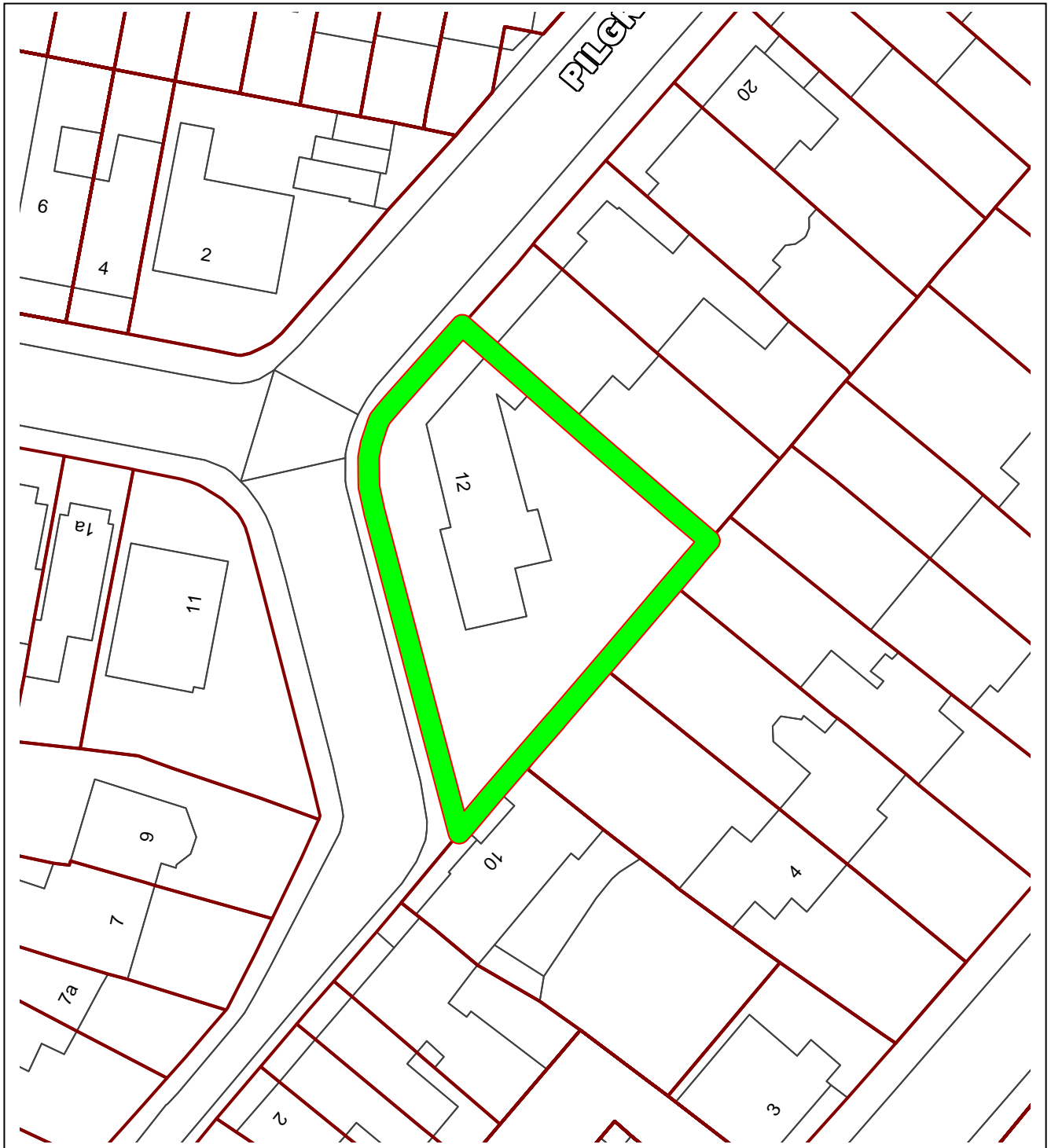
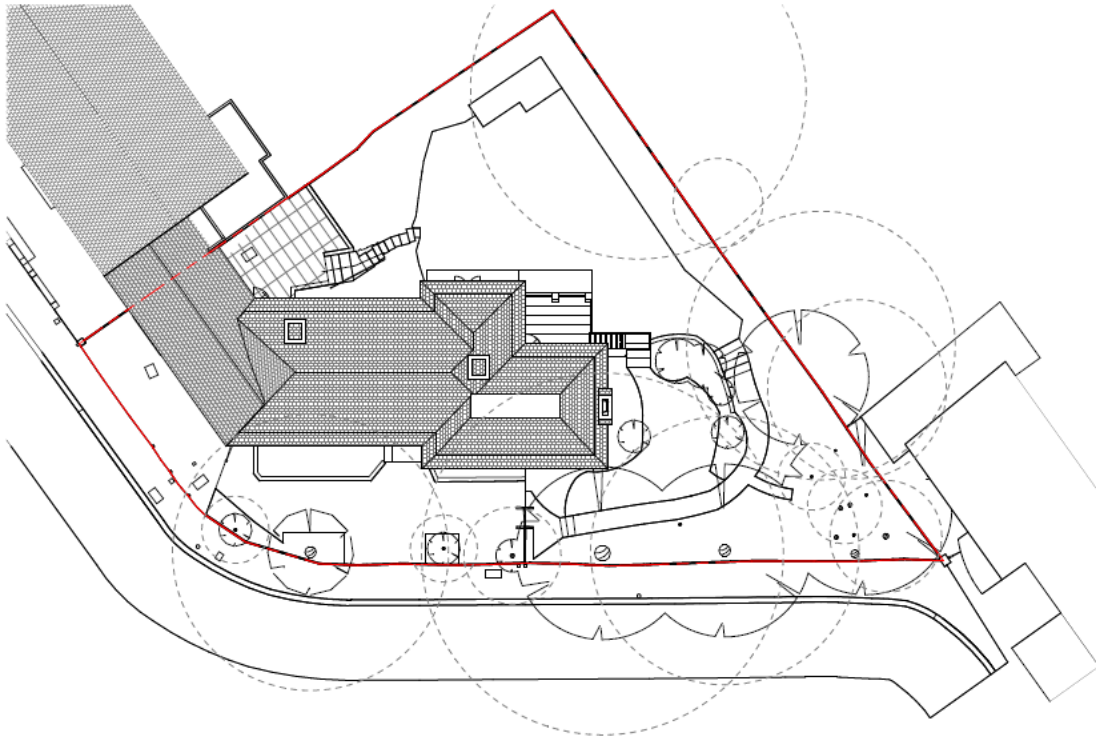


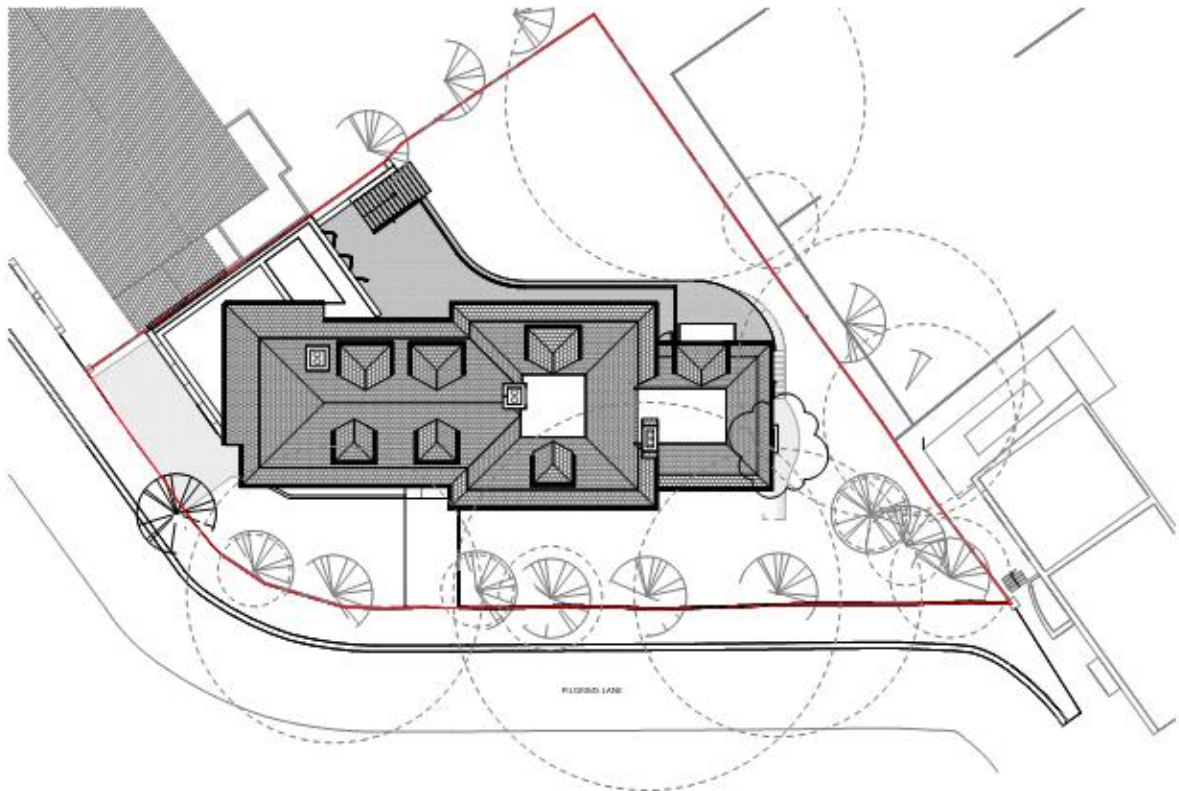
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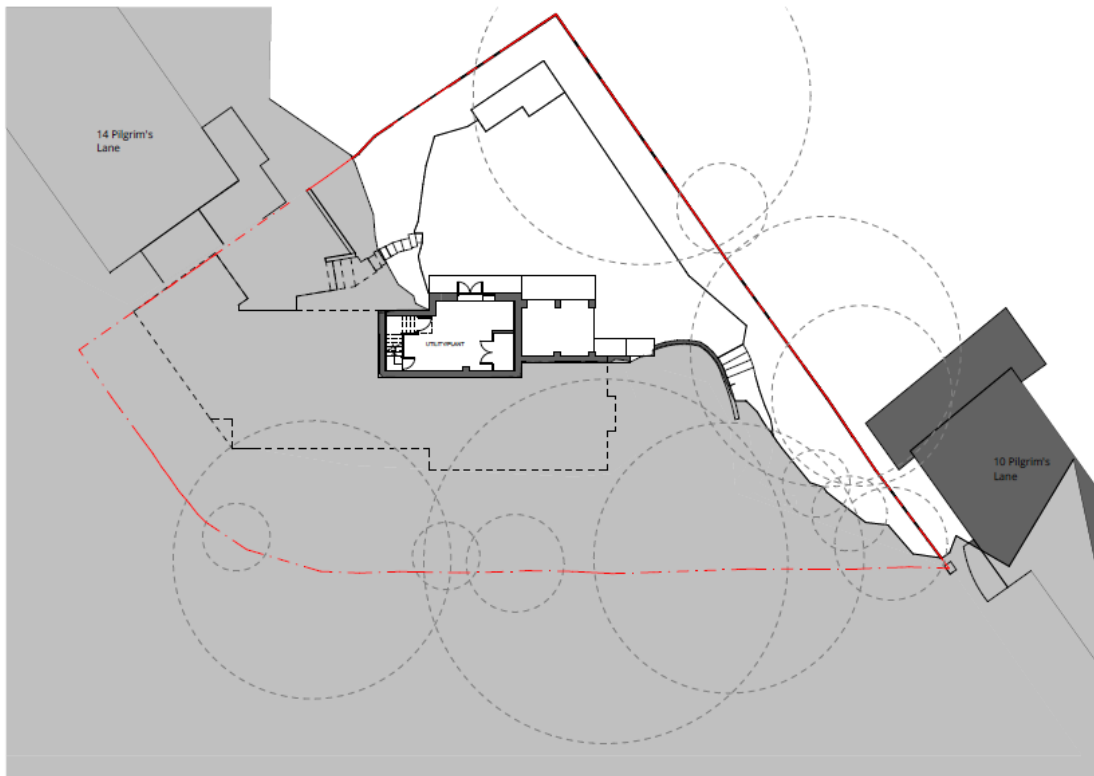
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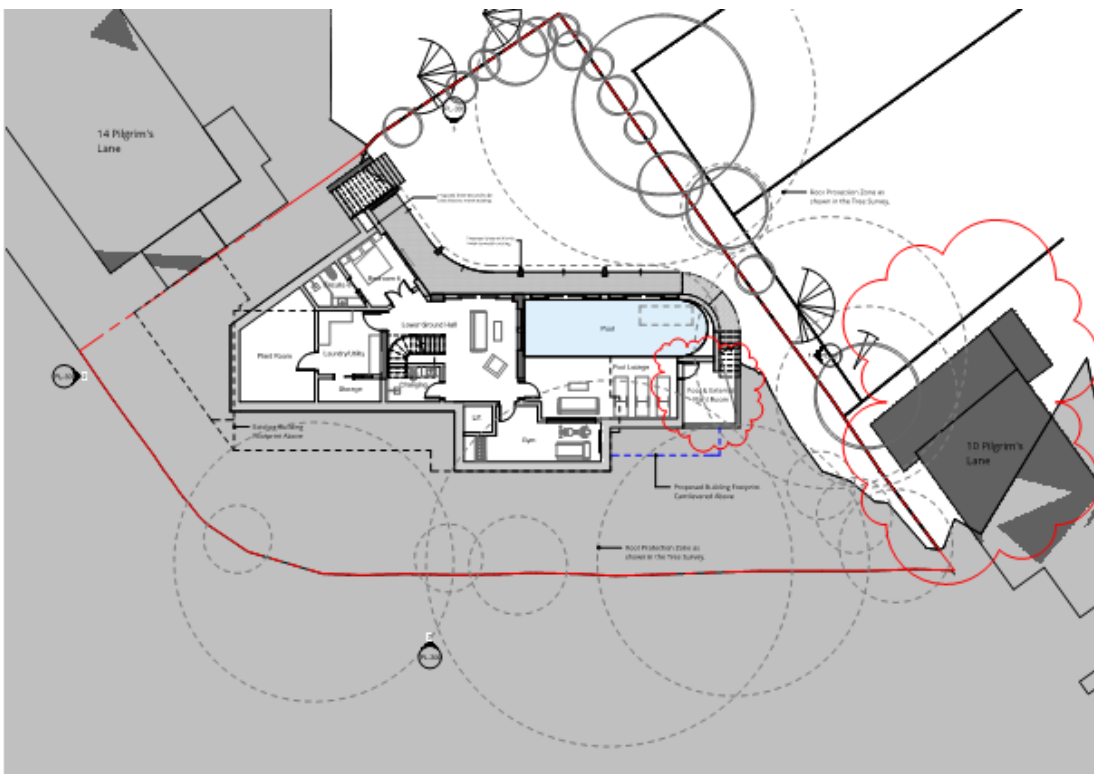
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1 : 100



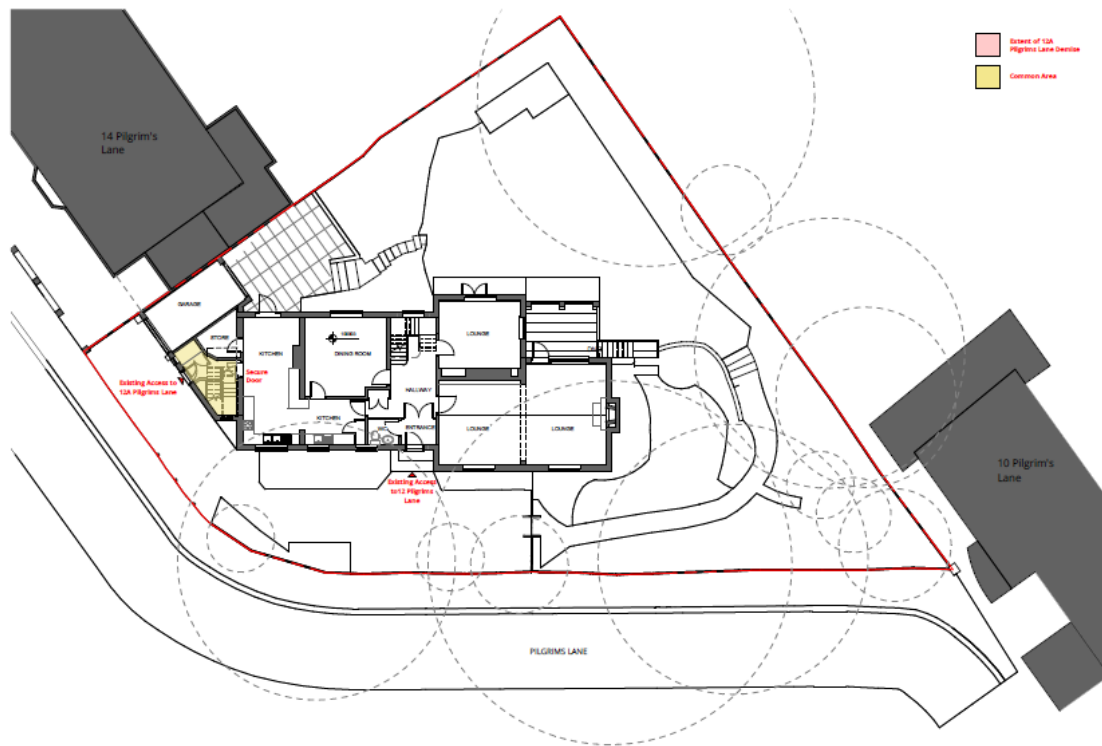
Proposed Site Plan
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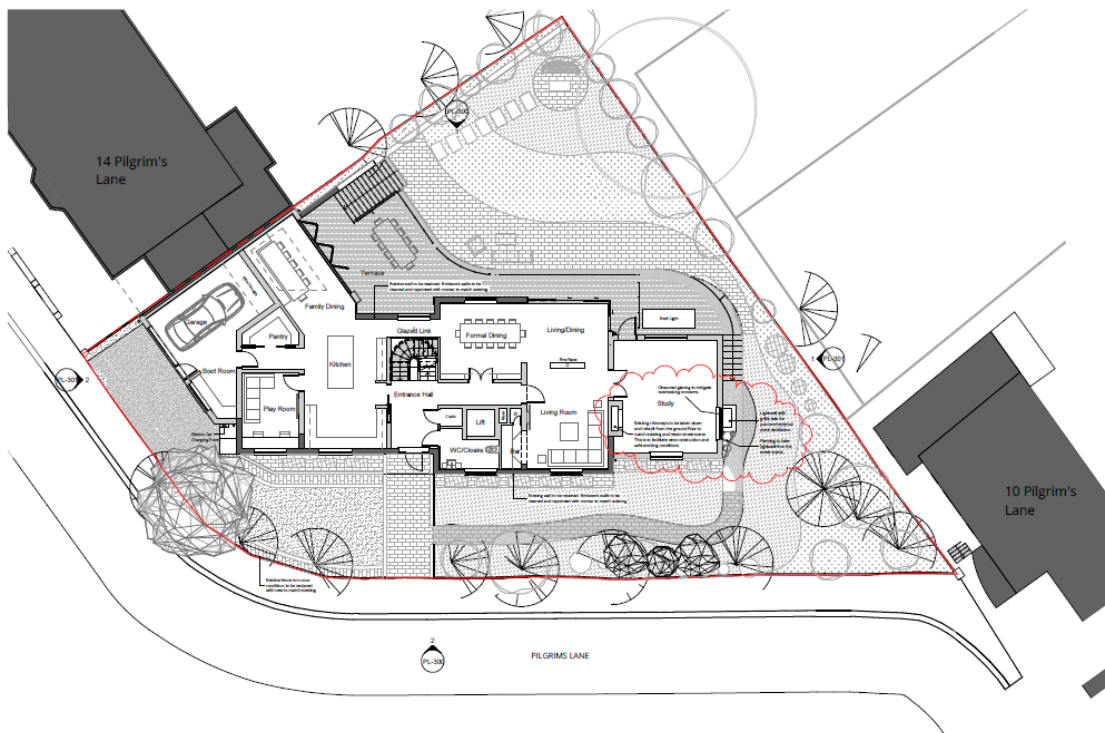
Existing Lower Ground Floor Plan
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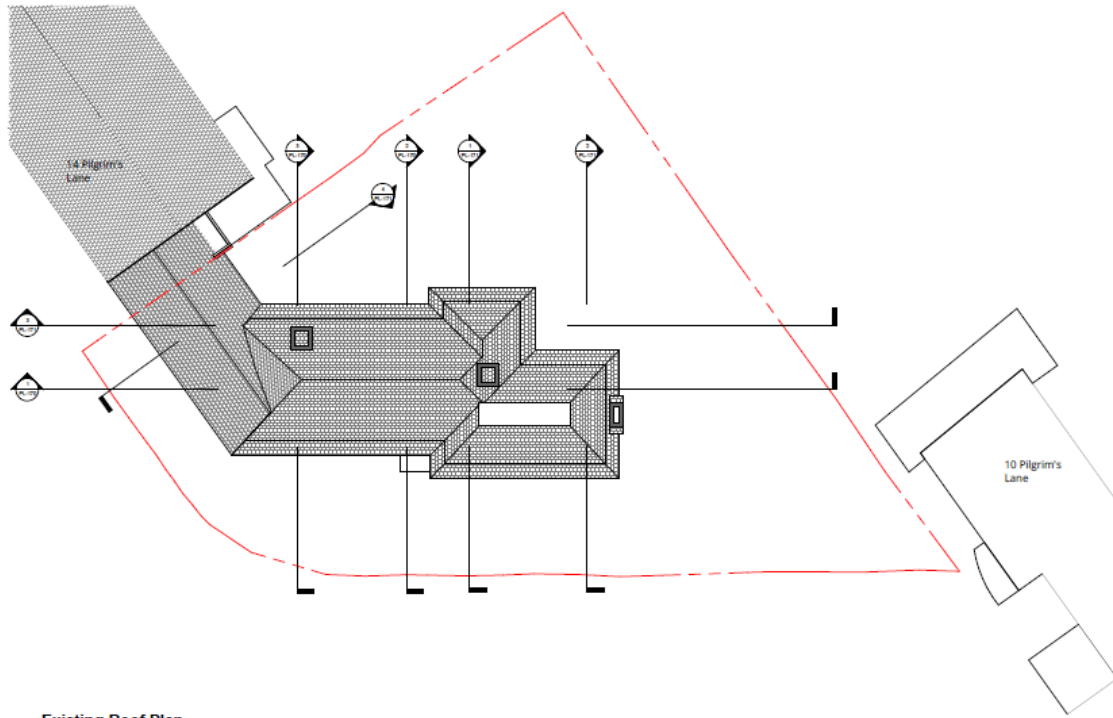
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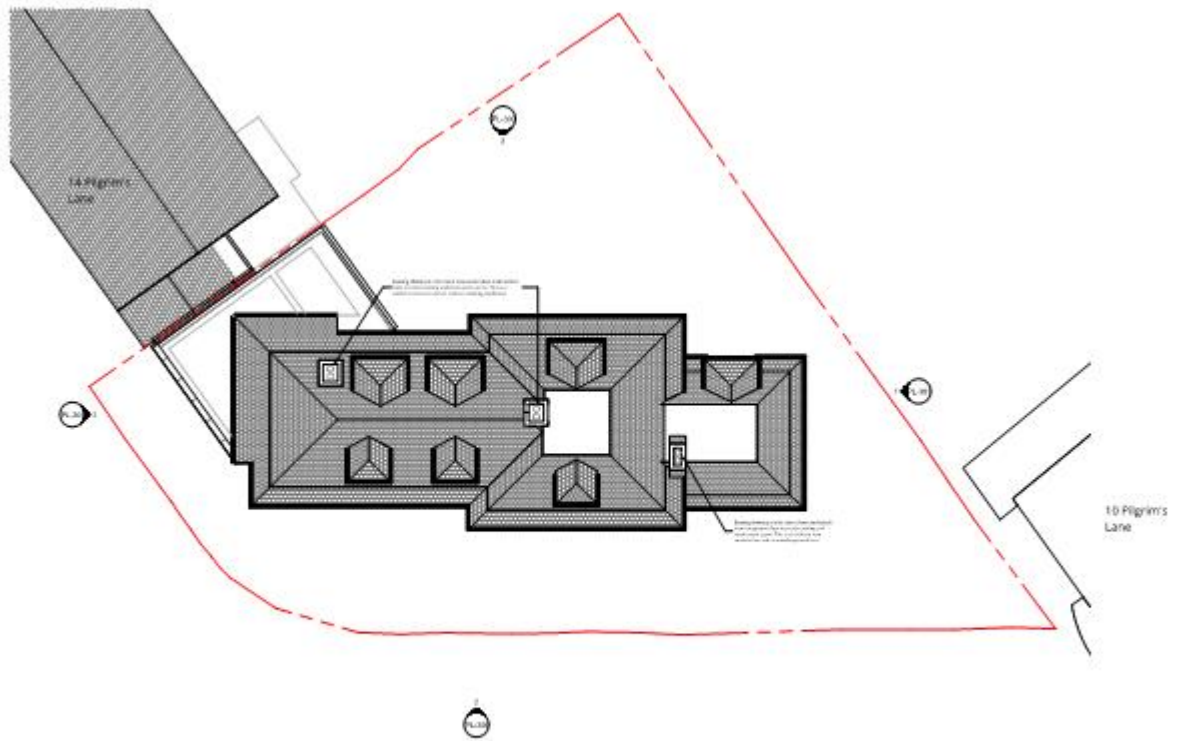
Existing Ground Floor Plan
1:100



Proposed Ground Floor Plan Floor
1:100



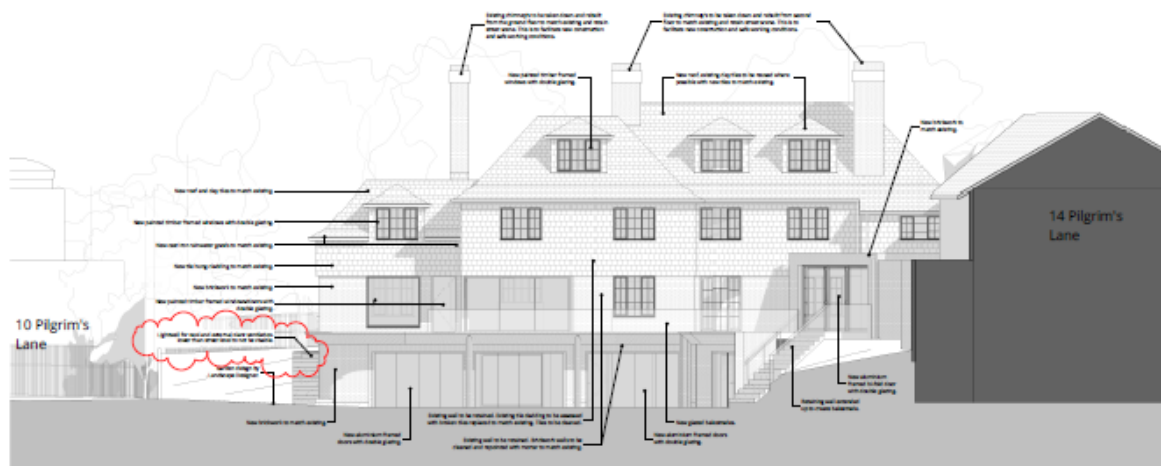
Existing Roof Plan
1:100



Proposed Roof Plan
1:100



North Elevation - Existing
1 : 100



North Elevation - Proposed
1 : 100



East Elevation - Existing
1 : 100



East Elevation - Proposed
1 : 100

Delegated Report		Analysis sheet		Expiry Date:		27/07/2022	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		19/10/2022	
Officer				Application Number(s)			
Cameron Banks-Murray				2022/2398/P			
Application Address				Drawing Numbers			
12 Pilgrim's Lane London Camden NW3 1SN				2160-PL-203-B, 2160-PL-202-B, 2160-PL-201-B, 2160-PL-011-A, 2160-PL-715-A, 2160-PL-310-B, 2160-PL-301-B, 2160-PL-300-B, 2160-PL-05-A, Design and Access Statement, Planning and Basement Impact Assessment, Heritage Statement, Flood Risk Assessment, Plant Noise Report, Arboricultural Impact Assessment and Draft Construction Management Plan.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Removal of existing two storey part including garage on northern side (next to no.14) and replacement with a single storey garage extension. Erection of two storey side extension (on southern side); excavation of basement extension; Alterations at roof level including change to roof pitch and installation of 7 dormer windows; hard and soft landscaping works.							
Recommendation(s):		Grant Conditional Planning Permission subject to a S.106 Legal Agreement					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	31	No. of objections	27

Summary of consultation responses:

A site notice was displayed on 15/07/2022 (expiry 08/08/2022) and a press advert was published on 14/07/2022 (expiry 14/08/2022).

Twenty-seven (27) objections were received from neighbouring occupiers. Concerns arising from these objections relate to the impact on neighbouring properties, the impact of the scheme on the Conservation Area, impact on the biodiversity corridor, potential for flooding, and concern relating to the existing TPO trees. These are summarised below:

- Impact on Neighbouring Properties – Objections have related to the proposed side extension and the impact the massing may have on daylight/sunlight to neighbouring properties. Objections also relate to the proposed excavation works at basement level by means of disruption, one objector expressed concern surrounding noise levels during construction. Further, one objector also related to potential loss of privacy.

Officer's response: *The proposed extension and works will not cause any detrimental harm to the sunlight for the dwellings located on either side of the property. The proposed extensions are considered to respect the siting, form and layout of the existing property and all are set back from the party wall boundaries. It is considered that the proposed single storey side extension and ground floor extensions are subordinate in scale, and the rear extension and lower ground floor extension will be screened from public view, therefore the impact on the wider area and neighbouring properties will be negligible. In relation to the basement excavation, the Basement Impact Assessment shows that no harm would be caused to the neighbouring amenity in terms of structural stability, ground water or surface water. With regards to the concern for overlooking, the applicant has incorporated privacy glazing on the southern side of the site to reduce overlooking and privacy matters from neighbouring properties. Given the existing screening provided by trees and bushes within the front garden, the distance and orientation of the site, those properties opposite the site are protected from any overlooking whilst upper floor windows to the rear are considered sufficiently separated from neighbouring gardens and windows not to result in a loss of privacy. In particular, there have been concerns raised due to the reduction in height over the existing two storey garage, and that it would result in greater risk of burglary and personal safety. The submitted proposals retain the existing wall, providing a boundary between the properties.*

- Scale/Massing and Overdevelopment– Objectors have raised concerns about the overall scale and bulk of the proposed development.

Officer's response: *The proposed height and mass of the development is considered to be acceptable in terms of the siting and relationship to the adjoining properties. The proposed quantum of residential floorspace is considered to be suitable for the site, in particular the proposals still provide a large garden area and space between both neighbouring boundaries.*

- Impact on Conservation Area – Objections have been received expressing concern about the impact of the development to the

Conservation Area. In particular, the overall increase in mass and the demolition of the existing extension.

Officer's response: *It is noted that the existing building is acknowledged to make a positive contribution to the Conservation Area. The demolition of the existing 1970s extension would allow the re-introduction of the original gap between nos. 12 and 14, which is beneficial to the character and appearance of the Conservation Area. It is not considered that the proposed side extensions would seriously compromise the appreciation of the garden setting of no. 11. The works to the rear, other than the side extension, have no public visibility and largely occur within a sunken garden. Their impact on the character and appearance of the conservation area is therefore very limited.*

- Loss of Garden Space / Biodiversity Corridor – Objectors have also expressed a concern regarding the loss of existing garden space and impact on the Biodiversity corridor.

Officer's response: *The rear garden is defined in the Hampstead Neighbourhood Plan as a green corridor. However, given that this green corridor relates to a private residential garden it is considered the biodiversity benefits of this green corridor are largely restricted to the trees and vegetation which exist towards the rear boundary of the site, rather than the mown lawn or patio areas that exist in the garden. The applicant has confirmed that in this instance the trees to the rear of the site (and across the whole of the site) are to be retained and the benefits that this green corridor offers in terms of biodiversity will be protected. In addition to this, the existing area of hardstanding to the rear of the site is to be removed. Whilst the proposed works will slightly increase the footprint of the dwelling and the rear garden terrace area, it is in keeping with the footprint of the existing built form. Moreover, the proposed development does not extend significantly into the unbuilt rear garden area. Consequently the green corridor, by virtue of the existing unbuilt grassed rear lawn and trees and vegetation to the rear of the site, will not be adversely affected by the development. It is therefore considered that the proposal will therefore preserve the green corridor.*

- Impact on Trees – Objectors have expressed concerns over the proposed landscaping works and the potential loss of garden space and TPO'd trees.

Officer's response: *The application site contains many trees which are highly visible from the public realm and which contribute to the character and appearance of the conservation area. The proposed extensions and works have been designed to avoid potential encroachment into the root protection areas of trees and/or for appropriate construction methods to be followed to avoid giving rise to unacceptable impacts. The application is supported with an Arboricultural Impact Assessment demonstrating acceptable impacts to trees and that there will be no loss of trees. The Council's Tree and Landscape Officer has confirmed that tree protection measures are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development.*

- Sustainability and Climate Change Mitigation – Concern has been raised regarding the proposal's inclusion of air source heat pumps (ASHP) rather than Ground source heat pumps (GSHP).

Officer response: *It is acknowledged that the wording of Policy CC1 states the Council will expect developments of more than 500sqm additional floorspace to achieve 20% reduction in carbon dioxide from on-site renewables. The application proposals incorporate an increase of 275.78sqm, this lies under the threshold. Regardless, the proposed development has incorporated sustainable development through the use of air source heat pumps and green roofs. The applicant has confirmed that air source heat pumps (ASHP) were the most appropriate form of development given the site restrictions regarding trees. Ground source heat pumps (GSHP) would require boreholes within 6m of the property and of a 150-200m depth, given the tree root protection zones this would rule out the front garden. Given the apparatus needed to dig these boreholes, the rear garden would provide difficult in gaining access for the equipment required. GSHP would also come with its own construction impacts such as noise and disruption to neighbouring properties, therefore ASHP are considered acceptable.*

CAAC/Local groups comments:

Two (2) responses were received from Councillor Stark and Councillor Simon. Their comments are summarised below:

- Loss of Garden and Biodiversity Corridor- Councillor Stark and Councillor Simon both expressed concern regarding the proposed impacts on the Biodiversity Corridor and loss of garden space.

Officer response: *The applicant has confirmed that in this instance the trees to the rear of the site (and across the whole of the site) are to be retained and the benefits that this green corridor offers in terms of biodiversity will be protected. In addition to this, the existing area of hardstanding to the rear of the site is to be removed. Whilst the proposed works will slightly increase the footprint of the dwelling and the rear garden terrace area, it is in keeping with the footprint of the existing built form. Moreover, the proposed development does not extend significantly into the unbuilt rear garden area. This is considered acceptable by Officers.*

- Flood Risk and Surface Run-Off – Councillor Stark raised concerns relating to the level of hardstanding and potential flood risk.

Officer's response: *The site is contained within the catchment of a Critical Drainage Area (CDA). It is this fact that prompted the completion of the Flood Risk Assessment (FRA), as otherwise the site is in flood zone 1 and would not require a FRA. The submitted FDA by Elliott Wood includes Camden's URS Strategic Flood Risk Assessment maps indicating that the site is outside of "Susceptible to Elevated Ground Water" zones and generally a low risk of flooding from all sources. The submitted plans show that there is a minimal increase of 3% hardstanding for the development. It is also considered that the proposed hardstanding will be permeable therefore will not result in an increased flood risk and/or drainage problems. Furthermore, the applicant has submitted a roof attenuation plan which highlights that the existing building has its rainwater run off flowing directly into the mains from the roof with no attenuation potentially overloading the connection in heavy rainfall events, whereas the proposed design would allow all the rainwater run-off from all the roof areas to first be stored within attenuation tanks before discharging into the mains. Therefore, Officer's consider that the proposed level of hardstanding will not increase flood risk. This is supported by the Council's Flood Risk Officer who confirmed no objections to the proposals.*

- Impact on Trees – Councillor Stark has expressed concerns over the potential loss of trees.

Officer's response: *The application is supported with an Arboricultural Impact Assessment demonstrating acceptable impacts to trees and that there will be no loss of trees. The Council's Tree and Landscape Officer has confirmed that tree protection measures are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development.*

- Ground Water Monitoring - Concern has also been raised regarding the presented ground water monitoring figures, and a request was made to present further monitoring results.

Officer's response: *Regarding the ground water monitoring, the applicant has carried out additional monitoring, dated 12/10/2022. The results of which are detailed below.*

Date	Borehole No	Depth to water (m) [Level (m OD)]
14/06/2022	1	2.80
	2	2.60
	3	1.86
12/10/2022	1	2.81
	2	2.69
	3	2.82

One (1) response from Hampstead Neighbourhood Forum

Loss of Garden and Biodiversity

- **Officer response:** *The Council's tree and landscape Officer has confirmed that trial pits, created with an airspade to ascertain rooting patterns. Trial pit results show no significant roots (those >25mm in diameter or greater in accordance with BS5837:2012) were found).*

Surface Run-Off Mitigation

- **Officer response:** *The Council's Sustainability Officer has reviewed the submitted Flood Risk Assessment and confirmed satisfaction with the submitted materials.*

Transport/Parking

- **Officer response:** *The proposed design has been amended by the applicant to secure space for 1 no. parking space in front of the property, and 1 no. space in the garage. The Neighbourhood Forum also raised that the front paved area is not currently used for parking and should not be developed in a way to support additional parking. The applicant's amended design includes the re-installation of a boundary fence which prevents movement forward into the front paved area, keeping the parking space for one vehicle.*

Site Description

The site is located on the east side of Pilgrim's Lane opposite the junction with Kemplay Road. The existing site comprises a semi-detached residential dwelling of two storeys with a generous garden size. The site is located in the Hampstead Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

The site fronts Pilgrim's Lane. Then it has a side boundary adjoining 14 Pilgrim's Lane. The rear boundary is with the rear gardens of the properties in Downshire Hill to the east. The site slopes down, from west to east. The building has one lower ground floor room (at the rear).

The existing building adjoins no. 14 Pilgrim's Lane, where an extension with a garage on the ground floor and a flat above has been undertaken. There is also a two-storey extension on the other (southern) side.

To the north, nos. 14 – 20 Pilgrim's Lane are mid-20th century red brick, two storey houses with pitched roofs and to the south is a wider variety of house types ranging from two to five storeys in height.

It has a rear garden and landscaped frontage, both with numerous trees. The two large trees in front of the main front elevation along Pilgrim's Lane, have TPO status assigned to them.

Relevant History

2022/0716/P – Amalgamation of two dwellings into one. Certificate of Lawfulness granted on 08/04/2022

CTP/E7/17/2/4342 - Erection of timber car wheeler. Granted on 03/10/1987

CTP/E7/17/2/9434 – Erection of first and second floor extension onto garage at the side of 12 Pilgrim Lane for self-contained two-bedroom flat. Granted 06/08/1970.

Relevant policies

The National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan (July 2017)

- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and Vibration
- A5 Basements
- D1 Design
- D2 Heritage
- CC1 Climate change and mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- T1 Prioritising Walking, Cycling and Public Transport
- T2 Parking and Car Free Development

Hampstead Neighbourhood Plan (HNP) 2018

- DH1 – Design
- DH2 – Conservation areas and listed buildings
- NE2 – Trees
- BA1 – Basement Impact Assessments
- BA2 – Basement Construction Plans
- BA3 – Construction Management Plan
- TT4 – Cycle and car ownership

Camden Planning Guidance (CPG)

Home Improvements CPG (2021)

Amenity CPG (2021)

Design CPG (2021)

Transport CPG (2021)

Basements CPG (2021)

Energy efficiency and adaptation CPG (2021)

Trees CPG (2019)

Assessment

1. Proposal

1.1 The current application is seeking permission for 'Demolition and replacement of two storey garage/office side extension with a single storey garage extension, lower ground and ground floor rear/side extensions, two storey side extension, roof extension to provide living accommodation at second floor and associated works to extend and re-configure the existing dwelling'.

1.2 In detail, the proposed extensions and alterations will result in the following accommodation being provided for the property:

- Excavation and formation of extended lower ground floor: This would be undertaken under the existing building, up to the boundary with the attached building (no. 14), to the south (where a new side extension is proposed – see below) and to the rear. The extended lower ground floor would comprise a pool, lounge and changing area, gym, laundry and storage spaces and a guest bedroom with en-suite.
- Side Extension- A pitched roofed (side) extension would be erected on the southern end of the building. It would be three storeys in height, i.e. new lower ground floor extension, ground floor and first floor. It would have large contemporary glazing at lower ground and ground floor levels and a matching dormer and tiled roof at first floor level.
- Demolition of existing extension and reconstruction at the northern end. At the front of the northern end, the building would be single storey, with a two storey rear extension erected to the rear (of the northern end of the building). The two storey rear extension would have steps down to the garden.
- Rear Extension- The rear garden on the northern part of the site would be partly excavated and new steps and paving formed. A terrace would be formed at ground floor level, to the rear (on the roof of the lower ground floor element). The two-storey wing would be extended at the rear, where a two storey extension would be erected, level with the three storey rear projection, and with a matching roof. A dormer window would be installed in the side roof slope facing no. 14 to the north.
- Roof alteration - The height and pitch of the roof on the main building and the two storey front wing would be extended and three clay tiled pitched dormers formed in the front roof slope.
- Landscaping - The removal of the front boundary fence, trees and formation of an extended parking court are also proposed.

1.3 The assessment of this application can be split into the following sub-categories:

- Design and Heritage
- Impact on neighbouring amenity
- Loss of Garden Space / Biodiversity Corridor
- Flood Risk

- Basement Development
- Transport
- Trees
- Sustainability

2. Design and Heritage

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. The proposed height and mass of the development is considered to be acceptable in terms of the siting and relationship to the adjoining properties. The proposed quantum of residential floorspace is considered to be suitable for the site, in particular the proposals still provide a large garden area and space between both neighbouring boundaries. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area. Policy D2 will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm.

2.2 The Hampstead Neighbourhood Plan (HNP) states at Policy DH1 that Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by: a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges. b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists and avoiding lockable gates and fencing that restricts through access. c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings. d. Protecting the amenity and privacy of neighbouring properties. e. Demonstrating how the proposal protects and enhances the views

2.3 The existing building is a positive contributor to the character and appearance of the conservation area. The Hampstead Conservation Area Statement provides advice on the acceptability of side extensions, noting that *"Normally the infilling of gaps between buildings will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line."*

2.4 Due to the proposed location of the side extension there is some infilling of the space between Number 12 and Number 10. However, the proportion of the gap being infilled is limited due to the size of the proposed extension and the size of the existing space. The Council's Conservation Officer has confirmed that they do not consider that the side extension would seriously compromise the appreciation of the garden setting of Number 12. In addition to this, the application also seeks to introduce a gap between Number 12 and Number 14. Reintroducing some of the original gap between Number 12 and Number 14 is beneficial to the character and appearance of the Conservation Area.

2.5 Furthermore, it is considered that the retention of the existing windows on the upper floors of the existing building would preserve the appearance of the Conservation Area.

2.6 The general guidance on side extensions within the Conservation Area is that they should be set back from the building line and not exceed single storey. The proposed side extension would be set back from the building line, but it would in effect be of two storeys. However, it would be a storey less than the main house, and the first floor would be treated as a roof, in a similar manner to the third floor of the main house. The chimney on the affected elevation would be rebuilt in replica. The publicly visible areas of the side extension are treated in the same architectural language as the main house,

which creates a more sympathetic arrangement than might otherwise be the case with a side extension exceeding one storey. It is not considered that the scale or form of the proposed side extension to overwhelm the main house or harm its positive contribution.

2.7 The proposal also includes alterations to the roof pitch and dormers, The Council's Conservation Officer has reviewed and confirmed that the roof has been designed so that the roof profile is sympathetic to the form of the existing roof, whilst the dormer windows have been reduced in scale to appear as subservient additions to the roof.

2.8 Policy D2 of the Local Plan states that the Council will resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area. The application proposes the demolition of the existing two storey extension to the side, and the existing extension to the north elevation. In both cases, the existing extensions are not considered to be a positive contributor to the Conservation Area and would both be adequately replaced with a similar extension of modest scale and improved design. As such it is considered there would not be any harm to the Conservation Area.

2.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.10 Overall, the proposed development would have a modest scale and projection, be sympathetic to the character and appearance of the host building and fit in with wider Hampstead Conservation Area and therefore comply with policy D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

3. Impact on neighbouring amenity

3.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. This is supported by CPG Amenity.

3.2 Adjacent to no. 14 Pilgrim's Lane, the existing two storey structure would be demolished, and a new single storey element be introduced. The extension would project to the rear and open into a patio area with steps down into the garden. The structure would not be overly visible in the streetscene or from neighbouring properties. The extension would be level with the ground floor of no.14 Pilgrim's Lane and the steps down to the garden would sit below the boundary fence. The proposed lower ground extension would also have minimal impact on the neighbouring property at no. 10 Pilgrim Lane. Where the proposed extension extends below the boundary wall facing no. 10, the proposed extension benefits from natural screening by existing trees which provides efficient privacy and minimal exposure for overlooking both by the neighbouring property and the street.

3.3 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 though an overbearing impact or loss of daylight and/or sunlight.

3.4 The proposed windows are sufficiently set back from the shared boundaries of the neighbouring occupiers and are sited such that they would not give rise to any adverse neighbour privacy impacts, above that of the existing windows. As part of the submission, a Draft Construction Management Plan has been submitted to outline measures to mitigate any excessive noise or disturbance from construction to neighbouring occupiers. The Council's Transport Officer has confirmed that a Construction Management Plan (in addition to a support contribution and a bond to finance any non-compliance issues) and Highways Contribution will be secured by S106 to remediate any damages to the pavement.

3.5 A Plant Noise Assessment has been submitted for the air supply and extract for the swimming pool in the basement, as well as the addition of three ASHP (air source heat pumps) and one AHU (air handling unit) at the southern façade of the dwelling. The Council's Environmental Health Officer has reviewed the submitted Noise Assessment and confirmed that installation of the proposed equipment, when appropriately attenuated as proposed, comply to the correct planning policy requirements and should not have an adverse impact on the nearest sensitive receivers. Appropriate conditions are recommended to prevent any unsuitable noise levels.

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

4. Loss of Garden / Biodiversity Corridor

4.1 Policy A3 of the Camden Local Plan and NE3 of the HNP both state that biodiversity should be protected. Policy NE3 of the NHP specifies that the rear gardens between Downshire Hill and Pilgrims Lane (as identified by Map 5). The policy states that any proposals for property that include a biodiversity corridor should not diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife.

4.2 The impacts of the biodiversity corridor have been considered by Officers, due to the nature of the property the benefits of the biodiversity corridor relate to the area of trees and vegetation to the rear boundary of the site, rather than the landscaped garden. As confirmed in section 8 below, the Council's Tree and Landscape Officer has reviewed and expressed no concerns regarding the proposals and the impact on the biodiversity corridor. The proposals do not include the removal of any trees to the rear of the site, and therefore it is considered that the biodiversity corridor will be protected.

5. Flood Risk

5.1 Policy CC3 of the Local Plan states that development must not increase flood risk. The submitted BIA, together with the Council's Flood Risk Management Strategy (2013) and Environment Agency Flood Map indicate that the site has a very low risk of flooding from surface water, sewers, reservoirs (and other artificial sources), groundwater and fluvial/tidal watercourses. It is acknowledged that the Site is located within the catchment of the Critical Drainage Area, which triggered the requirement for a Flood Risk Assessment.

5.2 Furthermore, the proposed development incorporates a minimal 3% increase of hardstanding across the site. The submitted Hard Landscaping Plan indicates that the proposed hardstanding will be permeable, alongside the roof attenuation plan which highlights that the existing building has its rainwater run off flowing directly into the mains from the roof. It is therefore considered the proposed design would allow all the rainwater run-off from all the roof areas to first be stored within attenuation tanks before discharging into the mains, and therefore will not increase risk of flooding.

5. The submitted FRA has been reviewed by the Council's Flood Risk team who have confirmed no objections. As such, it is considered that the proposals comply with the requirements of Policy CC3 of the Camden Local Plan.

6. Basement Impacts

6.1 Policy A5 (criteria a-e) states that the Council will only permit basement development where it is demonstrated to its satisfaction 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;
- the architectural character of the building; and

-the significance of heritage assets

6.2 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).

6.3 The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- not comprise of more than one storey;
- not be built under an existing basement;
- not exceed 50% of each garden within the property;
- be less than 1.5 times the footprint of the host building in area;
- extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- not extend into or underneath the garden further than 50% of the depth of the garden;
- be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- avoid the loss of garden space or trees of townscape or amenity value

6.5 The garden measures 412.5sqm and the proposed enlargement of the lower ground floor measures 61.16sqm which equates to 14.8% of the garden coverage. The lower ground therefore does not exceed 50% of the garden within the property. The footprint of the existing dwelling measures 237.45sqm and the lower ground (beyond the footprint of the existing dwelling) measures 61.16sqm. The lower ground is therefore less than 1.5 times the footprint of the host building. The depth of the host building measures 11.33 metres and the depth of the lower ground (beyond the footprint of the existing dwelling) measures 1.9 metres in depth. The lower ground therefore does not extend into the garden further than 50% of the depth of the host building when measured from the principal rear elevation. The lower ground does not extend into or underneath the garden further than 50% of the depth of the garden. To ensure the lower ground complies with this policy to the parts of the garden with the shortest depth, the layout of the lower ground has been designed to run parallel with the boundary line. The lower ground footprint has been purposefully sited so not to result in the loss of any garden space or trees of townscape or amenity value and complies with the criteria in Policy A5.

6.6 A Basement Impact Assessment has been undertaken in accordance with policy A5 and this has been assessed by the Council's consultants, Campbell Reith. It has been found to comply with the requirements of policy A5 and the CPG on Basements and the authors possess the necessary qualifications as required by policy A5. The assessment confirms that damage to neighbouring habitable properties and the host building can be limited to category 1 (very slight). Conditions are recommended to be attached to ensure that the basement works are overseen by a suitably qualified engineer and that they are undertaken in accordance with the Basement Impact Assessment and the Campbell Reith Audit. Based on the revised submissions it can be confirmed that the BIA meets the requirements of Camden Planning Guidance: Basements and Policy A5.

6.7 Policy BA2 of the Hampstead Neighbourhood Plan states that a Basement Construction Plan (BCP) should be submitted when demonstrated as necessary by the BIA. The supporting text goes on to state that a basement construction plan will be required when indicated by the BIA that its effects will be acceptable, but a particular construction methodology will need to be applied to ensure that there is no damage to the building, to neighbouring properties or the environment. In this case, the BIA has been reviewed by Campbell Reith who confirm that a BCP is not required, and it is therefore not necessary to secure one by S106.

6.8 The basement would comply with the planning requirements set out above. It would not affect the amenity (or structural stability) of any neighbouring properties. It would not affect structural, ground or water conditions in the area (as confirmed within the Basement Impact Assessment, and Basement Impact Assessment Audit). As noted above, it would not harm the architectural integrity of the building, the character of the area or the significance of the Conservation Area. Finally, it would not

harm the amenity of the area or living conditions of any neighbouring occupiers. As such, it would comply with the requirements of policy A5 of the Camden Local Plan, policy BA1 of the Hampstead Neighbourhood Plan and CPG Basements.

7. Transport

7.1 Policy T2 states that the Council will support applications incorporating car-free development. The Council's Transport Officer reviewed the submission and confirmed that the current provision of a charging point is welcomed. However, the proposed extension of the driveway and the enlargement of the garage could introduce 3 additional vehicle parking space to the property (+2 on driveway and +1 in garage) and this would not be supported. In response, the applicant has since amended the design and issued revised plans to limit the external parking to one car to use the EV charging point, and one car in the garage. The revised Lower Ground floor plan states that the area of hard paving in front of the garage will be kept free to allow access to the garage, and the reinstallation of a boundary fence and soft landscaping at the front which prevents any further parking at the front of the property. This replicates that of the existing position for the property and therefore there is no uplift in parking spaces by this application.

7.2 Given the location of the site and the works proposed, a Construction Management Plan and associated Implementation Support Contribution of £3,920 would be secured as part of a s106 legal agreement along with a construction Impact Bond of £7,500 and Highways Contribution (fee to be determined).

8. Trees

8.1 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.

8.2 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. The Council's Tree and Landscape Officer confirmed no objections to the measures set out in the submitted report. A condition would be added to the permission to ensure works are carried out in accordance with the submitted tree protection measures.

9. Sustainability

9.1 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.

9.2 The development proposes an increase in 275.78 sqm of floorspace, which is under the required policy threshold. The development proposals include the installation of Air Source Heat Pumps (ASHP). The Council's Environmental Health Officer has confirmed no objections to the provision of ASHP in this location, and noted minimal risk of disturbance to neighbouring occupiers.

9.3 It is therefore considered that the development proposals comply with Policy CC1 of the Camden Local Plan.

10. Recommendation

10.1 Grant conditional planning permission subject to S106 legal agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th October 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/2398/P
Contact: Cameron Banks-Murray
Tel: 020 7974 2078
Date: 5 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
12 Pilgrim's Lane
London
Camden
NW3 1SN

Proposal:

DECISION
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.

Drawing Nos: 2160-PL-203-B, 2160-PL-202-B, 2160-PL-201-B, 2160-PL-011-A, 2160-PL-715-A, 2160-PL-310-B, 2160-PL-301-B, 2160-PL-300-B, 2160-PL-205-A, 2160-PL-206-A, Existing Drawings, Site Plan, Design and Access Statement, Planning and Basement Impact Assessment, Heritage Statement, Flood Risk Assessment, Plant Noise Report, Arboricultural Impact Assessment and Draft Construction Management Plan.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2160-PL-203-B, 2160-PL-202-B, 2160-PL-201-B, 2160-PL-011-A, 2160-PL-715-A, 2160-PL-310-B, 2160-PL-301-B, 2160-PL-300-B, 2160-PL-205-A, 2160-PL-206-A, Existing Drawings, Site Plan, Design and Access Statement, Planning and Basement Impact Assessment, Heritage Statement, Flood Risk Assessment, Plant Noise Report, Arboricultural Impact Assessment and Draft Construction Management Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment ref. AIA/MF/033/22 by Marcus Foster Arboricultural Design and Consultancy dated June 2022. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017 and policy NE2 of the Hampstead Neighbourhood Plan 2018.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policies BA1 and BA2 of the Hampstead Neighbourhood Plan 2018.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018.

- 7 Before the use commences, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Supporting Communities Directorate