuse area would be located at ground level with recycling bins located in the void beneath the entrance steps. The external area to the front boundary would require further details to mitigate the visual impact on the street scene. The provision and retention of the refuse area shall be secured by condition (condition 15).

13. Conclusion

13.1. Housing is the priority land use and overall loss of one unit is acceptable in this instance as it would in favour an improved mix of types of residential units and improved quality of accommodation. While some units fall slightly below space standards and light level requirements there is a significant improvement across all flats in respect to sizes of dwellings, dual or triple aspects, and access to private outdoor space. The extensions would not harm to the host building, streetscape, or the character or appearance of the Conservation Area and would not harm neighbouring residential amenity in terms of loss of privacy, natural light or outlook. Subject to further conditions, landscaping, permeable surfaces, external cycle and waste storage should result in improvements to the existing. As such, the proposal is in general accordance with policies A1, A3, D1, D2, H1, H3, H7, CC2, CC3, CC5, T1, and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

14. Recommendation

14.1. Grant conditional planning permission (subject to section 106 legal agreement)

14.2. Legal agreement heads of term

Planning permission is recommended subject to the securing of the following heads of terms via a section 16 legal agreement:

- Car free

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th July 2023, nominated members will advise whether they consider this application should be

reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.