

T: 07900 413080
DDI: 0207 692 0643

E: stuart@smplanning.com
W: www.smplanning.com

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80-83 Long Lane,
London,
EC1A 9ET

Via Planning Portal

14 January 2025

Dear Sir/Madam,

PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

ERECTION OF LOWER GROUND/BASEMENT AND GROUND FLOOR EXTENSIONS, EXTENDING TO SIDE AND REAR. ERECTION OF ROOF EXTENSION TO FRONT TWO STOREY PART AND INSTALLATION OF THREE DORMER WINDOWS AT FRONT AND THREE DORMER WINDOWS AT REAR. REPLACEMENT WINDOWS/DOORS AND CREATION OF GROUND FLOOR TERRACE TO THE SIDE AND REAR.

12 PILGRIM'S LANE, LONDON, NW3 1SN

Please accept this covering letter as an accompaniment to this planning application for the proposed works at 12 Pilgrim's Lane, London, NW3 1SN ('the site'). This letter provides a summary of the site and the proposed development.

This application is a resubmission of the scheme subject of application ref: 2022/2398/P, which was approved subject to conditions and a S106 Agreement on 30th March 2023 ('the original scheme/permission'). Please find the decision notice attached to Appendix 1. The overall result of the amendments made is that of reduced footprint, bulk and massing. This is discussed in further detail later in this statement.

The pre-commencement conditions attached to the original permission were discharged under application ref: 2023/1435/P. There is currently an ongoing application to discharge condition 3. The relevant details have been submitted under this application to avoid the need for the same conditions. The S106 Agreement covered the Construction Management Plan (CMP) and Implementation Support fee, Highways Contribution and Construction Impact Bond. The CMP was submitted to the council in May 2024 and remains sufficient for the purpose of the reduced scope of works subject of this application.

Please find enclosed a completed application form, CIL Form, location plan, full set of existing and proposed plans, Design and Access Statement, Basement Impact Assessment, CMP, Flood Risk Assessment, SUDS Report, Arboricultural Impact Assessment, Heritage Statement, Landscaping Report, Landscaping and Planting Plans.

The Site:

The site is located on the east side of Pilgrim's Lane opposite the junction with Kemplay Road. The existing site comprises of a semi-detached residential dwelling of two storeys with a generous garden size. Due to the difference in levels between the front and rear of the property, the property comprises a lower ground floor and the property to the rear reads as three storeys.

The dwelling is located on a prominent corner plot which lies within the Hampstead Conservation Area and is listed as a positive contributor to the surrounding area. The site is located within the Hampstead Neighbourhood Plan Area.

The site has good access to public transport links and has a public transport accessibility level (PTAL) rating of 4. The site is located within flood risk zone 1 and therefore has a low probability of flooding. There are trees within the site that are subject to Tree Preservation Orders.

Pre-Application Advice:

A request for formal pre-application advice (2022/0417/PRE) was submitted to the Council in February 2022 in respect of proposals for extensions and alterations to the property. As part of this process a site meeting was held on 31st March 2022 with the Planning Officer attended by SM Planning, Wolff Architects and the applicant. A written response was received from the Local Planning Authority on 11th May 2022.

The council's feedback raised the following points: a green roof should be proposed to the flat roof of the replacement garage extension, the profile of the original roof should be maintained, and the proposed dormers should be reduced in scale, the extension of the driveway should be omitted, and the size/extent of the lower ground floor should be reduced.

The council's feedback was incorporated into the original scheme and permission was subsequently granted. The amendments to the scheme subject of this resubmission remain in line with the council's feedback and result in a reduced footprint, bulk and massing.

Original Scheme & The Proposal

This application seeks planning permission for proposed extensions and alterations to the existing residential property at 12 Pilgrim's Lane. It is a resubmission of the original scheme.

The original scheme was described on the decision notice as:

'Removal of existing two storey part including garage on northern side (next to no. 14) and replacement with a single storey garage extension, extending to rear and including a garage. Erection of lower ground/basement and ground floor extensions, extending to side and rear. Erection of two storey side extension (on southern side). Erection of roof extension to front two storey part and installation of three dormer windows at front and three dormer windows at rear.'

The revised proposal subject of this application can be described as:

'Erection of lower ground/basement and ground floor extensions, extending to side and rear. Erection of roof extension to front two storey part and installation of three dormer windows at front and three dormer windows at rear. Replacement windows/doors and creation of ground floor terrace to the side and rear.'

To confirm, the key changes from the original permission are as follows:

- New right-hand side extension (closest to no.10) has been omitted completely, with the area retained as landscaping as existing. There will be a small terrace for access, with plant spaces underneath
- The left-hand side (closest to no.14) is now to be retained as existing, including the roof. Previously it was to be demolished with a new single storey, flat green roof element and making good the exposed party wall.
- The lower ground/basement has been significantly reduced, with the pool being omitted. The plant room and external plant area have been relocated.
- The wrap around rear terrace has been amended and contained to the left-hand side (closest to No.14) rear elevation, it no longer wraps around the rear of the building. The existing stepped access connecting the front and rear gardens is to be retained and extended to suit new ground levels at the rear.

For full details and scheme comparison please refer to the supporting plans and Design and Access Statement prepared by Wolff Architects.

Planning History:

On the 6th of August 1970, planning permission was granted (ref: CTP/E7/17/2/9434) for the addition of first and second floor storeys onto the garage at the side of 12 Pilgrims Lane to for self-contained two bedroom flat.

On the 3rd of October 1987, planning permission was granted (ref: CTP/E7/17/2/4342) for the erection of a timber car whalter.

On the 8th April 2022, a lawful development certificate was granted (ref: 2022/0716/P) for the amalgamation of two dwellings into one.

On the 30th March 2024, planning permission was granted subject to a S106 Agreement (2022/2398/P) for the removal of existing two storey part including garage on northern side (next to no. 14) and replacement with a single storey garage extension, extending to rear and including a garage. Erection of lower ground/basement and ground floor extensions, extending to side and rear. Erection of two storey side extension (on southern side). Erection of roof extension to front two storey part and installation of three dormer windows at front and three dormer windows at rear.

On the 15th May 2024, approval of details was granted (2023/1435/P) pursuant to conditions 6, 7 and 11 of permission ref: 2022/2398/P.

There is also an ongoing discharge of condition application (2024/5008/P) pursuant to condition 3 of permission ref: 2022/2398/P, currently awaiting determination.

Planning Policy:

National Planning Policy Framework (2024) (NPPF)

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Development Plan

For the purpose of this site, the adopted Development Plan comprises the London Plan (2021), Camden Local Plan (2017) and the Hampstead Neighbourhood Plan (2018). Camden have also adopted a number of Supplementary Planning Documents which provide guidance on the application of the development plan policies and can be a material consideration in planning decisions.

The following policies are considered relevant to the proposed development:

London Plan 2021

- D3 – Optimising site capacity through the design led approach
- D4 – Good design
- HC1 – Heritage conservation and growth
- G7 – Trees and woodlands
- T4 – Assessing and mitigating transport impacts
- T5 – Cycling
- T6.1 – Residential car parking

Camden Local Plan (CLP) 2017

- Policy A1 – Managing the impact of development
- Policy A3 – Biodiversity
- Policy A4 - Noise and vibration
- Policy A5 – Basements
- Policy D1 – Design
- Policy D2 – Heritage
- Policy CC1 – Climate change and mitigation
- Policy CC2 – Adapting to climate change
- Policy CC3 – Water and flooding
- Policy T1 - Prioritising walking, cycling and public transport

Policy T2 – Parking and car free development

Hampstead Neighbourhood Plan (HNP) 2018

Policy DH1 – Design

Policy DH2 – Conservation areas and listed buildings

Policy NE2 – Trees

Policy BA1 – Basement Impact Assessments

Policy BA2 – Basement Construction Plans

Policy BA3 – Construction Management Plan

Policy TT4 – Cycle and car ownership

Camden Planning Guidance (CPG)

Home Improvements (2021)

Amenity CPG (2021)

Design CPG (2021)

Transport CPG (2021)

Basements CPG (2021)

Energy efficiency and adaptation CPG (2021)

Trees CPG (2019)

Planning Analysis:

Design, visual and heritage impacts:

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design) and Hampstead Neighbourhood Plan (HNP) Policy DH1. Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth) and HNP Policy DH2.

The proposed development comprises of a basement extension, ground floor extension, roof extension and new dormers to the front and rear. As per the original permission, the proposal also creates a new terrace at ground floor level top the rear, with step access.

The proposed ground floor extension to accommodate the enlarged garage and family dining area is a subordinate and modest addition which replicate that subject of the original permission.

The proposed roof extension to the front two-storey part of the dwelling retains the step-down from the main ridgeline and the proposed dormers would be subservient additions to the roof. These elements of the proposal match that of the original permission and thus have been confirmed to respect the character and appearance of the host property and wider conservation area. The main roof is to be re-configured to facilitate habitable rooms within and is to be designed and finished in materials to match the existing detailing of the property, as per the original permission. The roof over the garage will be retained as much as possible, although some demolition and like-for-like refurbishment may be required.

The wrap around rear terrace has been amended and contained to the left-hand side (closest to No.14) rear elevation, it no longer wraps around the rear of the building. The existing stepped access connecting the front and rear gardens is to be retained and extended to suit new ground levels at the rear. The overall extent of the proposed terrace has been reduced from that of the original permission and it is therefore considered acceptable on design and heritage grounds.

The proposed basement extension has been significantly reduced in scale from that of the original permission, with the pool being omitted. Given the reduced extent of excavation and by virtue that the basement would not be visible from the street scene, it is considered that this element of the proposed would be acceptable on design and heritage grounds.

The original scheme included the removal of the existing three chimneys and like-for-like replacement. It is now proposed to rebuild just two of the existing chimneys and the right-side chimney will be retained in its entirety. Given the replacement would again be like-for-like, this element of the proposal is considered acceptable.

As per the original scheme, the existing brickwork will be cleaned and repointed (where necessary) with mortar to match the existing property. All windows are to be replaced allowing the size and sill heights to be regularised along the elevation. The existing windows are metal frame and insets; therefore, it is proposed to replace these with aluminium framed windows. All doors will also be aluminium framed. A new roof light is proposed on the crown of the roof, which is modest in scale and would not be visible from public vantage points.

Overall, it is considered that the proposed development would respect and enhance the character and appearance of the host property and wider conservation area. The overall result of the amendments made from the original scheme is that of reduced footprint, bulk and massing, while ensuring that all interventions remain high-quality and respect the existing context. The development therefore complies with CLP Policies D1 and D2, the Design and Home Improvements CPGs, and HNP Policies DH1 and DH2.

Please refer to the supporting Heritage Statement for further details on the assessment of the proposed works on the Conservation Area.

Neighbour amenity:

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.

By virtue of their size, scale and relationship to neighbouring properties, the proposed extensions and alterations will not have an adverse impact on neighbouring amenity through an overbearing impact, loss of daylight, privacy or outlook.

With the reduced basement layout, the external plant has been pulled back from the approved location, which markedly reduces the potential noise and fume concerns to No.10. The submitted Noise Impact Assessment demonstrates that the proposed plant would not result in unacceptable impacts upon potential noise sensitive receivers, subject to the recommended mitigation measures detailed in the report. This is a matter which can be suitably controlled through a compliance condition.

The submitted Construction Management Plan outlines measures to mitigate any excessive noise or disturbance from construction to neighbouring occupiers.

For the reasons outlined above, the proposed development is considered to have an acceptable impact on neighbouring amenity and complies with CLP Policy A1 and HNP Policy BA3.

Trees, Biodiversity and Landscaping:

CLP Policy A3 states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. It further requires trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development. This is echoed in the guidance contained in the Trees CPG. HNP Policy NE2 further seeks development to protect trees that are important to local character, streetscape, biodiversity and the environment.

There are several mature trees within and in close proximity of the application site, some of which are understood to be protected by a Tree Preservation Order. The proposed extensions have been designed to avoid potential encroachment into the root protection areas of these trees and/or for appropriate construction methods to be followed to avoid giving rise to unacceptable impacts.

An Arboricultural Impact Assessment has been submitted with the application demonstrating acceptable impacts to trees. A condition can be imposed to ensure works are carried out in accordance with the submitted tree protection measures.

The proposed development would not extend significantly into the rear garden area and all trees across the site will be retained. The submitted Landscaping/Planting Plans & Reports demonstrates a landscape and biodiversity enhancement on site. It is therefore considered that the biodiversity corridor will be protected.

Given the above, the proposal would comply with CLP Policy A2 and HNP Policy NE2. Please also refer to the submitted DAS for further details on the existing and proposed landscaping.

Highways and parking:

CLP Policies T1 and T2 and HNP Policy TT4 highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim. This is also echoed in the Transport CPG.

The site has a PTAL rating of 4, indicating a good level of public transport accessibility. The closest bus stops and Hampstead Tube Station are within walking distance from the property.

The proposal limits the external car parking to one car with EV charging provision and one car in the garage. As indicated on the proposed plans, the area of hardstanding in front of the garage will be kept free to allow access to the garage. The existing boundary fence will be replaced and soft landscaping will be provided at the front, which would prevent any further parking on site. This replicates the existing situation and that of the original permission, and thus there is no uplift in parking spaces.

To encourage the use of more sustainable modes of transport for the residents, cycle parking is proposed within the enlarged garage.

Overall, the proposal would not give rise to any adverse impacts upon the local highway network and therefore complies with CLP Policies T1 and T2 AND HNP Policy TT4.

Flood Risk & Drainage:

CLP Policy CC3 is also relevant with regards to flood risk and drainage. The site is located in flood zone 1 but is situated within a critical drainage area. As such, a Flood Risk Assessment (FRA) and a Sustainable Drainage Strategy (SuDS) have been produced to support the application. The FRA and SuDS indicate that the development can be constructed and operated safely without increasing the flood risk elsewhere.

The submitted plans demonstrate that the proposed hardstanding will be permeable paving. The roof attenuation plan highlights that the existing building has its rainwater run off flowing directly into the mains from the roof. The proposed design would allow all rainwater run-off from the roof areas to first be stored within attenuation tanks at lower ground floor before discharging into the mains.

Basement development:

Policy A5 stresses that the siting, location, scale, and design of basements must have minimal impact on and be subordinate to the host building, in line with criteria A-G. The proposed basement has been significantly reduced in scale from that of the original permission and complies with criteria A-G. For further details on how the proposed basement meets these criteria, please refer to the DAS (page 28).

For the avoidance of any doubt, the proposal would not result in the loss of any trees.

Additionally, the council will only permit basement development where it is demonstrated that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; and the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA).

Camden's adopted Planning Guidance on basements (CPG Basements) provides further detail on the application of that policy. HNP Policy BA1 further requires all basement developments to be accompanied by a Basement Impact Assessment.

In light of those requirements, a full BIA Report has been prepared in support of the application which demonstrates that there would be no adverse residual or cumulative stability, hydrological or hydrogeological impacts to either neighbouring structures or the wider environment as a result of the development. Please refer to the supporting BIA for further details.

Given the above, it is considered that the proposed basement would comply with the requirements of CLP Policy A5, CPG Basements and HNP Policy BA.

Sustainability:

The environmental impacts of the proposal, particularly those relating to the construction of the basement, have also been considered with a focus on ground water conditions and flooding.

Policies CC1 and CC2 require all developments to minimise the effects of climate change and meet the highest feasible environmental standards, to be resilient to climate change, by reducing their carbon emissions, not increase and wherever possible reduce surface water runoff, optimise resource efficiency, protect existing green spaces, and apply the cooling hierarchy.

In particular, Policy CC1 of the Camden Local Plan states the Council will expect developments of more than 500sqm additional floorspace to achieve 20% reduction in carbon dioxide from on-site renewables, unless it can be demonstrated that this is not feasible. The proposed development relates to a single-family dwelling and would maintain this use. As with any development, the proposals would result in some increase in carbon emissions during construction works. Local and national plan policies, nor Building Control regulations do not limit the carbon emissions during construction works from small scale developments as the current submission. The proposed increase in floorspace would not meet the relevant policy threshold.

The proposal includes the installation of Air Source Heat Pumps (ASHP) which would improve energy efficiency and reduce carbon dioxide emission in the long run. It is therefore considered that the development proposals comply with Policy CC1 of the Camden Local Plan.

Summary:

As demonstrated within this letter and supporting documents, the proposed works are considered to respond positively to the character and appearance of the conservation area and host property. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning