

Application ref: 2023/2470/PRE
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Dear Sir/Madam

Pre-application Householder Development Pre-application Advice Issued

Address:

**63 Netherhall Gardens
London
NW3 5RE**

Proposal: Demolish existing extension and erection of new part width single storey rear extension with green roof and roof lantern, basement extension with rear and front lightwell, alteration to access to rear garden.

Site constraints

- Article 4 Direction Basement Development
- Fitzjohn's Netherhall Conservation Area
- Hampstead Neighbourhood Plan
- Underground development constraint – Slope Stability
- Underground development constraint – subterranean ground water flow
- Underground development constraint – hydrological constraints

Relevant planning history

Flat B 63 Netherhall Gardens London NW3 5RE

2020/3279/P - Proposed roof extension and sunken roof terrace to the top floor. (Granted 25/10/2020)

Relevant policies and guidance

National Planning Policy Framework (NPPF) 2021

The London Plan 2021

Camden Local Plan (2017)

G1 Delivery and location of growth
A1 Managing the impact of development
A3 Biodiversity
A4 Noise and vibration
A5 Basements
D1 Design
D2 Heritage
CC1 Climate Change Mitigation
CC2 Adapting to climate change
CC3 Water and flooding
CC5 Waste

Hampstead Neighbourhood Plan (2018)

Policy DH1: Design
Policy DH2: Conservation Areas and Listed Buildings
Policy NE2: Trees
Policy NE3: Biodiversity Corridors
Policy NE4: Supporting Biodiversity
Policy BA1: Basement Impact Assessments
Policy BA2: Basement Construction Plans
Policy BA3: Construction Management Plans

Camden Planning Guidance

CPG Design
CPG Amenity
CPG Energy Efficiency and Adaptation
CPG Basements
CPG Biodiversity

Site and surroundings

The site is located close to the junction with Fitzjohns Avenue. It is a residential (C3 Use Class) area within the Fitzjohns & Netherhall Conservation Area.

No.63 Netherhall gardens was originally built as a Victorian semi-detached Villa which was subsequently converted into three flats in the 1950's. A single flat is arranged over the ground and basement floors (No.63), a single flat to the first floor (No.63a) and a single duplex flat arranged over the second and loft floor areas (No.63b).

The significance of the subject building is derived from its detailed architectural treatment, verdant private gardens and group value with the other period properties on the north side of Netherhall Gardens that collectively contribute to the character and appearance of the Fitzjohns Netherhall Conservation Area.

The site is located immediately adjacent to the area covered by the Hampstead Neighbourhood Plan.

ASSESSMENT

The principal planning considerations are the following:

- Design and Heritage Issues
- Basement
- Neighbouring Amenity
- Trees and Landscaping

1. DESIGN AND HERITAGE ISSUES

The site is located in the Fitzjohn's/Netherhall Conservation Area which contains a mixture of architectural styles including neo-gothic, classical Italianate and Queen Anne amongst others. The area also contains numerous gradients and long views along avenues which create an imposing district. The contribution of the streetscape is also significant with large trees, vegetation and large private gardens.

Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 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. Hampstead Neighbourhood Plan also has policies in relation to design (DH1 and DH2) which need to be considered as part of the design process.

As outlined in the Conservation Area appraisal, new development should complement and be subservient to the townscape character of the surrounding area in its height, scale, and massing; and maintain consistent gaps between buildings and the degree of setback from the road. Apart from the front lightwell, the works are exclusively below or to the rear of the property.

The existing single storey rear extension is of poor quality and thus is a negative feature of the property. The new design maintains similar dimensions; being the same depth as the existing extension and lean to structures but slightly thinner in width. On site it was clear the intention was to keep the new extension at the same height as the existing which is supported. Overall, the scale is acceptable and appropriate for the building and site.

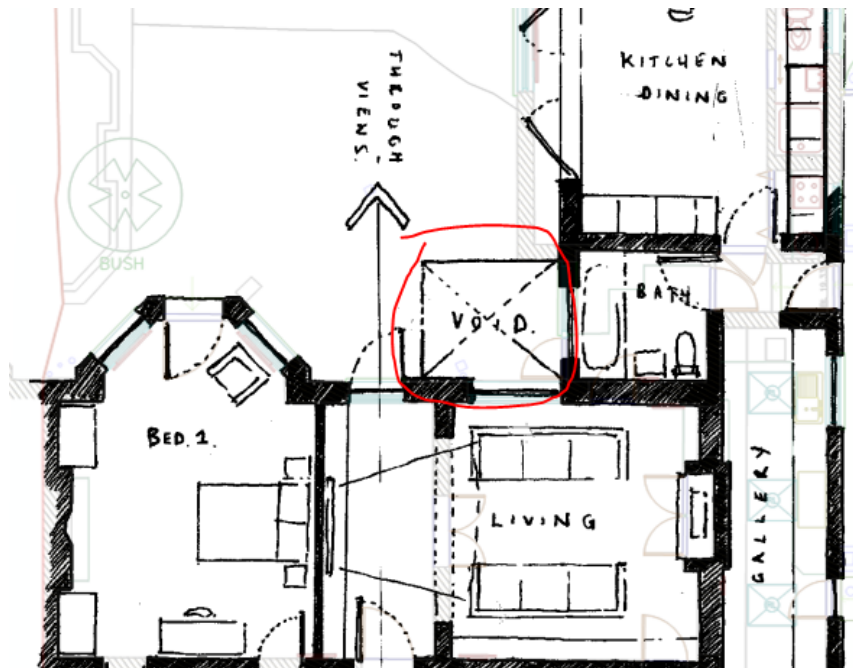
The proposed extension is sensitively designed, with corner glass, decorative brick work and a vertically orientated header which will add visual interest and create a subtle link to the detailing of the host building. The proposed extension also contains green roof and large roof lantern type structure. These design elements are supported and contribute to a well-designed extension. The level of glazing is also appropriate.

The proposed replacement of the host building's rear elevation lounge window with an aluminium unit that extends to ground level should be avoided. Any joinery alterations located in the bulk of the positively contributing main building should be timber framed and should maintain the traditional fenestration and proportions in order to ensure the historic character and appearance of the property is appropriately preserved and enhanced.

The proposed front lightwell is a contemporary and harmful physical manifestation of the basement development that would compromise the character and architectural features of the primary elevation of this historic dwelling, which is a currently a positive contributor to

the appearance of the Conservation Area. It would remove a significant part of the front garden area and would therefore harm to the verdant character and appearance of the Conservation Area. There are no other precedents along the Netherhall Gardens streetscape of this type of lightwell feature, and it would set an unsympathetic precedent for inappropriate development. A lightwell in this front garden location would therefore not be supported.

The principle of a lightwell at the rear of the property is supported but its size and appearance must be altered due to its excessive depth and proximity to the existing rear bay feature. It is understood that there was previously a lightwell in this location and as such a new lightwell with similar dimensions to the submitted sketch (see below) may be acceptable, subject to its detailed design and siting.



The rear lightwell should be glazed and not open to ensure that any impact on design is mitigated.

2. BASEMENT

As per policy A5 (Basements) in determining proposals 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 in the form of a Basement Impact Assessment (BIA) and where appropriate, a Basement Construction Plan. The Council, along with the independent auditors Campbell Reith, will need to be satisfied that the basement would not cause harm to neighbouring properties, amenities and structural conditions among other aspects. Advice given in the Council's Basements CPG and the relevant policies in the Hampstead Neighbourhood Plan should also be strictly adhered to.

The principle of a basement extension in this location is accepted; considering there is an existing basement on site, the principle of extending it is supported.

From the pre-application drawings, the current basement design complies with points (f) to (m) of policy A5. No BIA has been submitted and will be a validation requirement for any forthcoming application.

3. 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 relation to outlook and sense of enclosure, the new extension would be broadly in the same location as the existing buildings meaning that any impact would not be considered significant. This assessment would also apply to issues of daylight/sunlight, privacy and overlooking. The proposed new lightwells, due to their location, will not have any impact on neighbouring amenity.

A significant increase in noise is not expected to occur as the result of these proposals. However if Air Source Heat Pumps (ASHPs) are proposed then an appropriate noise enclosure should also be installed and noise assessments should be provided in support of the application.

4. TREES AND LANDSCAPING

Policy A3 (Biodiversity) of the Local Plan aims to protect and enhance sites of nature conservation and biodiversity. The Council will do this through the protection and designation of conservation sites, by assessing developments against their ability to improve biodiversity, and through securing management plans where appropriate. This policy also states that the Council will seek to resist the loss of trees and vegetation of significant amenity, historic, ecological or cultural value and shall promote incorporating trees within any proposal. There is also an expectation, where developments are near trees, that relevant tree protection documents are provided with any planning application.

The scheme is located next to multiple trees of varying condition and quality. As these trees are in a Conservation Area, they are all protected. These trees should be assessed by a qualified arboriculturalist and if any are to be removed or impacted as the result of the proposals an Arboricultural Impact Assessment (AIA) must be submitted with the planning application. It is considered highly likely that an AIA will be necessary for this application considering there will be excavation works proposed for an expanded basement level.

A key characteristic of the Fitzjohns/Netherhall Conservation Area is its verdant character. As part of the planning application package it is recommended that a landscaping scheme is provided demonstrating how this defining characteristic will be retained and enhanced, with a particular focus on the front garden.

CONCLUSION

It is considered the principle of the new extension and basement is acceptable however the provision of a front lightwell is not supported in principle. The rear lightwell must be reduced in size. A BIA will need to be submitted with any planning application, in addition to a Noise Impact Assessment (NIA) if ASHPs are to be installed, and AIAs if any trees would be impacted by the proposals.

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**

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