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Planning and Heritage Statement

Proposed works to existing property comprising extension to basement,
addition of lightwell and addition of plant

No 2, Daleham Gardens, London,

NW3 5DA

Version 3 November 2024

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1. INTRODUCTION

- 1.1 My name is John Snow and I am a Director with Tetrick Planning, Chartered Town Planning Consultants. I have a BSc Hons and PgDip in Town Planning and am a Member of the Royal Town Planning Institute.
- 1.2 This Planning and Heritage Statement ('P&HS') has been prepared in support of a series of separate planning application seeking proposed works to the existing property ('the Proposals') at No 2 Daleham Gardens, NW3 5DA ('the Site').
- 1.3 This P&HS outlines the Site, the Proposals, the Planning History, relevant planning policies within the Statutory Development Plan, and finally all relevant Material Planning Considerations are assessed against the planning policy context.
- 1.4 This submission has been prepared on behalf of the Applicant. It should be read in conjunction with accompanying Drawings produced by DASH.
- 1.5 In addition to the Planning Drawings, the following supporting information is submitted in support of the Proposals:
- Structural Design Drawings prepared by JF Project Consulting dated May 2024,
 - Arboricultural Report prepared by SJA Trees dated April 2024,
 - Basement Impact Assessment prepared by DASH dated June 2024,
 - Construction Method Statement prepared by DASH dated June 2024, and
 - Acoustic Report prepared by Jostec dated 17th of May 2024.

The Site

- 1.6 The Site is located on the west side of Daleham Gardens on the corner with Belsize Lane (See Figure 1). Daleham Gardens is located in Camden NW3 and comprises circa 70 properties built in the late Victorian era located within the Fitzjohns/Netherhall Conservation Area.

- 1.7 The Site is located in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. The site is not located within an Archaeological Priority Area (2017). There are mature trees within the garden and a TPO - 24H is in place.

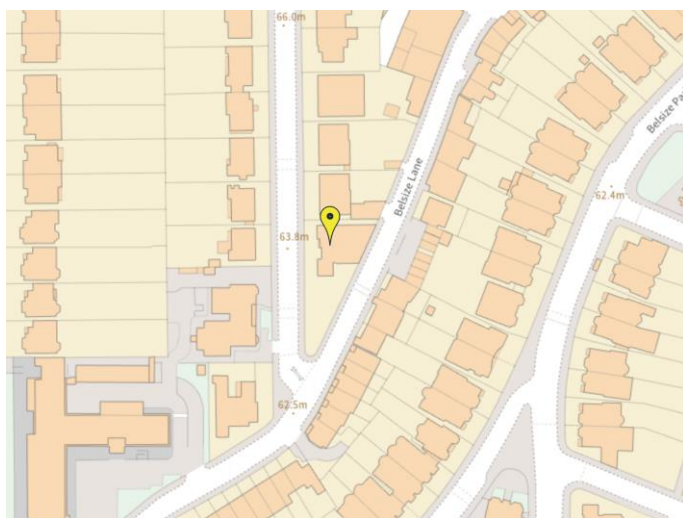


Fig 1 – Site Location Plan

The Surroundings - Fitzjohns/Netherhall Conservation Area

- 1.8 Most of the Conservation Area was designated in 1984. In 1988 Daleham Gardens was added. Originally built with no vehicular access from the front, from Nutley Terrace to Belsize Lane the properties are predominately detached but set close together, making a unified group influenced by the Bedford Park estate.
- 1.9 Daleham Gardens is one of the four parallel north-south planned Garden Avenues, with substantial sections of well-vegetated rear gardens. Most properties are set-back behind small front courts or gardens. Front boundary walls are generally consistent and a combination of red and Staffordshire blue bricks with matching blue copings interspersed with Portand stone blocks.
- 1.10 The properties have eaves which provide a strong horizontal emphasis and the tall chimneys are dominant in the long views, as are the front walls and piers. The hills and their gradients play an important part in determining the area's character. Long views along the avenues combine with substantially scaled properties and generous grounds to create an imposing district.

- 1.11 Large trees have a strong presence in the streetscape, not just as formal street planting but also but in front gardens, in gaps between properties and in rear gardens. The private landscape often contain significant trees contributing to the character of the area.
- 1.12 Hedges and mature front garden trees are also an essential part of the character. Properties are predominantly detached, mainly three stories and demonstrate a mix of Queen Anne and Arts and Crafts influences. Common features are use of bay windows, pitched roofed dormers and large gables, some with hanging tiles or pargeting.

The Host Property

- 1.15 The property located at the Site ('The Host Property') is characteristic of the Queen Anne period and is located within the Fitzjohns/Netherall Conservation Area, however it is not a Listed Building. A photograph of the principle elevation of the Host Property is included in Figure 2.



Fig 2 – Host Property Principle Elevation As Existing

- 1.15 The Host Property comprises four storeys including the basement with a slightly raised front door. To the south elevation is a large flat fronted window with elliptical arch opening onto a large balcony overlooking the side garden where a single storey garage (flat roof) is also present. A single storey glass extension is present to the rear. Also, to the rear is a single storey utilitarian extension with an independent entrance.
- 1.16 The Host Property shows elements typical of a Queen Anne style such as the use of asymmetry in the architectural plan, creating picturesque and irregular elevations. This includes varying window sizes and shapes, and the use of bay windows that project from the structure to the south.
- 1.17 The roof of the Host Property features a mix of architectural elements, indicative of the period's housing style. It is primarily composed of steeply pitched gable roofs, characteristic of the Victorian era for their grandeur and emphasis on verticality. The main body of the house has a prominent gable front, complemented by a smaller, secondary gable that intersects perpendicularly.
- 1.18 These two gables are covered with hung tiles, which add texture and character to the roof. The use of red clay tiles is also a defining feature. Chimneys are evident, which rise above the ridge line, reflecting the original functionality of the house, where each chimney served individual fireplaces within the dwelling.
- 1.19 The roof line is not uniform, creating a picturesque and asymmetrical profile. The intersection of the gables and the orientation of the house create a complex roof landscape, with valleys (where the roof planes intersect at an inward angle) and hips (where the roof planes intersect at an outward angle). This complexity of form not only gives the roof its unique character but also represents a roofing structure that was designed to cope with the variable weather, with overhangs and eaves that offer protection to the walls from rain.

2. PLANNING HISTORY

2.1 The table below sets out the planning history relevant to the Site and the Host Property, it demonstrates a history of modern additions to the property as well works to trees. Of particular relevance is the application granted in 2007 for works to the basement and additional glass balustrading.

2.2 The most recent application, reference 2024/1164/P, is currently subject to Appeal proceedings.

2024/1164/P	Proposed roof extension and minor external works including a new timber door at ground floor level on the north elevation and soil vent pipe on the southern elevation.	Refused
2006/5018/P	Enlargement of the existing basement, including provision of basement rooflights to the front elevation to provide additional habitable accommodation, plus erection of a glazed extension to the Belsize Lane elevation and a glass balustrade to the existing terrace at second floor level on the southern elevation as an amendment to planning permission dated 27/03/2006 (2006/0590/P)	19-01-2007 Granted
2011/3708/T (Notification of Intended Works to Tree(s) in a Conservation Area)	1 x Parrotia - Head in and tidy. 1 x Willow - Remove middle stem. Draw in side laterals. 3 x Hazel - Reduce to 3m. 1 x Catalpa - Head in and shape. 1 x Prunus Pissardi - Thin crown by 15%. Remove epicormic growth.	No Objection to Works to Tree(s) in CA 01-08-2011
2012/0094/P	Retention of a timber trellis on existing boundary wall along Belsize Lane.	Withdrawn

<p>2017/3262/T (Notification of Intended Works to Tree(s) in a Conservation Area)</p>	<p>1 x 20 ft Parrotia persica, Persian Ironwood tree, next to entrance - prune to shape. minor pruning ,10% 1 x 40 ft Salix / Willow tree, centre of lawn, double stem from base with potential splitting, spindly growth no lower branches. Felled and removed to allow hazel and prunus bushes and small trees at edge of lawn more light. 1 x 20 ft Unidentified small ornamental tree, not growing upright due to light. 30% reduction to straighten growth.</p>	<p>No Objection to Works to Tree(s) in CA 12-07-2017</p>
<p>2017/3342/T</p>	<p>(TPO - 24H - T25) 1 x 40 ft Prunus / Plum tree - back to previous / 30 % reduction, remove deadwood and epicormic shoots.</p>	<p>Approve Works (TPO) 11-07-2017</p>

3. THE PROPOSALS

3.1 The Host Property is in the process of undergoing a refurbishment and the Proposals comprise a number of elements which require planning permission and collectively will enable the refurbishment of the Host Property to take place to enable its long term use as a modern family dwelling. Planning permission is being sought for each of these elements separately with one supporting statement. These elements are described under separate headings below for ease.

Works to Existing Basement

3.2 As can be seen illustrated in Figure 5 below, the Proposals include works to the existing basement to facilitate the addition of a pool, an additional lightwell and some associated minor internal alterations.

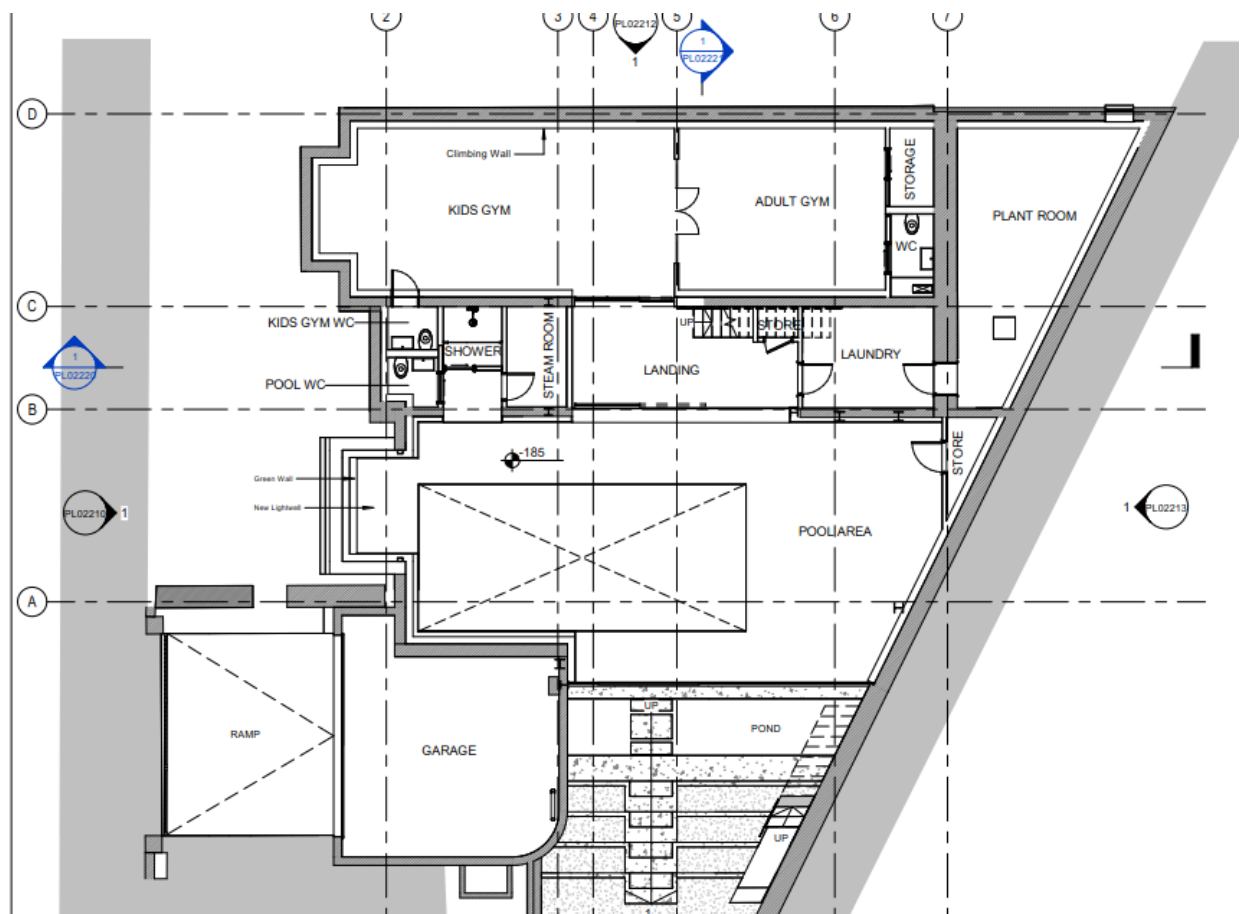


Fig 4 – Host Property Extract of Proposed Basement

- 3.3 In addition to the Planning Drawings which detail the changes proposed, the proposed works to the basement are supported by the following additional information:
- Structural Design Drawings prepared by DASH
 - Arboricultural Report prepared by SJA Trees dated April 2024,
 - Basement Impact Assessment prepared by DASH dated June 2024 and,
 - Construction Method Statement prepared by DASH dated June 2024
- 3.4 The proposed works to the basement, in particular the proposed lightwell, are likely to require the removal of a Monterey Cypress.
- 3.5 This is considered in the attached Arboricultural Survey. Given its relatively low quality its removal is considered justifiable to facilitate development and suitable replacement planting can be secured through a condition of planning approval.

Additional Plant

- 3.6 The Proposals include for additional items of plant to be located in the southern end of the Site.
- 3.7 The Proposals for the additional plant are supported by an Acoustic Report prepared by Jostec dated 17th of May 2024.
- 3.8 The pipework for the plant is proposed to run along the middle of the garden and will avoid disturbing the Root Protection Area of any protected trees.

4. PLANNING POLICY FRAMEWORK

4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 The Development Plan comprises the following:

- The National Planning Policy Framework 2023
- Camden Local Plan 2017
- Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan December 2022
- Camden Planning Guidance (Home Improvements) January 2021
- Camden Planning Guidance (Basements) January 2021
- Camden Planning Guidance (Design) January 2021
- Camden Planning Guidance (Amenity) January 2021

The National Planning Policy Framework 2023

4.3 The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

4.4 Paragraph 135 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.

4.5 Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.6 Paragraph 200 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.7 Paragraph 203 states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.8 Paragraph 205 states that 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).

4.9 Paragraph 206 states 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.

- 4.10 Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.11 Paragraph 213 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

Camden Local Plan 2017

- 4.12 Policy D1 Design states that the Council will seek to secure high quality design in development. The Council will require that development:
- a) respects local context and character;
 - b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
 - c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
 - d) is of sustainable and durable construction and adaptable to different activities and land uses;
 - e) comprises details and materials that are of high quality and complement the local character;
 - f) integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
 - g) is inclusive and accessible for all;
 - h) promotes health;
 - i) is secure and designed to minimise crime and antisocial behaviour;
 - j) responds to natural features and preserves gardens and other open space;
 - k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
 - l) incorporates outdoor amenity space; m. preserves strategic and local views;
 - m) for housing, provides a high standard of accommodation; and

n) carefully integrates building services equipment.

4.13 Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including Conservation Areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

4.14 This policy states that Conservation Areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s Conservation Areas, the Council will take account of Conservation Area statements, appraisals and management strategies when assessing applications within Conservation Areas. The Council will:

- e) require that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area;
- f) resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area;
- g) resist development outside of a Conservation Area that causes harm to the character or appearance of that Conservation Area; and
- h) preserve trees and garden spaces which contribute to the character and appearance of a Conservation Area or which provide a setting for Camden’s architectural heritage.

4.15 Policy A4 Noise and Vibration goes further to explain the policy of noise management within the area. Section 6.84 illustrates that the policy “seeks to ensure that noise and vibration is appropriately considered at the design stage and that noise sensitive uses are not negatively impacted by noise and vibration or that existing uses (such as music venues, theatres and some employment uses) are not unduly restricted through the introduction of nearby noise sensitive uses”

4.16 Policy A4 also states “We will not grant planning permission for:

- a. development likely to generate unacceptable noise and vibration impacts; or
- b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.”

Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan December 2022

4.17 The Appraisal states the following of relevance:

- Modifications should draw on materials and general characteristics of existing buildings, including roof forms. Dormers and roof lights should be on rear roof slopes and not front roof frontages with limited/no visibility from the public realm.
- Alterations and extensions to buildings should minimise impacts on historic fabric and avoid destruction of features of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. As far as possible, alterations should be reversible (this means contouring around existing fabric, rather than cutting into it).
- Natural materials, such as brick and stone, should not be painted, rendered or clad unless this was the original treatment, as it can have an undesirable effect on the relationship of the building within the setting of the Conservation Area. Repointing should match the original mix and mortar profile and may be difficult to reverse if done unsympathetically.

Camden Planning Guidance (Home Improvements) January 2021

4.18 The section on boundary treatments states that the Council would expect that its dimensions, proportions, detailing and design respect the existing character of the street and is subordinate to the host building; • Materials used should relate and complement the host building. In Conservation Areas, check the Conservation Area Appraisal in relation to boundary treatments. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;

Camden Planning Guidance (Basements) January 2021

- 4.19 In respect of Lightwells, the guidance states: *“In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will help to determine the suitability of lightwells. In plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street. In these situations new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable, subject to other design requirements and environmental considerations.”*
- 4.20 In respect of basement works in Conservation Areas the guidance states: *“The Council will expect the submission of a management plan for demolition and/or construction where basement works are proposed in conservation areas or adjacent to a listed building.”*
- 4.21 The guidance also sets out the Council's requirements in respect of Basement Impact Assessments.

Camden Planning Guidance (Design) January 2021

- 4.22 The section on boundary treatments states that the Council would expect that its dimensions, proportions, detailing and design respect the existing character of the street and is subordinate to the host building; • Materials used should relate and complement the host building. In Conservation Areas, check the Conservation Area Appraisal in relation to boundary treatments. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;

Camden Planning Guidance (Amenity) January 2021

- 4.23 The guidance states that developments proposing plant, ventilation, air extraction or conditioning equipment and flues will need to provide the system's technical specifications to the Council accompanying any acoustic report. 'BS4142 Method for rating Industrial and

Commercial Sound' contains guidance and standards which should also be considered within the acoustic report.

5. MATERIAL PLANNING CONSIDERATIONS

- 5.1 Each element of the Proposals is considered in respect of their individual material planning considerations under separate headings below.

Works to Existing Basement

- 5.2 The Host Property already benefit's from an existing basement. The Proposals seek a modest extension to the existing basement to facilitate a swimming pool. The only external additional visible would comprise an additional lightwell of identical appearance external to the lightwell already present.
- 5.3 The proposed lightwell is likely to require the removal of a Monterey Cyprus Tree. This is considered in the attached Arboricultural Survey. Given its relatively low quality its removal is considered justifiable to facilitate development and suitable replacement planting can secured through a condition of planning approval.
- 5.4 The potential impacts of the works to the basement are fully considered in the attached Basement Impact Assessment ('BIA'). Beyond the impacts to arboricultural interests and the structural matters considered in the BIA, the only other concern of relevance is considered to be the impact upon the Character and Appearance of the Conservation Area principally as a consequence of an additional lightwell.
- 5.5 In this respect the Council's Guidance on Basement's states the following: *In plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street. In these situations new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable, subject to other design requirements and environmental considerations."*
- 5.6 Given that the proposed lightwell will be sufficiently set back from the edge of the Site and will be adequately screened by a boundary hedgerow, it will not be visible from beyond the boundary of the Host Property. That being the case, it is considered to be entirely in accordance with the aforementioned guidance.

Additional Plant

- 5.7 The Proposals including additional plant to be located in the garden of the Host Property. The only potential adverse impact of this element of the Proposals is considered to be the potential adverse effect upon neighbouring amenity by virtue of noise.
- 5.8 The plant is to be located in such away as it will be effectively screened by existing vegetation such that any adverse impacts upon the Conservation Area will be negligible.
- 5.9 The Proposals for the additional plant are supported by an Acoustic Report prepared by Jostec dated 17th of May 2024.
- 5.10 The Acoustic Report considers the impact of the Plant upon neighbouring amenity and concludes that the specific noise level of the example air handling units and heat pump are below the required levels, in accordance with the applicable British Standard.
- 5.11 The proposed Plant is considered to be wholly in accordance with Policy A4 of the Local Plan.

6. CONCLUSION

- 6.1 The Proposals represent an enhancement of existing residential space, renovating and modernising a family home, therefore making a more efficient use of the Site which is located in an established residential area in accordance with the policies on the NPPF.
- 6.2 The Proposals are designed to align with the character of the Fitzjohns/Netherall Conservation Area and present a thoughtful integration into the existing architectural narrative while respecting the conservation guidance within the local planning framework. The design's adherence to heritage considerations, material consistency, and the preservation of historic fabric and features of interest, represents a commitment to enhancing the property's aesthetic and structural integrity without compromising its historical significance.
- 6.3 In summary, the Proposals will serve to enhance the Host Property's functionality and aesthetic appeal while preserving and even enhancing the unique character that defines the Fitzjohns/Netherall Conservation Area.
- 6.4 In our view the Proposal is wholly supported by planning policy. There is no reason to justify withholding planning permission.