

31 Willoughby Road London NW3 1RT

This is a Planning Statement in support of basement planning application at 31 Willoughby Road.

This is a resubmission following refusal to grant planning permission dated 2nd February 2023

The stated reasons for refusal were as follows

Reason 1

In the absence of adequate surface water drainage mitigation, the proposed basement excavation would result in an unacceptable risk to surface water flooding, contrary to policies A5 (Basements) and CC3 (Water and flooding) of London Borough of Camden Local Plan 2017.

Reason 2

The proposed basement excavation, by virtue of the extent, depth and proximity to neighbouring listed buildings and the complexity of the construction sequence is considered to result in the potential for harm to Willow Cottages a heritage asset contrary to policies A5 (Basements) and D2 (Heritage) of London Borough of Camden Local Plan 2017 and BA2 of Hampstead Neighbourhood Plan 2018.

Background

The refused planning application was recommended for approval by planning officers

The refused planning application was vetted and confirmed as technically compliant with adopted planning policy by Camden consultants Campbell Reith.

Existing Basement

The property has an existing basement that was constructed with the house and measures 13.10m².

The proposal seeks to extend the existing basement.

Modifications Responding to Refusal

The current planning application has been very significantly reduced in scale

- Area of refused Planning application – 118.98m² – Gross Structure
- Area of current planning application – 71.20m² Gross Structure
- Size of proposal reduced by more than 40%

The current planning application does not contain any above ground extension

The current planning application does not contain an external lightwell

The current planning application is not visible above ground from any vantage point

The current planning application is predominantly below the footprint of the original house

Consideration of Heritage Assets – Willow Cottages – Grade 2 Listed

To avoid any suggestion of harm to heritage assets the proposed basement has been reduced in scale and redesigned so that construction is now 5.5m distant from the rear wall of Willow Cottages.

Responding to concerns over potential risks to the Grade 2 Listed Buildings at Willow Cottages the applicant has commissioned a full Basement Impact Assessment - (BIA) which demonstrates there will be no harm.

In addition to the BIA, the applicant has also commissioned a Ground Movement assessment which demonstrates the following in relation to potential construction related impacts.

- Potential harm to Willow Cottages – Category Zero
- Potential Harm to Willow Cottages Boundary Wall – Category Zero

As a result of the significant reduction in basement scale there will be no impact upon Willow Cottages.

Consideration of Impact Upon Neighbouring Structures

The Basement Impact Assessment and Ground Movement Assessment calculates the following construction related impacts upon adjacent buildings

- 29 Willoughby Road Category 1 – Very Slight
- 33 Willoughby Road Category 1 – Very Slight

Camden Basement Planning Policy A5 requires that the construction of basements does not result in harm greater than Category 1 – Very Slight - the current planning application is therefore demonstrated to be policy compliant.

The Site

31 Willoughby Road is not a Listed Building nor is it a Non Designated Heritage Asset.

For the purpose of comparison, we list the following locations where planning and Listed Building Approval has been granted for basement construction at Listed Buildings

Ref	Listed Building Location	Proposal	Listed Status	Burial Scale Approved	Listed Building Approval	Planning Approval
1	3 Hampstead Lane Gardens, Hampstead, NW3 2PH	Construction of Basement Excavation	Grade 2 Listed	1	2021/2249/L	2021/1335/P
2	12 Keats Grove, Hampstead, NW3 2RD	Construction of Basement Excavation	Grade 2 Listed	1	2021/4540/L	2019/5443/P
3	40 Frogal Lane, Hampstead, NW3 6PP	Construction of Basement Excavation	Grade 2 Listed	2	2020/4969/L	2020/4453/P
4	Vine House, Hampstead Square, NW3 1AB	Construction of Basement Excavation	Grade 2 Listed	1	2020/1005/L	2020/0601/P
5	19 Wells Road, Hampstead NW3 1LH	Construction of Basement Excavation	Grade 2 Listed	1	2019/3478/L	2018/6349/P
6	23 West Heath Road, Hampstead, NW3 7UU	Construction of Basement Excavation	Grade 2 Listed	1	2018/1114/L	2020/4262/P
7	Studio House 1 Hampstead Hill Gardens, Hampstead, NW3 2PH	Construction of Basement Excavation	Grade 2 Listed	1	2017/6951/L	2017/6381/P
8	12 Lyndhurst Gardens, Hampstead, NW3 5NR	Construction of Basement Excavation	Grade 2 Listed	1	2019/3290/L	2019/3147/P
9	9 St Martins Alms Houses Bayham Street, NW1 0BD	Construction of Basement Excavation	Grade 2 Listed	1	2017/4721/L	2017/4287/P
10	Camden Town Hall Judd Street, WC1H 9JE	Construction of Basement Excavation	Grade 2 Listed	1	2019/2257/L	2019/2238/P

Surface Water Run Off

The current modified proposal has no impact upon surface water run off because it does not result in an increase in non-permeable surface area.

Subterranean Water Flows - Ground Water

The current modified proposal will have a low to negligible impact upon ground water flows.

Technical Support for Conclusions

Technical support and design calculations together with supportive documents are contained within the Basement Impact Assessment and Ground Movement Assessment which has been produced by CGL Geotechnical Consultants.

CGL are regarded as one of the United Kingdom's leading authorities on subterranean construction and related impacts

Summary

Planning Consent is sought for a modest basement extension below a traditional suburban house.

In response to reasons for planning refusal, the scheme has been reduced in scale by 40% and significant additional technical evaluation carried out in the form of a new Basement Impact Assessment and Ground Movement Assessment.

The proposals are fully compliant with all adopted Camden Planning Policy.