

68 ELSWORTHY ROAD, LONDON, NW3 3BP
LONDON BOROUGH OF CAMDEN

HOUSEHOLDER ALTERATIONS

PLANNING STATEMENT

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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by NTA Planning LLP on behalf of the proprietors of no.68 Elsworthy Road, London, NW3 3BP (the **Site**).
- 1.2 The Site falls within the London Borough of Camden (the **Council**).



SITE LOCATION PLAN

- 1.3 The Site comprises a three-storey single family dwellinghouse set beyond a front garden on the north side of Elsworthy Road, with a spacious, tree-lined garden to the rear. The property forms part of a collection of arts-and-crafts style, detached properties along Elsworthy Road, in between the junctions with Wadham Gardens and Avenue Road.
- 1.4 The Site and the surrounding area are set within the Elsworthy Conservation Area; however, the building and its immediate neighbours are not locally or statutorily listed. The Elsworthy Conservation Area Appraisal states that the views west, and when looking north-east, along Elsworthy Road are notable views within the Conservation Area.
- 1.5 The existing dwelling is in very poor condition and is in dire need of modernisation. The Applicant seeks to invest in their home with improved internal arrangements and some additional floorspace. The Applicant also seeks to improve the external appearance of their dwellinghouse, making a more positive architectural contribution to the character and appearance of the Conservation Area, particularly from the more private views to the rear of the Site.
- 1.6 This statement accompanies a householder (with demolition in a conservation area) planning application for extensions and improvements to the dwelling, including rear extensions; garden pavilion to rear; excavation of a basement; new terrace to the first-floor rear roof; further external works to improve the quality of the elevations and roof; and associated landscaping improvements. The proposal intends to make good the front and east facades where the existing fabric has fallen into disrepair. The west facade, which has incurred substantial damage from ivy, would be reconstructed.

Structure of this Statement

- Section 2 provides a description of the Site and surrounding area
- Section 3 provides relevant planning history for the Site and the surrounding area
- Section 4 outlines previous pre-application discussions with the Council.
- Section 5 describes the development proposals
- Section 6 outlines the relevant planning framework which has informed the proposals
- Section 7 provides our planning assessment of the development proposals against relevant policy and other material considerations
- Finally, section 8 summaries and concludes this statement

- 1.7 The householder planning application is supported by the following technical documents which should be read alongside this Planning Statement

Document	Prepared by
Flood Risk Assessment & Drainage Strategy	Civilistix
Ground Investigation & Basement Impact Assess.	GEA
Construction Method Statement	Form
Structural Assessment of Existing Property	Form
Heritage Appraisal	The Heritage Practice
Energy & Sustainability Statement	Integration
MEP Sketches	Integration
Planning Drawings	KSR Architects
Design & Access Statement	KSR Architects
Arboricultural Impact Assessment	Landmark Trees
Construction Management Plan	Mode
Topographical Survey	Point BIM

2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

a. Application Site

- 2.1 No. 68 Elsworthy Road comprises a three-storey, detached, 7-bedroom dwellinghouse, on the north side of Elsworthy Road, close to the boundary between Westminster and Camden.
- 2.2 The front façade of the existing dwelling is attractive but aged, consisting of an Arts and Craft Style that is prevalent within the area. The rear elevation corresponds with the front in terms of design, however its fabric has significant failing. The rear elevation is entirely obscured from public view. The property is considered a positive building and makes a positive contribution to the Elsworthy Conservation Area, despite its state of disrepair. There is an opportunity for the property to make an even greater contribution to its context, when refurbished.



EXISTING FRONT AND REAR ELEVATIONS

- 2.3 The generous, well-screened rear garden of the property backs onto the rear gardens of 28 and 30 Harley Road, and benefits from mature trees along its boundaries. The front garden features soft landscaping, a hardstanding driveway accommodating up to 2 vehicles and mature hedging to the front boundary.
- 2.4 There are 18 trees on the property and adjoining land outside of the application boundary, all of which are afforded statutory protection of the Conservation Area. Please see enclosed the Arboricultural Impact Assessment for further details.
- 2.5 The application property is generally consistent in its appearance with the adjacent properties, and much of the wider area. The Council's Elsworthy Road Conservation Area Appraisal refers specifically to Elsworthy Road, stating:
- "Elsworthy Road, together with Wadham Gardens, contains well-detailed buildings using a rich mix of materials. A combination of brick and decorative tiling creates a strong architectural vocabulary on many properties, while others with large expanses of stucco add contrast to the streetscape. The quality and level of detailing in wood, stucco and stone is high. Each building has unique features, but shares a common form and style with its neighbours to produce strong group value influenced by the Free Style of the 1890s".*
- 2.6 The dwelling is in a state of disrepair and requires investment, and significant improvement, to get back into a good condition and optimise its viable use. As can be shown by the pictures below, the

current state of the roof is beyond repair, which has led to severe structural damage throughout the house. The entire roof would need to be replaced. Rainfall results in the house being inundated with water, resulting in a very hazardous dwelling.



EXISTING STATE OF DISREPAIR

- 2.7 A few weeks prior to the submission of this application, the condition of the house has continued to worsen. The ceiling has started to fall down in various rooms in the house, resulting in an incredibly dangerous and uninhabitable dwelling. The applicants seek to invest in their home and allow their reoccupation.



EXISTING STATE OF DISREPAIR

- 2.8 The impact that the house has on the environment is measured at rate F (on a rating scale of A-G, with G being the worst). The dwelling currently produces 21 tonnes of CO₂, which could be reduced to 6 tonnes, or possibly less, through improvements to its fabric, resulting in a very sustainable home. The current roof, windows, walls and lighting are considered 'very poor' in

terms of their environmental impact. The proposal seeks to create a home that is substantially better for the environment than the current one.

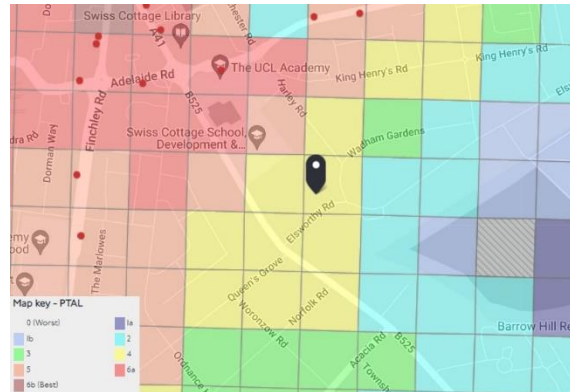
b. Surrounding Area

- 2.9 The surrounding area is formed of a range of terraced, semi-detached villas and freestanding detached houses set back from the road behind landscaped garden, often featuring basements. The materiality of the area features predominantly yellow London stock and red brick, often seen with contrasting features such as stone, tile and stucco. There are no listed buildings in the immediate vicinity of the Site. The Swiss Cottage School, Development and Research Centre is located to the north.
- 2.10 The houses on western end of Elsworthy Road and Wadham Gardens are mainly large and detached, grouped around a curving road with plenty of trees, greenery, and boundary hedges, developed around the turn of the 20th Century. These dwellings are designed with a 'profusion of patterned tile-hanging and rough-cast, domed corner bays, gables and porches with hoods'. The houses here display elements of a hybrid Art and Crafts movement and Queen Anne Revival style, tailored into a local vernacular known as 'Willet Style'.
- 2.11 The two neighbouring properties, no.66 Elsworthy Road and no.1 Wadham Gardens, have been heavily extended, and feature sizeable rear extensions. As such, there is a pattern of development at the junction of Elsworthy Road and Wadham Gardens and an established urban grain. The generous plot sizes of the properties along Elsworthy Road, Wadham Gardens and Harley Road provide ample space for well-sized domestic extensions, while preserving the green character of the area.



1 WADHAM GARDENS (LEFT), 66 ELSWORTHY ROAD (MIDDLE) AND THE SITE (RIGHT)

- 2.12 The area surrounding the Site is exclusively residential in use and appearance. Elsworthy Road runs east-west along the north of Primrose Hill and connects to Avenue Road (B525) in the west, which heads north onto the A5205, A41, A1 and M1.
- 2.13 The Site does not lie within a flood zone.
- 2.14 The Site lies within a controlled parking zone (Zone CA-J), albeit the Site provides private off-street parking.
- 2.15 The Site benefits from a Public Transport Accessibility Level of 4, on a scale where 0 is the worst and 6 is the best. This is a reasonable PTAL score, and the Site is served by bus routes on Adelaide Road and Finchley Road, in addition to Swiss Cottage and South Hampstead Station located a short walk away.
- 2.16 The Site comprises a very sustainable location in planning terms.



PTAL MAP (SOURCE: WEBCAT 2024)

3.0 PLANNING HISTORY

a. The Site

- 3.1 There is no relevant planning history on record for the Site.

b. The Surrounding Area

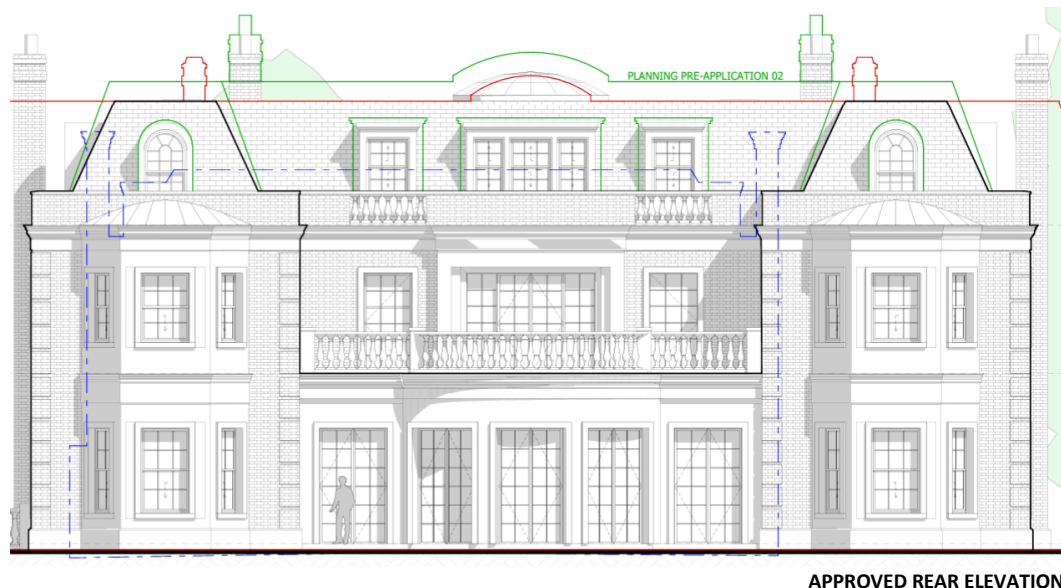
- 3.2 Many buildings in the vicinity have been developed in recent years, with a pattern of continuing development being a key characteristic of this part of the Conservation Area. The area is now defined by substantial detached villas and semi-detached properties, many of which have been redeveloped or substantially altered in the last few years. These developments, which have been materially assessed and approved as acceptable development by the Council, have informed the Applicants approach to the development proposals. We provide a summary of the more pertinent examples below.

14D Avenue Road, London, NW8 6BP
2023/1649/P

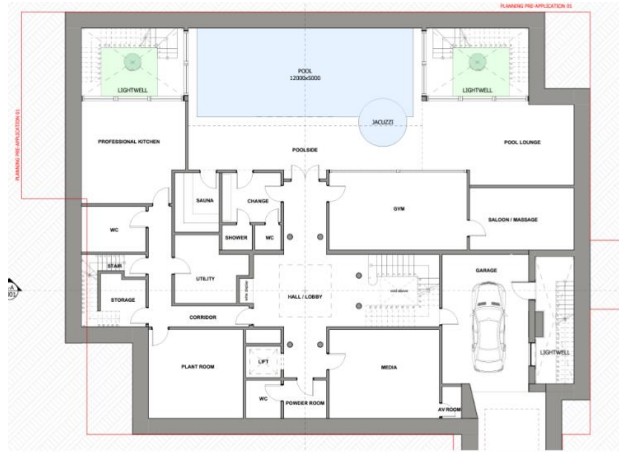
- 3.3 Regarding the proposal for 'Excavation of new basement and three storey side extension with flat roof', officers stated that "the basement extension does extend more than 1.5 times of the original footprint of the building however this is not a requirement under policy A5 and in line with the Council's planning guidance the footprint is taken just from the 'host building'". This is very relevant, and confirms that officers can interpret the 'host building' as existing and proposed.

32 to 34 Avenue Road, London, NW8 6BU
2022/2014/P

- 3.4 Permission was granted in June 2023 for the 'demolition of the existing house and replacement with a two-storey dwellinghouse plus an attic floor, basement, landscaping, parking and associated works'.
- 3.5 We provide relevant extracts of the approved drawings below.



- 3.6 In approving the application, officers considered the principle of major redevelopment of the dwellinghouse and construction of a substantial basement to be acceptable. It was considered that the development was *“appropriate development [that] could still preserve or enhance the conservation of the conservation area overall.”*
- 3.7 Regarding the basement, which includes a single storey to a depth of 4.00m below ground level with an additional 2.4m to accommodate the pool area, and extends the full depth (front and back) of the approved new dwelling, it was concluded that *“the basement is in proportion to the host building and sits mainly below the footprint of the proposed building”* and, subject to condition, was considered acceptable.
- 3.8 The above consent is very relevant, not only given the fact that the site sits in such close proximity to the application site and was approved recently, but it achieves substantial residential redevelopment of a dwelling, including a commensurate basement.



APPROVED BASEMENT

9 Wadham Gardens, London, NW3 3DN
2021/4580/P

- 3.9 Earlier this year, planning permission was granted for the *‘Creation of a new basement floor under the footprint of the existing property with new front lightwell, installation of an air source heat pump with acoustic enclosure in rear garden, and associated modifications to the property.’*
- 3.10 We provide relevant extracts from the approved drawings, right.



APPROVED BASEMENT

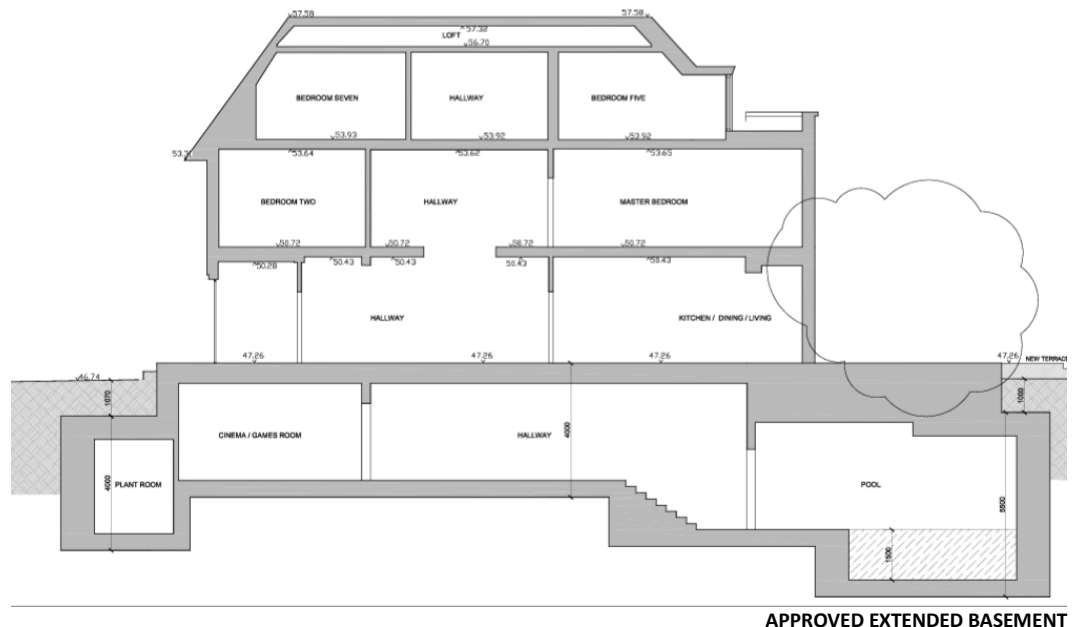
1 Wadham Gardens, London, NW3 3DN
2021/6174/P

- 3.11 In 2022, planning permission was granted for 'Excavation of single-storey basement level under footprint of existing building, sunken terrace to north-west of site, 4x front and side light-wells with grilles, internal alterations to flats on ground, first and second floors, new and altered window openings to rear ground floor and first floor level, demolition and rebuild of the north-west end of the building, new boundary treatment and landscaping works, in association with 6 existing dwellings'.
- 3.12 We provide relevant extracts of the approved drawings below.



31 Elsworthy Road, London, NW3 3BT
2021/1527/P

- 3.13 Along Elsworthy Road, in 2021, planning permission was granted for the 'New basement extension to include a pool and rear lightwell, alteration and retention of balconies at second floor rear, alterations to window openings to side elevation, new garage doors and changes to the rear elevation, all to dwelling.' We provide relevant extracts of the approved drawings below.

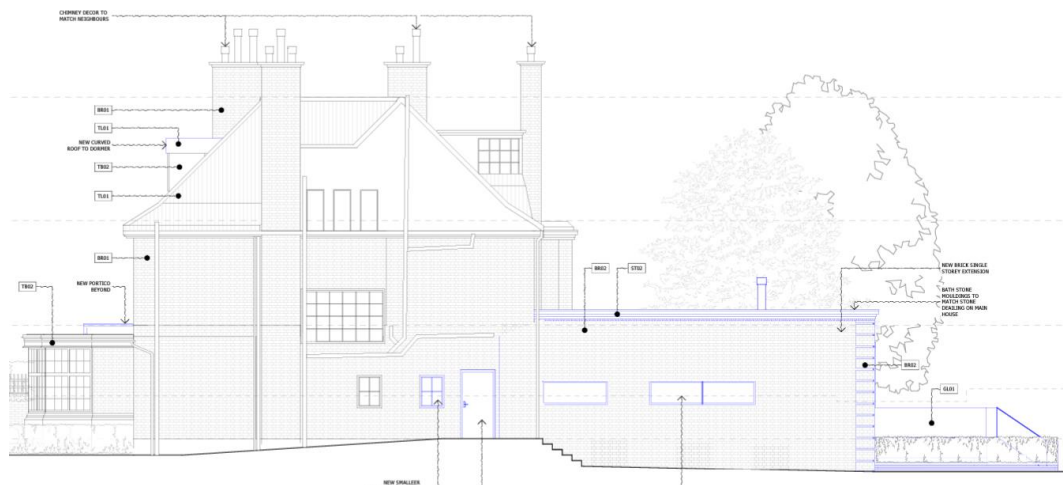


- 3.14 The approved drawings confirm that officers considered the basement “*would result in a subservient structure to the host building and plot*”. This approval confirms that there is a precedent of basements to the front and rear of the footprint of the host building in the immediate area.

9 Harley Road, London, NW3 3BX

2019/5388/P

- 3.15 In 2021, planning permission was granted for the 'Erection of single storey ground floor rear extension; excavation of basement level, relocation of summer house in the rear garden, installation of plant equipment at basement level, associated alterations, demolition of rear conservatory'.



APPROVED SIDE ELEVATION

42 Elsworthy Road, London, NW3 3DL

2019/0149/P

- 3.16 In 2020, permission was granted for the *'Erection of two-storey side extension following demolition of existing structure, basement excavation, alterations to existing eastern side extension and new steps into the rear garden and front side access; alterations to fenestration, front boundary wall, landscaping and provision of cycle storage.'* We provide relevant extracts of the approved drawings below.

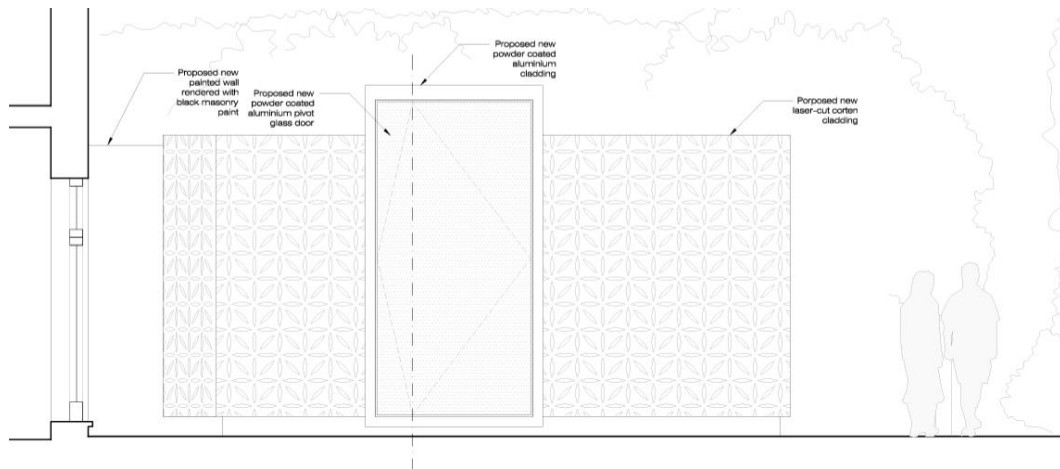


APPROVED NORTHWEST ELEVATION (LEFT) AND SECTION (RIGHT)

- 3.17 The extent of the basement was considered acceptable, particularly as it housed pool and plant equipment.

60 Elsworthy Road, London, NW3 3BU
2018/4879/P

- 3.18 In 2019, planning permission was granted for the *'Erection of single storey rear outbuilding ancillary to existing flat'*.
- 3.19 We provide relevant extracts of the approved drawings below.

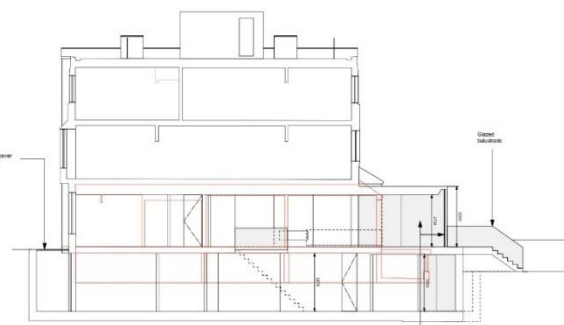


APPROVED OUTBUILDING ELEVATION

- 3.20 In approving the application, officers considered the principle of an outbuilding that is visually connected to the rear elevation of the host dwelling was acceptable. Officers also stated that *"although the outbuilding would take up some central space in the immediate garden, there will be 50sqm (c.50%) of garden space still available"*. It is important to note that remaining garden space is a material consideration when considering proposals for rear extensions, outbuildings and/or garden pavilions.

Flat A 10 Elsworthy Road, London, NW3 3DJ
2018/0423/P

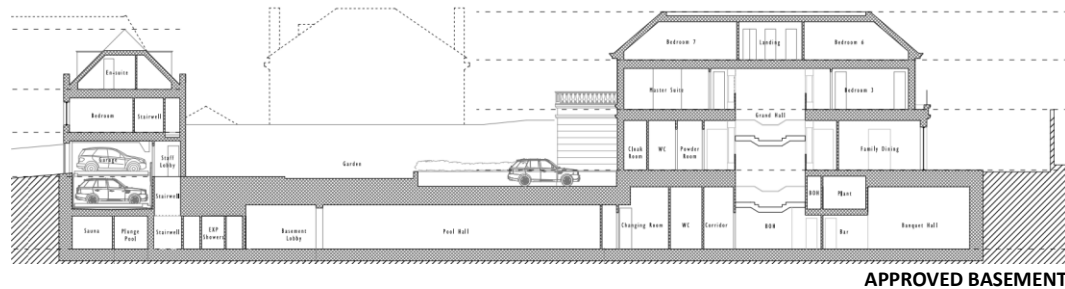
- 3.21 Permission was granted for the *'Erection of single storey ground floor rear and side extensions; Excavation of basement extension including formation of front and rear lightwells; Erection of front garden bin and cycle store'*.
- 3.22 We provide a relevant extract of the approved drawings right.



APPROVED SECTION PLAN

70 Elsworthy Road, London, NW3 3BP
2015/4684/P

- 3.23 Permission was granted in August 2016 for *'Erection of a 2 storey, 7 bed dwellinghouse with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse; extension of new basement under existing mews dwelling; alterations to fenestration and rear elevation of mews dwelling; associated landscaping works'*.
- 3.24 We provide relevant extracts below.

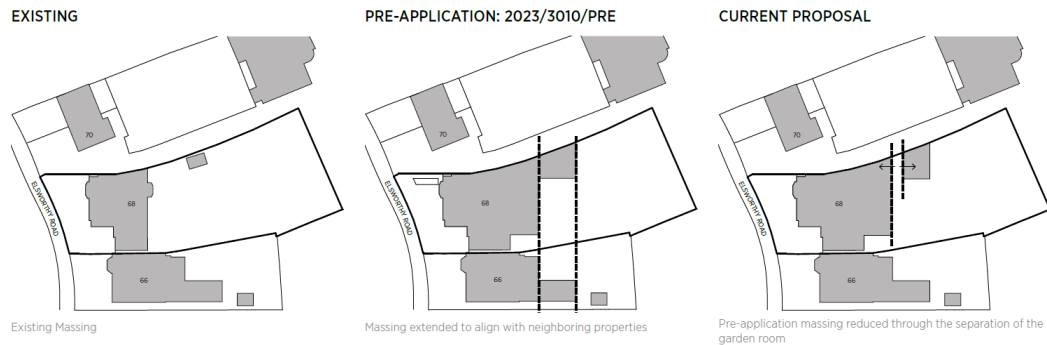


- 3.25 In approving the application, officers considered the principle of major redevelopment of the dwellinghouse and construction of a substantial basement to be acceptable. It was considered that as *"the basement would only manifest itself above ground by the staircase in the rear garden... [it] is judged to be acceptable in visual terms"*. The application was considered acceptable and in line with the relevant policies.

4.0 PRE-APPLICATION CONSULTATION

2023 Pre-Application Enquiry (ref. 2023/3010/PRE)

- 4.1 Prior to the submission of this planning application, the applicants sought formal, paid pre-application advice from the Council. The pre-application enquiry sought the construction of a rear extension including garden pavilion, roof alterations including two rear dormers, excavation of basement, creation of a first new terrace and associated external works and landscaping improvements.
- 4.2 A meeting was held on Monday 25th September 2023, attended by Enya Fogarty of the LB Camden Planning Department, followed by receipt of formal written advice.



COMPARISON OF THE EXISTING SITE, PRE-APPLICATION SCHEME AND CURRENT PROPOSALS

- 4.3 We provide a summary of the relevant points below, together with our responses (highlighted) where relevant.

- *The proposal refers to a garden pavilion although it is connected internally to the main extension. It is considered, if the applicant wishes to apply for a garden pavilion, this should be separate to the main building. This part of the proposal would be single storey and clad in timber verticals and minimally framed glass. However, the extent of unbroken glazing (when taken in combination with the proposed glazed link) is considerable and fails to read as either a garden structure or part of the more traditional language of the main house.*

The glazed link has now been removed.

- *The installation of a lightwell within the front forecourt to accommodate the basement extension is considered unacceptable and should be omitted from any future planning application.*

The front lightwell has now been removed.

- *No demolition plans have been submitted and these would be required at application stage. As a result, the extent of demolition is unknown.*

Demolition plans now included.

- *Demolition and rebuilding of the west façade in replica on the same building line for structural reasons could be supported provided the rebuilding is in facsimile.*

The west façade is to be reconstructed in facsimile to make good the structural disrepair.

- *Any proposal to demolish the existing or large portion of the building would need to be fully justified in terms of the optimisation of resources and energy use in comparison with the existing building.*

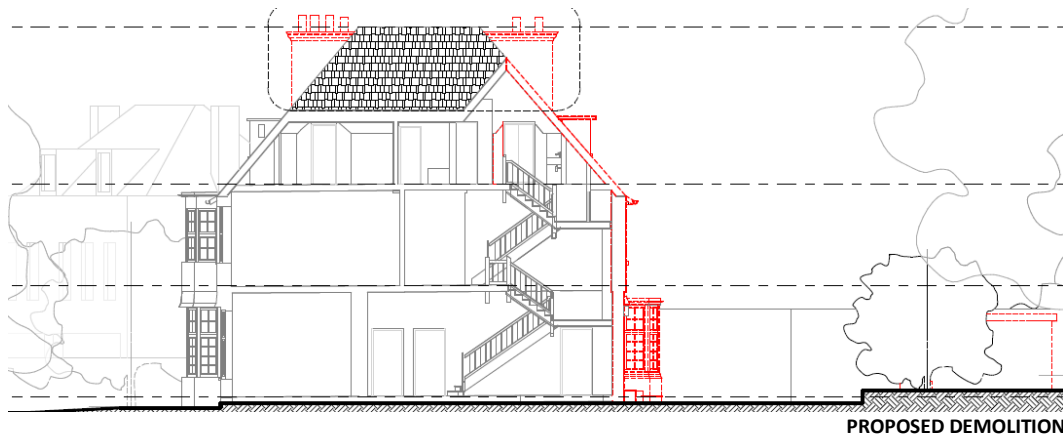
Please refer to enclosed structural report.

- *The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.*

The proposed basement would be in line with Policy A5. Please also refer to enclosed BIA.

5.0 THE PROPOSED DEVELOPMENT

- 5.1 The proposed development involves the erection of extensions and a detached garden pavilion to the rear of the property, the excavation of a new basement, the creation of a new terrace to the first-floor rear roof, the demolition and rebuilding of the western elevation in facsimile to improve the quality of the elevations and roof; and associated landscaping improvements. The proposed demolition at ground, first and second floors are necessary to accommodate the proposed rear extensions.



- 5.2 The existing dwelling will remain as the focal element on Site in terms of massing, and the roof profile will remain as existing. The first-floor rear extension facing the garden, set in from the ground floor rear extension, would respect the height of the existing dwelling, and the proposed roof would be at the same angle as the existing dwelling to achieve visual continuity.



- 5.3 The design of the proposed rear extension would reference the Free Style and 'Queen Anne' Style, reflected in the materiality, scale and architectural of the street context. The French windows and doors at ground floor are to be white painted timber. At roof level, traditional dormer windows with lead roof and cheeks are proposed within the roof extension. The existing roof pitch and

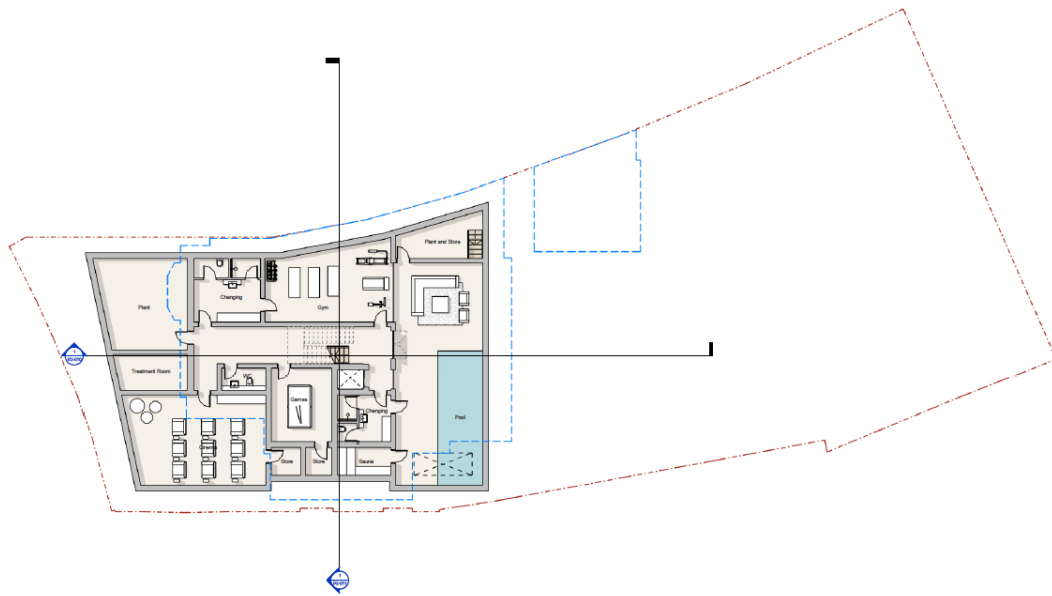
material is to be applied to the new roof profile. Salvaged brick from the demolition of the rear and west elevations is to be utilised in the construction of the rear extension, where possible.

- 5.4 The proposed detached garden pavilion is to be subservient to the existing dwelling and the proposed rear extension, with lower eaves than the other elements. It would be more contemporary in design. It is proposed that the building be clad in timber verticals with minimalist detailing, which helps to articulate the proposed garden room as a subservient addition. The garden pavilion is also proposed to feature larger glazing providing visual connection to the verdant rear garden.
- 5.5 Internally, the layout at ground floor is to be reconfigured, providing an enlarged formal dining room, reception room and kitchen/larder. The proposed rear extension at ground floor would accommodate a kitchen and further dining space, with 4 sets of French doors that lead to the new hardstanding patio area adjacent to the garden room. At first floor, the rear extension would feature a reconfigured master bedroom would have direct access to the proposed first floor terrace to the rear.



PROPOSED GARDEN PAVILION
ELEVATION FACING HOUSE (LEFT) AND FRONT (RIGHT)

- 5.6 Beneath the host dwelling, the newly excavated basement level would accommodate health, wellbeing and entertainment facilities ancillary to the occupants' use of the dwellinghouse. The basement would house swimming pool facilities, games room, cinema, a gym and associated changing rooms, stores and w/c.



PROPOSED BASEMENT WITHIN THE APPLICATION SITE

- 5.7 Regarding landscaping, the long-term management and commitment of the owner to the mature garden will continue. Some trees, identified in the tree report, are earmarked for removal or pruning. The loss of those removed is to be mitigated with new planting.
- 5.8 All other mature trees and shrubs on the Site will be protected during building work, using methods appended to the Tree Report. The current description of the landscaping is shown on the existing and proposed Site plans.

6.0 RELEVANT PLANNING FRAMEWORK

- 6.1 The following policy documents are relevant and have been considered in the preparation of this planning application:

National

National Planning Policy Framework	2023
National Planning Policy Guidance	

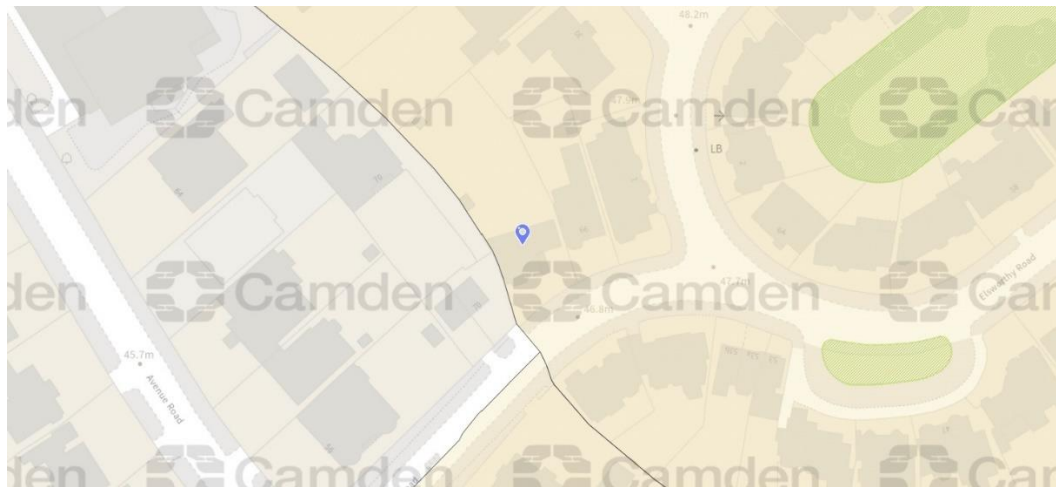
London

The London Plan	2021
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Camden

Basements CPG	2021
Design CPG	2021
Trees CPG	2019
Camden Local Plan	2017
Elsworth Road Conservation Area Appraisal and Management Strategy	2009

- 6.2 In accordance with the Council's Local Plan Proposals Map (extract below), the Site's only formal designation is Elsworth Conservation Area.



PROPOSALS MAP EXTRACT (SITE MARKED WITH BLUE PIN)

7.0 PLANNING ASSESSMENT

7.1 In this section, the proposal is appraised under the following material planning considerations:

- a. Principle of Development
- b. Design and Heritage
- c. Residential Amenity
- d. Basement Development and Drainage
- e. Trees
- f. Parking and Highways

a. Principle of Development

7.2 The Site is already in existing residential use in an established residential setting. Housing is the primary land use of the Local Plan and promotes improvement of housing. The principle of improving an existing dwelling should be strongly supported, particularly as the existing dwelling has fallen into disrepair and is currently uninhabitable. The proposal aims to improve the quality of the residential offer in this location and get the dwelling back into meaningful use, and is therefore acceptable.

b. Design and Heritage

7.3 Paragraph 131 of the NPPF (2023) states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.4 Paragraph 135 adds that “developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be sympathetic to local character and history, establish a strong sense of place, whilst optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development”.

7.5 Paragraph 135 also seeks to ensure that developments be visually attractive through good architecture and be sympathetic to local character and history.

7.6 With regard to heritage assets, in this case, the Elsworthy Conversation Area, para 200 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

7.7 London Plan Policy HC1 (Heritage, Conservation and Growth), adds that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.

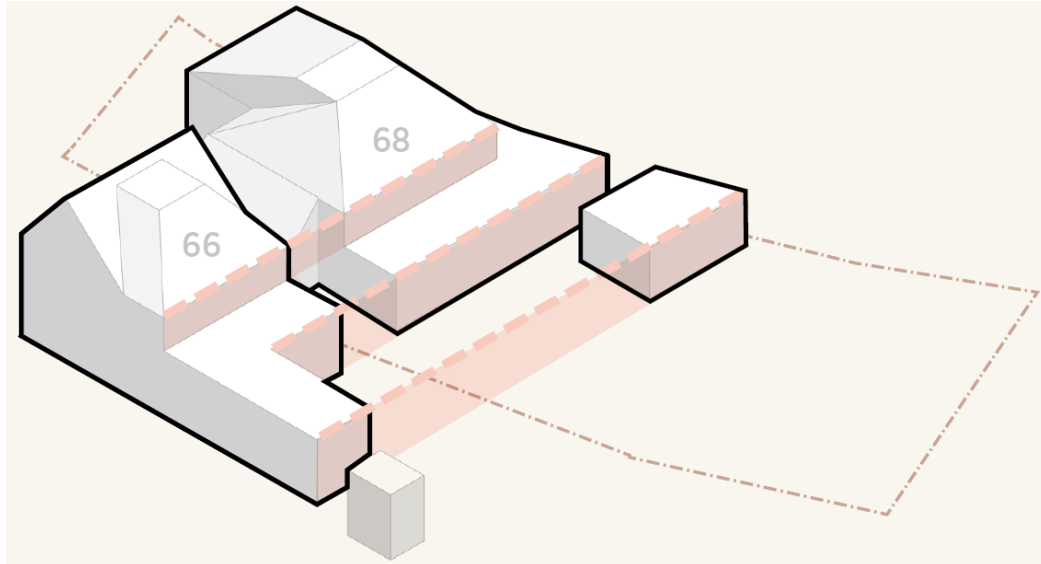
7.8 At a local level, Policy D1 of the Local Plan states that the Council will seek to secure high-quality design in development. The Council will require development to respect local context and

- character; preserve/ enhance the historic environment; be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; comprise details and materials that are of high quality and complement the local character; and integrate well with the surrounding streets and open spaces. Development should also be inclusive and accessible for all; promote health; be secure and design against crime and antisocial behaviour; incorporate high quality landscape design incorporate outdoor amenity space and provide a high standard of accommodation.
- 7.9 The Site is subject to designation within the Elsworthy Conservation Area. The Conservation Area Appraisal characterises Elsworthy Road as follows:
“Elsworthy Road, together with Wadham Gardens, contains well-detailed buildings using a rich mix of materials. A combination of brick and decorative tiling creates a strong architectural vocabulary on many properties, while others with large expanses of stucco add contrast to the streetscape. The quality and level of detailing in wood, stucco and stone is high. Each building has unique features, but shares a common form and style with its neighbours to produce strong group value influenced by the Free Style of the 1890s”.
- 7.10 The existing building is considered a positive building within the conservation area. The application Site dates from the late 19th to early 20th Century and comprises an Arts and Crafts style dwelling. It shares a common form and style with its neighbours but is of individual design. Notwithstanding the buildings positive contribution, this is somewhat marred by its current condition, with visible signs of dilapidation. The buildings requires investment to improve its contribution to its setting.
- 7.11 The proposed external alterations have taken a sensitive approach to the design by keeping the architecture consistent with the existing external features and the established context of the area. The proposals have sought to carefully balance the need to extend and improve the host building preservation of its character and appearance.
- 7.12 The existing west elevation is proposed to be demolished, due to its dilapidated and structurally comprised condition, and rebuilt in facsimile to make good the structural disrepair. The replacement elevation would ensure the host dwelling is structurally sound, and would restore the rooms on the western side of the dwelling back to a habitable state. This elevation is partially visible from public vantage points, but is well screened by the mature hedging located on the front boundary treatments along this stretch of Elsworthy Road, and it is not considered that the proposed replacement elevation would detract from the architectural character of the area.
- 7.13 The extension at first floor and alterations at roof level to the rear will also be concealed in views from the street due to its lower-level position, the angled alignment of the house in relation to the road and the vegetation between nos.68 and 70. However, the extensions respect the scale and appearance of the host, and provide a subservient addition to the host.



VIEW FROM ELSWORTHY ROAD LOOKING EAST – EXISTING (LEFT) AND PROPOSED (RIGHT)

- 7.14 The form of the proposed extensions and detached garden pavilion at the rear respond to the established massing of the adjacent property at 66 Elsworthy Road. The proposal has been designed to approximately mirror the 'L' shaped form of No. 66, extending at the first and second floors to the same extents as have been achieved at the neighbouring property. The siting of the garden pavilion would be in line with the ground floor rear extension at No. 66. The mass and siting of the rear elements of the proposal, particularly the additional depth, have been designed to be in keeping with the scale of the existing building and in line with the pattern of development with respect to No. 66. The proposed rear elevation incorporates traditional doors and windows and matches the existing roof pitch and materiality. As such, it is considered that the proposed rear elevation would be in keeping with the existing dwelling and neighbouring rear facades.



PROPOSED MASSING COMPARISON WITH 66 ELSWORTHY ROAD

- 7.15 The proposed rear elevation adds depth where necessary to the existing building, while respecting the original structure. The form of the outline of the building is retained, and openings reflect the scale and characteristics of those in the existing structure. The proposed rear fenestration shows a definable hierarchy, and the new openings relate well to the corresponding internal spaces, resulting in a consistency up the façade and helps accentuate, and retain, the existing shape of the house. The additions to the rear do not appear out of character and would appear consistent, proportionate, and, fundamentally, subservient to the host building. The proposals also have regard to the wider street scene and Elsworthy Conservation Area, particularly as similar extensions and façade alterations have been granted by the Council. The building itself is only glimpsed when viewed from Harley Road, and views of the proposed ground and first floor elements of the building are completely concealed, even in winter views.



VIEW FROM HARLEY ROAD – EXISTING (LEFT) AND PROPOSED (RIGHT)

- 7.16 The proposed garden pavilion would incorporate a contemporary design, which would juxtapose but complement the traditional aspects of the proposal. The timber vertical panels are sought to reflect the verdant garden setting, and the large glazing to the façade provides visual connection to the garden and also reinforce the visual subservience when compared to the main dwelling. As the garden pavilion is detached, it is clearly differentiated from the main building to highlight the hierarchy of use and forms.

- 7.17 There is scope for modern design alongside traditional architecture, with Camden being one of the more proactive and progressive local planning authorities when assessing contemporary schemes within conservation areas. The project architects, KSR, have extensive experience with modern schemes within the borough and in this location in particular.



GARDEN ROOM DESIGN CONCEPT

- 7.18 It is considered that the design for the garden room would positively contribute to the character of the dwelling and the Elsworthy Conservation Area, in a similar way to the recently consented works 60 Elsworthy Road (2018/4879/P) (see para 3.18 above). Given that the site benefits from permitted development rights, and the garden pavilion has now been detached from the main building, there is a fallback position that would allow for a detached outbuilding in this location.
- 7.19 In accordance with paragraph 205 of the NPPF, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 206 adds that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.20 The proposed works of minor demolition and rebuilding of the western elevation in facsimile, and rear extensions cause no harm either to the designated asset (Elsworthy Conservation Area), or the undesignated asset (the dwellinghouse). Please refer to the enclosed Heritage Statement prepared by The Heritage Practice, for further information.

c. Residential Amenity

- 7.21 Local Plan Policy A1 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.
- 7.22 The application Site comprises a detached property, adjacent to neighbouring detached dwellings on Elsworthy Road. The spacious, mature tree-lined garden to the rear of the property adjoins the rear gardens of Nos.26-30 Harley Road (evens).
- 7.23 The bulk of the mass of the proposed rear extensions would come at ground floor, along the boundary with no.70 Elsworthy Road. Following pre-app advice from the Council, the link between the main building and the garden pavilion has now been removed, reducing the mass along this

boundary. Due to the slightly differing orientations of Nos.68 and 70 because of the curvature of Elsworthy Road and the mature trees along the boundary treatment, the ground floor element would not result in loss of daylight or outlook afforded to the occupants of No. 70. At first floor and roof level, the proposal would not extend further than the rear façade of No. 66, and as such would not have a detrimental impact on daylight/sunlight or outlook to these neighbouring occupiers. It is therefore considered that the proposal would not result in a significant loss of outlook or light, or result in overshadowing, to adjoining occupiers.

- 7.24 The newly created rear terrace at first floor would be limited to the centre of the roof, protecting the privacy of the neighbouring occupiers by ensuring that overlooking cannot take place from the ends of the terrace closer to the Site boundaries. The proposal would not result in overlooking or a loss of privacy for the neighbouring occupiers and would comply with Policy A1.

d. Basement Development and Drainage

- 7.25 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: (a) to 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.

- 7.26 Basement development should not ordinarily; (f) comprise more than one storey; (g) not be built under an existing basement; (h) not exceed 50% of each garden within the property; (i) be less than 1.5 times the footprint of the host building in area; (j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; (k) not extend into or underneath the garden further than 50% of the depth of the garden; (l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and (m) avoid the loss of garden space or trees of townscape or amenity value.

- 7.27 The application is supported by a Basement Impact Assessment (BIA) by GEA, enclosed herewith. The proposed basement complies with Policy A5, as follows;

(a) the proposed development will not cause harm to neighbouring properties. A fully detailed structural assessment/Basement Impact Assessment (BIA) has been submitted as part of this planning application;

(b) technical reporting has been provided in regard to the structural, ground, and water conditions of the area;

(c) many of the surrounding properties in the area are characterised by basement levels. The proposed development will be consistent with that established character. The proposed basement is not considered to raise any amenity issues for the area;

(d) the proposed basement will have limited external manifestations relating to the basement and therefore will avoid effect on the architectural character of the building. The front lightwell has now been removed, reducing the impact on the character of the area; and

(e) A Heritage Statement is submitted as part of the planning application submission. The Heritage Statement concludes that the proposals will not have any effect on the significance of heritage assets, i.e. the Elsworthy Conservation Area.

(f) a single storey basement is proposed, with a restricted height sub-basement for pool and plant;

- (g) there is no existing basement in the property;
 - (h) the proposed basement would not exceed 50% of the garden;
 - (i) the proposed basement would be less than 1.5 times the footprint of the host building;
 - (j) the proposed basement would not extend further than 50% of the depth of the host building;
 - (k) the proposed basement would not extend into or underneath the garden further than 50% of the depth of the garden;
 - (l) the proposed basement would be set back from boundaries where extends beyond host building footprint; and
 - (m) location of excavation designed to avoid impact with root protection areas and minimal loss to garden area.
- 7.28 The proposed basement is found to comply with Policy A5. The findings from the BIA state that there are no concerns with regard to the effects of the proposed basement on the site and surrounding area. It is considered that the impacts identified in the BIA can be mitigated by appropriate design and standard construction practice.
- 7.29 Structural and construction plans have been prepared by Form Structural Design which provide comprehensive structural detail including method of demolition, construction and the structural design.
- 7.30 The Flood Risk Assessment and Drainage Strategy prepared by Civilistix demonstrates that the proposed development would not lead to an increase in: peak runoff rate of storm water runoff leaving the site; volume of runoff leaving the site; pollution to receiving waters from storm water runoff; and flood risk to nearby or neighbouring sites. The proposed development would also result in a low risk of surface water and groundwater flooding, and very low risk of fluvial, reservoir and artificial flooding.

e. Trees

- 7.31 The Site lies within the Elsworthy Road Conservation Area. All trees on Site are therefore protected.
- 7.32 London Plan Policy G7, part C states that development proposals should ensure that, where possible, existing trees of value are retained. Local Policy A3 reiterates that intent stating that the Council will protect, and seek to secure additional, trees and vegetation in developments.
- 7.33 In the preparation of the proposals, the Applicants commissioned an Arboricultural Impact Assessment (AIA), which concludes that, through following the recommendations and trial pit findings set out in the AIA, the proposal would have no, or very limited, impact on the existing trees of arboricultural value.
- 7.34 The enclosed AIA confirms that a small portion of trees will be removed or pruned to facilitate construction. The trees removed have more collective than individual value, and as such their loss would be mitigated through new planting. The AIA also acknowledges that there would be some modest encroachments of the proposed structure into the root protection area of some of the trees retained that could not be avoided in the design of the proposal. The report concludes that the retained trees can remain viable, and the area lost to encroachment can be compensated for

elsewhere. There will be a series of mitigation measures to improve the soil environment used by the tree for growth. As such, net impacts on trees are assessed as being low.

f. Parking and Highways

- 7.35 Access and parking at the Site remain unchanged as a result of the proposed development. The driveway in the front garden is maintained along Elsworthy Road, with forecourt surface parking available for 2 cars. There is no change to the existing crossover and no change to the existing on-street residents' parking bays.
- 7.36 A fast-charging electric vehicle charging point will be located on the forecourt as endorsed by the London Plan. A new secure bike store will be added in the garden, accessible via the side passage, concealed within landscaping and planters.
- 7.37 In terms of construction, a Construction Management Plan has been submitted as part of the application. The CMP sets out how the contractor will ensure that the proposed works can be implemented without undue impact on neighbouring amenity.

g. Energy and Sustainability

- 7.38 The existing energy efficiency rating of the property is F, on a rating scale of A-G, with G being the worst). The dwelling currently produces 21 tonnes of CO2 per annum. The current roof, windows, walls and lighting are considered 'very poor' in terms of their environmental impact. There is therefore significant potential to improve the energy efficiency and sustainability of the building through appropriate investment.
- 7.39 One of the key objectives from the development is to create a home that is substantially better for the environment than the current one. Relevant sustainable design principles have been incorporated into the design of the proposal, in line with the Camden Planning Guidance, and other relevant regulations and policy statements. A 'fabric first' approach will be taken to the design and construction of the proposed building. This approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems. This can help improve energy efficiency and reduce carbon emissions it can also reduce the need for maintenance during the building's life.
- 7.40 The proposals have been developed to optimise resource efficiency and minimise the need for plant and machinery, incorporating design for energy and water efficiency and following the principles of the energy hierarchy.
- 7.41 The proposal seeks to maximise area of green space through the inclusion of blue roofs to the ground floor extension areas and detached Garden Pavilion. These and the landscape design proposals shall include considered planting to help improve and add to the biodiversity of the area. Photovoltaic panels are to be added to the roof, to reduce carbon emissions and improve the use of renewable energy at the site.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 This statement has been prepared by NTA Planning LLP on behalf of the proprietors of no.68 Elsworthy Road, London, NW3 3BP. The existing, detached property, which lies within the Elsworthy Conservation Area, has fallen into a state of disrepair and is currently uninhabitable. The residents of the property seek to make a series of alterations to improve their home and re-occupation.
- 8.2 The statement accompanies a householder planning application submission for works including extensions and improvements to the dwelling, including rear extensions; detached garden pavilion to rear; excavation of a basement; new terrace to the first-floor rear roof; further external works to improve the quality of the elevations and roof; and associated landscaping improvements.
- 8.3 The extensions and façade alterations accord with, and respect, the local context, and would be in keeping with the adjoining properties, wider street scene and Elsworthy Conservation Area as a whole.
- 8.4 The proposal is to be constructed using materials to match the existing and surrounding dwellings, in addition to contemporary materials to the garden room, reflecting its verdant garden setting. The proposed basement would be in line with Local Policy A5.
- 8.5 This statement has provided an assessment against material local and national planning policy, and local guidance set out within supplementary planning documents, and is found to be compliant.
- 8.6 For the reasons set out in this statement, and the accompanying technical reports, we respectfully request that planning permission is granted.