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Dear Olivia,

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

### **2023/3247/PRE – 194 Goldhurst Terrace**

I refer to your pre-planning application enquiry 2023/3247/PRE. Thank you for sending the pre-application pack and for the meetings held at Council offices on 13/10/2023 and 15/09/2023. This pre-app letter refers to option 1 of the revised proposals which were provided following the first meeting. During the second meeting, it was confirmed that Option 1 was the preferred option between the applicant and the Council. The original proposals, as well as options 2 and 3 in the revised design and access statement, are therefore not considered.

### **Development Description**

Conversion of existing building into 8 flats (2no. 2-bedroom flats and 6no. 3-bedroom flats) through the demolition of the single storey east extension and studio and excavation of a part basement. The detached garage is also proposed to be relocated, to allow for the construction of a single detached house (comprising of 2 storeys above ground, plus basement).

### **Planning History**

Please refer to Appendix 1.

### **Site Description**

The application site is a three-storey period property with two single storey extensions (ballroom and studio) and a standalone garage. The site is currently empty; however, it was previously used as a residential institution where care was provided (likely use class C3, as care was provided for no more than six people). The property is located on the corner of Goldhurst Terrace and is detached from the nearby terrace properties located to the southeast of the site. The site is located within the South Hampstead Conservation Area to which it makes a positive contribution.

### **Assessment**

The main issues for consideration are:

- Design and Heritage
- Amenity
- Basement
- Flooding and Water
- Land Use

- Housing and Quality of accommodation
- Affordable housing
- Transport
- Sustainability
- S106/CIL

## **Design and Heritage**

Policies D1 and D2 from the Local Plan are relevant as the site is located within a Conservation Area and the South Hampstead Conservation Area Statement is also relevant. This pre-application has been discussed with the Council's Conservation Team who have provided observations on the proposals.

South Hampstead is a well-preserved example of a leafy Victorian suburb, almost exclusively residential, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys.

The existing building is noted as making a positive contribution to the character and appearance of the conservation area in the adopted appraisal. It is a unique building in the area, being a detached house on a prominent corner site. Its architecture is quite striking, featuring a central turret flanked by almost symmetrical wings.

Although the garage is not mentioned specially in the appraisal, it also contributes to the character and appearance of the area.

One of the most prominent features of the area is vegetation, both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character.

The building is a late Victorian property and was likely built as a single-family dwellinghouse and later subdivided. The two extensions were either original or added at a slightly later date, although the garage may have been built at a similar time to the main house. The proposed demolition of the two non-original extensions is considered acceptable in heritage terms as they are considered to make a neutral contribution to the main property.

### Side extension:

A replacement full height extension could work here, provided that it has an appropriate relationship with the host building, and an appropriate amount of open space is given back to the site. This would still allow the building to read as a large, detached house. Options have been investigated for extending the existing single storey structures or a new two storey building, neither of these options are successful because of either the resultant disjointed appearance, or because of the overall perception of development eroding the sense of openness of the site.

The overall form and set back are appropriate as it would allow the turret and two wings to read as the main façade of the building in views from the west. In terms of the detailed design, options that look at aligning the eaves line with the host building should be investigated. A plainer, flat fronted elevation (as opposed to a bay window) might also be more appropriate.

It would be expected that materials and detailing should match for those found on the original building.

### Garage and new house:

The retention of the garage is encouraged as it responds positively to the main house and is an interesting historical feature and the revised scheme looks to incorporate it into the design proposals. Historic England guidance indicates that examples of buildings, built for motor cars prior to 1906 are potentially of considerable interest. The proposal to relocate the garage to a similar location which was visually connected to the street and gateway opening would not significantly erode its impact on the conservation area. To maintain its historic interest the method of relocation would need to demonstrate that as much material as possible was salvageable and capable of re-use. This would need to be included as part of an application. Concern is however raised with how the proposed dwelling house connects and wraps around the existing garage, as the garage needs to be perceived as a separate structure.

There is no objection to a proposal for a dwelling house in this general location, however, any structure needs to appear as subservient to the garage in front and maintain sense of openness on this part of the site, when viewed from the street. While a ground floor building would be acceptable, anything above would have a harmful impact and should be removed.

Concern is raised regarding how the building wraps around the east side of the garage. This needs to be significantly pulled back from the street frontage.

Given the constraints of the scale and form of this building, it might be more appropriate to pursue a more contemporary design.

Overall, the proposed massing and scale of the development appears appropriate however further detailed design consideration is required especially in relation to the new house.

### **Amenity**

The proposal should minimise the impact on neighbouring occupiers with regards to loss of light, outlook, and privacy. The proposed side extension and new house would be set back from the boundary with neighbouring no. 192. This is considered to be sufficient and would not result in the undue loss of daylight and sunlight at the ground floor windows of the neighbouring occupier. Indeed, the existing studio and garage are located along the boundary which currently fails the 25-degree test. The proposals therefore are not considered to worsen the existing situation.

The set back would also reduce any sense of enclosure experienced at no. 192 and would not impact on the outlook from this or any other nearby properties.

It is currently unclear what the fenestration will be on the side elevation of the new house. Consideration should be given to prevent direct views into the side elevation windows at no 192. At ground floor, there is planting and a boundary wall that would help to reduce any overlooking.

The proposal would involve a private garden for the new house and communal gardens and private terraces for the flats. The site benefits from large open space between the existing building and the front boundary, and this area would provide sufficient and good quality open amenity space for the residents. Further details of the landscaping should be provided as part of the application. The landscaping should seek to enhance and promote the biodiversity of the site in accordance with policy A3.

An arboricultural impact report should be provided to assess the impact of the proposals on trees on the site and at adjacent sites in accordance with policies A2 and A3.

## **Basement**

The proposals involve the enlargement of the existing basement and excavation of a basement beneath the new house and a new lower ground garden area to the rear of the new house. Lightwells are also proposed around the existing property.

Although expressed and habitable basements are not a feature of this conservation area, it is noted that the house is set well back with a boundary wall and trees along the street frontage. Any basement lightwells should be as small as possible for the purposes of allowing light to the interior and access to the garden. Rather than using railings, landscaping and planting should be used to enclose the space.

Policy A5 of the Local Plan relates to basement development, and basements should be in accordance with the criteria laid out in Camden Planning Guidance Basements (2021) pages 10-15 and the proposal should demonstrate that these criteria are fulfilled. A full Basement Impact Assessment (BIA) should be provided as part of the application. This would be audited independently by the Council's third part engineers and the applicant would incur this fee.

## **Flooding and Water**

The application site is located within a Local Flood Risk Zone (Goldhurst) and Goldhurst Terrace is a previously flooded street. Local Plan Policy A5 states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding and paragraph 6.135 in the supporting text confirms that the Council will not allow habitable rooms and other sensitive uses for self-contained basement flats and other underground structures in areas at risk of flooding. The self-contained flat proposed at basement level would therefore be considered unacceptable. The other flats and the new house which have accommodation in the basement may be acceptable, if the rooms are not considered to be habitable. Para 6.136 of the Local Plan states that the Council will require the submission of a development-specific flood risk assessment with applications for basements within flood risk areas, including Local Flood Risk Zones. Para 2.7 of CPG Basements states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

If the proposal at basement level were to include non-habitable rooms such as storage or living space, had egress to upper (ground) floors and does not include bedrooms or any facilities such as a bathroom / kitchen which could lead to the use as a self-contained flat then with suitable flood protection in place this may be acceptable. However as the site is considered to be at risk of flooding this needs to be very carefully considered. If non-habitable rooms at basement level are proposed, then a flood risk assessment and drainage statement would be required including any relevant flood mitigation & flood resilience proposals. They should show that published modelled flood extent plus 300 mm freeboard will not overtop potential ingress points at the proposed ground/basement levels. These documents should show that the openings to the building (or relevant doors or tops of steps down to basement, as appropriate) would have a raised threshold of 300mm over the potential flood level.

Additionally, if sites are known to have a drainage issue, any future development should not place additional strain on adjoining sites or the existing drainage infrastructure. Therefore, the applicant should demonstrate the following in any future application:

- How the following water management methods will be included in any future development: incorporating water efficient features and equipment; capturing, retaining, and re-using surface water and grey water on-site; limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through sustainable urban drainage methods; reducing the pressure placed on the combined storm water and sewer network from foul water and surface run-off, and ensuring development are designed to cope with potential flooding;
- That no additional strain is placed on adjoining sites or existing local drainage infrastructure;
- That the development will cope with being flooded, for example by limiting flood waters entering and damaging the building fabric or allowing flood water to enter the building but limiting the damage it will cause.

## **Land Use**

The property is believed to be currently vacant; however, it is understood that it was most recently used as a residential institution where care was provided. The planning statement suggests that care was provided for six residents acting as a single household, thus suggesting that the lawful use is C3 and there is no change of use. Further evidence and information should be provided at application stage to demonstrate that on the balance of probabilities, the existing use is C3 (as opposed to C2), and that there is no change of use. This has implications for the affordable housing payment in lieu contribution which is discussed below in the report. Given housing is the Council's priority land use, the retention and increase in housing is supported in principle. Indeed, policy H1 seeks to return vacant homes to use and ensure that new homes are occupied and where sites are underused or vacant, we expect the maximum reasonable provision of housing that is compatible with any other uses needed on the site. The loss of the care provision is acceptable as this has been provided elsewhere within the borough. Notwithstanding the further clarity required over the existing land use, the loss of residential care for vulnerable people is acceptable and is in accordance with policy H8. Essentially, there would be no objection to the loss of C2 in land use terms.

## **Housing and Quality of accommodation**

The proposals would provide 8 flats in the existing property and 1 new house where the garage is located. Policy H7 encourages a mix of new unit sizes, and the proposed units would be classified as market housing. In general, there is higher demand for 2-bedroom and 3-bedroom market housing units, although a range of unit sizes is encouraged to enable more mixed and sustainable communities.

All new units should meet and where possible exceed the relevant standards as set out in the Nationally Described Space Standards. They should be dual aspect where possible and an adequate amount of head height and natural light should be provided. They should aim to be accessible and adaptable in accordance with Building Regulations.

## **Affordable Housing**

Under policy H4 and CPG Housing, affordable housing should be provided in schemes providing additional homes and with a residential uplift over 100sqm GIA. The Council will accept a payment-in-lieu of affordable housing where developments have capacity for fewer than 10

additional dwellings. A payment-in-lieu (PIL) would therefore be acceptable in this instance as fewer than 10 units are proposed. The payment rate for housing development for payment-in-lieu is £5,000 per sqm GIA. Targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floorspace is generally considered to create capacity for one home. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity.

If the existing use is considered to be C3 use, and there is no change of use, the PIL would be calculated on the new floorspace, which is approx. 287sqm resulting in a PiL of £80,700.

Should the existing lawful use be C2, the PIL would be counted based on the total floorspace (existing and new), resulting in a PIL of £825,390.00

As mentioned above, further evidence should be provided regarding the existing lawful use of the building in order to clarify this point.

The PIL would be secured as a S106 agreement if the Council were minded to grant consent.

### **Transport**

It appears that the space in front of the garage is in use as a car parking space. It is possible that this space could be retained as a single car parking space, however the inclusion of any additional car parking spaces would not be supported as all new developments are car free. The car free agreement would be secured as a S106 agreement in accordance with policy T2.

The Council would also expect cycle parking to be provided on site in accordance with the London Plan and seek an additional 20% of spaces over and above the London Plan standards in accordance with policy T1. The spaces should be well located, accessible and secure. Further information can be found in CPG Transport.

A Construction Management Plan (CMP) may be required and would be secured through a S106 agreement.

### **Sustainability**

Given the scale of demolition is not substantial, the proposed removal of the two extensions is considered acceptable and a Whole Life Carbon assessment would not be required in this instance. The justification of demolition rather than retention/refurbishment has been demonstrated and this would also need to be provided as part of a full application.

The new flats and house should seek to meet, and where possible, exceed sustainable design principles. The existing materials should be re-used on site where possible, and then either re-used off site, remanufactured or recycled. A sustainability statement, addressing sustainable design and construction measures should be submitted as part of a full planning application in accordance with policy CC2. Measures to address the risk of overheating should be addressed following the cooling hierarchy and active cooling measures should be avoided where possible. An energy statement should be also be submitted as part of an application. Further information can be found in CPG Energy Efficiency and Adaptation.

Measures such as green living roofs, PV cells, double or triple glazed windows and permeable paving should be explored. Options to retrofit the existing property including insulation and windows to improve efficiency should also be explored.

### **S106 and CIL**

Should the Council be minded to approve a future application, a s106 legal agreement would be sought. The heads of terms would include, but not limited to, affordable housing contribution, car free development and construction management plan.

Any proposal that either adds an extra dwelling or increases the floorspace by at least 100sqm is liable for both Mayoral and Camden CIL. If the proposal were considered acceptable, it would likely be liable for both of these, and any contribution would be based on Mayor's CIL2 (MCIL2) and Camden's latest CIL charging schedule from 2020. Final payable contributions would be calculated (following any potential approval of the scheme) by the Council's CIL officers, should it be CIL liable.

### **Summary**

The proposals in principle are acceptable in heritage, land use, amenity and housing terms. Further detailed design is required regarding the new house and the side extension. Consideration is needed to address the issues around flood risk, and it is likely that the basement and ground floor flats would need to be reconfigured. Further consideration should also be given to the sustainability credentials of the proposal. Further evidence should be provided in terms of the existing land use of the building. The Council would expect a payment-in-lieu for affordable housing contributions and a car-free development, as well as a Construction Management Plan, secured via section 106 agreements.

If you submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed forms (full planning application)
- An ordnance survey-based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation and section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design, access and heritage statement (making specific reference to the conservation area)
- Construction Method Statement relating to the relocated garage
- Sustainability Assessment
- Energy Statement
- Arboriculture Impact Report
- Basement Impact Assessment
- Flood Risk Assessment
- Drainage Statement
- Draft CMP
- The appropriate fee

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on or near the site. We would also place an advertisement in the local press. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers.

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

If you have any queries about the above letter or the attached document please do not hesitate to contact me on [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk).

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

Yours sincerely,  
Edward Hodgson

Senior Planning Officer  
Planning Solutions Team

## **Appendix 1:**

### **Relevant Planning History:**

#### Application Site:

33105 - Change of use and works of conversion to provide 8 self-contained flats. Granted - 15/12/1981

8905015 - Change of use of part of ground floor to provide facilities for use as a day project for people with learning disabilities as shown on one unnumbered drawing. Granted - 25/05/1989



Lynne Court 200 Goldhurst Terrace:

2009/1620/P - Refurbishment and remodelling of existing block of flats including the erection of 2x 4 storey extensions to rear of block and an additional floor at roof level with terraces on east and west elevations, green roof and solar panels, alterations to all elevations including juliet balconies, rendering, green wall and new canopy over front entrance, with associated landscaping works.  
Granted - 26/10/2009

**Relevant Policies:**

National Planning Policy Framework – 2023

London Plan – 2021

London Borough of Camden Local Plan – 2017

A1 Managing the impact of development

A2 Open Space

A3 Biodiversity

A5 Basements

D1 Design

D2 Heritage

H1 Maximizing housing supply

H4 Maximising the supply of affordable housing

H6 Housing choice and mix

H7 Large and Small Homes

H8 Housing for older people, homeless people and vulnerable people

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and Flooding

South Hampstead Conservation Area Appraisal and Management Strategy

Camden Planning Guidance:

Design 2021

Amenity 2021

Housing 2021

Transport 2021

Developer Contribution 2019

Energy Efficiency and Adaptation 2021

Basements 2021

Water and Flooding 2019