



8 Pilgrim's Lane

Planning, Design and
Access Statement

for Mrs Abiola

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Doyle Town Planning + Urban Design

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1 Introduction

- 1.1 This Planning, Design and Access Statement is submitted in support of a planning application for the alteration and extension of Number 8 Pilgrim's Lane (Number 8) to provide a family home.
- 1.2 The Statement assesses the degree to which the proposal accords with National, London and local planning policy and guidance, in accordance with the requirements of Section 38(6) of the Planning Compulsory Purchase Act 2004.
- 1.3 The Statement assesses all material planning considerations and concludes that the proposals accord with planning policy and guidance: The proposal should therefore be granted planning permission.

2 Site

- 2.1 8 Pilgrim's Lane extends to just over 435 square metres (0.0435 hectares) and is located on the south side of the road.
- 2.2 The property is an unremarkable mid to late nineteenth century building in a basically sound condition but in need of modernisation. The proposal therefore seeks to improve the existing house and provide better facilities for a family dwelling, compatible with modern living.
- 2.3 The building was possibly built in two phases and comprises two inter-connected parts; a two storey terraced building with basement to the front with a three-storey block to the rear with further accommodation in the roofspace. The front part of the property on Pilgrim's Lane is approximately half a storey higher than the rear block.
- 2.4 The ground falls away to the south and south east, so that the ground floor of the rear block is level with the garden terrace. A staircase leads down to the main area of lawn and border planting which is off-set and to the side of the main house.

3 Surroundings

- 3.1 8 Pilgrim's Lane lies at the eastern end of a short terrace comprising Nos. 2b, 2, 4, 6 and 8 Pilgrim's Lane. Number 10 Pilgrims Lane, on the eastern side, is a detached two-storey dwelling, partly over-sailing the driveway of number 8, at first floor level.
- 3.2 Pilgrim's Lane is within the Hampstead Conservation Area, and the Willoughby Road character area of Sub Area 3 (Willoughby Road/Downshire Hill).
- 3.3 The property is not listed as of national architectural or historic significance, but is identified as making a positive contribution to the character and appearance of the Conservation Area.
- 3.4 Cossey Cottage at 9 Pilgrim's Lane and Sidney House at 7 Pilgrim's Lane are listed Grade II. To the east, properties from No 4 Downshire Hill onwards are also listed Grade II.

4 Content of the application

4.1 This Statement is one of a number of documents and other materials submitted in support of the application as follows:

- Application form (APP 1).
- Application fee.
- Ordnance Survey/ red line plan.
- Drawings and plans.
- Ground Investigation.
- Basement Impact Assessment.
- Ground Movement Assessment.
- Heritage Statement.
- Arboricultural Report.
- Party Wall Assessment.
- Parking survey and swept path analysis (temporary construction phase).

5 Proposal

5.1 Planning permission is sought for:

- 5.2 "Excavation of the existing basement to the front part to increase the ceiling height, new basement extension to the rear below the existing dwelling and garden terrace, creation of a lightwell to the rear with external access stairs and associated external works, roof extension and installation of rooflights, alterations to windows and doorway opening to the side and rear elevations, alterations to the front boundary wall."
- 5.3 The proposal incorporates a new basement to the rear extending 3.75m below the existing floor level (3.35m floor to floor level), and the adaptation of an existing basement to the front where the proposal is to extend approximately one meters below existing floor level (lowering the floor level by 0.6 metres).
- 5.4 The proposed basement will extend under the footprint of the existing house and the existing rear garden terrace.
- 5.5 The basement will provide additional floorspace for the dwelling house in the form of a playroom, library, games room, bathroom/ utility room and a library/cinema.

- 5.6 No alterations are proposed to the Pilgrims Lane elevation except for the restoration of windows and the entrance doors and new front railings.
- 5.7 A small loft extension is proposed below the existing ridge lines, infilling the existing valley roof. The extension will not be visible in any street or garden view.
- 5.8 Internal alterations are proposed with some external window positions altered to the side and rear.
- 5.9 The application is a substantially revised and reduced scale version a scheme previously refused permission (see history section below). The basement extension previously incorporated a swimming pool and projected further into the rear garden.
- 5.10 The proposals are set out in the accompanying plans and drawings and described fully in the section on design and access below.

6 Planning History

8 Pilgrim's Lane

- 6.1 An application for a basement extension and other improvements (Ref. 2010/4644/P) was initially submitted in 2010. This was subsequently withdrawn, revised and resubmitted (Ref.2011/0526/P) but refused permission on 1 April 2011.
- 6.2 The application sought permission for: 'Excavation of basement extension with ground floor roof light, raising the ridge of the existing roofline to the south west elevation and erection of boundary wall and railings to front elevation as well as alterations to the fenestration and associated alterations to existing dwelling house (Class C3)'.
- 6.3 The proposals was refused permission for four reasons:

- 6.4 Reason One: In the absence of sufficient information the applicant has failed to demonstrate that the proposed basement excavation would not have significant adverse impacts on the structural stability of the application site and adjacent properties, drainage and the local water environment. As such, the scheme is contrary to policies CS5, CS13 and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 6.5 Reason Two: The proposed basement, patios, steps and associated excavation by virtue of their size, depth, bulk, mass and detailed design would have a adverse impact on the original proportions of the host building to the detriment of the quality of the building, contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 6.6 Reason Three: The proposed development, in the absence of a legal agreement to secure contributions to ensure a highway contribution to mitigate against the impact of development, contrary to policy CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 6.7 Reason Four: The proposed development, in the absence of a legal agreement to secure the provision of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users contrary to CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

Delegated report

- 6.8 The Officer's delegated report recommended refusal. Nevertheless, the report highlighted a series of features of the scheme which were supported.
- 6.9 The report stated the following:
- 'The proposed alterations at roof level are considered acceptable in this location'.

- 'It is considered that as the building is not a listed building and it is a single dwelling house, the rooflights are permitted development'.
- 'Alterations to bricking up the door way to the east elevation are also considered to be covered under permitted development'.
- Whilst the extension to the width of the existing porch does require planning permission... no objection is raised to this element of the scheme'.
- 'It is considered that... (the front) railings will not have a detrimental impact on the character and appearance of the host property and wider conservation area'.
- 'Due to the majority of the works being located underground, it is not considered that there would be significant harm to the amenities of neighbours in terms of loss or light or overlooking'.
- 'The proposed basement with a patio opening up onto the garden will not result in any undue impact to the amenity of surrounding residential properties'.
- '...the proposal will not have any implications with regard to loss of sunlight or daylight to neighbouring properties comparable to the existing situation'.

- '...due to the size of the rooflight it is not considered that there will be a detrimental impact on the neighbouring property in relation to light pollution through the proposal'.
- 'Included within the proposal is to extend the depth of the existing drive way underneath the car port to accommodate two car parking spaces... no objection is raised'.
- 'The report identifies two trees for removal...(which) is considered by the Councils Tree Officer to be a sufficient level of replacement'.
- 'It is proposed to retain another Cherry (T1)... The method statement provided for the protection of the tree is considered to be satisfactory'.

6.10 The new application must be judged on its merits and according to the policy and guidance now in effect. Nevertheless, the features of the refused scheme which were supported by Officer's are material considerations in relation to the current proposal.

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- 6.11 Permission was granted on 8th October 1998 (Ref. PW9703031R2) for external alterations and extensions in connection with a conversion to form a single family dwelling house with integral garage.
- 6.12 Permission was granted on 4th May 1999 (Ref. PW9902075R1) for amendments to the previously approved elevations and extensions as a variation to the earlier planning permission (above).
- 6.13 A condition (No.3) attached to the above permission required that a 1.8m high screen should be on the rear roof terrace and permanently retained thereafter. A further condition (4) required the installation of coloured glass blocks and obscure glazing to windows on the rear elevation, which were to be permanently retained.
- 6.14 An informative (No. 4) stated that; 'You are advised that any use of the adjoining driveway at 8 Pilgrims Lane for access and construction purposes may require the formal consent of the owners'.

7 The Development Plan

National Planning Policy Framework

- 7.1 The Government recently published the National Planning Policy Framework (NPPF) which replaces all former national Planning Policy Statements. The NPPF is now the relevant material consideration in the determination of this application.

London Plan

- 7.2 The London Plan of July 2011 is the Strategic Development Plan for London and a material consideration, replacing the Consolidated London Plan of February 2008.

LDF Core Strategy

- 7.3 Local planning policy is set out in the Camden Core Strategy 2010-2025 and the accompanying Camden Development Policies 2010-2025, adopted in December 2010.

Supplementary Planning Guidance

- 7.4 Camden has adopted a number of relevant Supplementary Planning Guidance notes and documents (SPG's and SPD's):
- Camden Planning Guidance 2006;
 - CPG1 - Design (April 2011);
 - CPG2 - Housing (April 2011);

- CPG3 - Sustainability (April 2011);
- CPG4 - Basements (April 2011);
- CPG6 - Amenity (September 2011).

- 7.5 The following chapters consider the development plan policies in relation to four main considerations:

- Design.
- Heritage.
- Amenity.
- Landscape and trees.
- Basement Impact.
- Sustainability and energy.
- Construction Impact.

8 Design

Core Strategy

- 8.1 There are two Core Strategy policies of particular relevance to this application:
- 8.2 CS5 Managing the Impact of growth and development; and *CS14, Promoting high quality places and conserving our heritage*, requires that all new development is of the highest standard of design that respects local context and character as well as the highest standards of access to all buildings.
- 8.3 *DP24, Securing High Quality Design*, requires all new developments to be of the highest quality of design and expects developments to consider:
- character, setting, context and the form and scale of neighbouring buildings;
 - the character and proportions of the existing building, where alterations and extensions are proposed;
 - the quality of materials to be used;
 - the provision of visually interesting frontages at street level;
 - the appropriate location for building services equipment;
 - existing natural features, such as topography and trees;

- the provision of appropriate hard and soft landscaping including boundary treatments;
- the provision of appropriate amenity space; and
- accessibility.

Supplementary Guidance

- 8.4 CPG1, Design, provides more detailed guidance on alterations and extensions.
- 8.5 Paragraph 4.7 states that where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. Wherever possible, materials should complement the colour and texture of the materials in the existing building.
- 8.6 Paragraph 4.12 states that rear extensions should be subordinate to the original building and the heights should respect the existing pattern of rear extensions in the area, where they exist.
- 8.7 Paragraph 5.11 concerns the design of roof dormers and requires that they should be sensitive changes which maintain the overall structure of the existing roof form and that they are appropriate in terms of location, size, use of materials, and aligned with doors and windows below.

8.8 Paragraph 5.22 addresses roof lights which should be relatively small and fitted flush to the roof surface.

Light wells

8.9 Paragraph 2.60 of CPG4 states that where the basement or light wells results in an area of exposed basement wall with new window or door openings this will be assessed against policy CPG1 on extensions, alterations and conservatories. The general expectation is that the extension should be:

- subordinate to the building being extended;
- respect the original design and proportions of the building, including its architectural period and style; and
- retain a reasonable sized garden.

8.10 Lightwells proposed to the side or rear of a property should be set away from the boundary with neighbouring properties (Paragraph 2.71 of CPG 4: Basement). Basement proposals with habitable rooms and other sensitive uses in areas prone to flooding will not be permitted.

Discussion

- 8.11 The principal change to the external appearance of the property will be the formation of a light well extending into the rear garden by some 1.8m, in front of and below the line of the existing terrace. This will allow light into the proposed basement family room.
- 8.12 The extension will be made up of simple elements: a rendered finish to the walls; large glazed doors to the rear; with the parapet to the terrace above detailed to match the existing Arts and Crafts elevation above.
- 8.13 The light well will be below the level the rear terrace and below the level of the terrace and fence of 10 Pilgrim's Lane and some distance from 3 Downshire Hill, the nearest properties.
- 8.14 Due to its modest external scale and location to the rear, the proposed extension would have a limited impact on the visible mass of the house and will be entirely subordinate to the existing house. The basement extension and light well will not be visible from any public road whilst the light well, because it is sunken, will be hardly visible (if not invisible) in any views across the rear gardens from neighbouring properties.
- 8.15 The modest roof extension will not be visible from any public street or in any view from neighbouring properties, including 6 Pilgrim's Lane.

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- 8.16 The formation of new french doors from the kitchen/dining room out onto the terrace are designed to be sympathetic with the overall Arts and Crafts style of the property.

9 Heritage

- 9.1 DP25, Conserving Camden's Heritage, states that the Council will not permit development which harms the setting of listed buildings. It requires conservation area developments to fulfil a number of criteria:
- take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
 - only permit development within conservation areas that preserves and enhances the character and appearance of the area;
 - prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
 - not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
 - preserve trees and garden spaces which contribute to the character of a conservation area and which

provide a setting for Camden's architectural heritage.

Conservation Area

- 9.2 The site is within the Hampstead Conservation Area.
- 9.3 Planning Policy Statement 5, Planning for the Historic Environment (PPS5), published in March 2010, was replaced by the National Planning Policy Framework.
- 9.4 Camden Core Strategy Policy CS14 requires that development be of the highest standard of design; respects local context and character; and preserves and enhances Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 9.5 The Hampstead Conservation Area Appraisal describes 8 Pilgrim's Lane as being 'an interesting Arts and Crafts influenced house' and says that 'It has a gable with decorative brickwork and distinct chimneys. On the ground floor front elevation there is the unusual feature of a ships figurehead'.

Impact on the Conservation Area

- 9.6 Pilgrim's Lane has an established and coherent but also varied character. The conservation area assessment states.

- 9.7 The front elevation to Pilgrim's Lane will not be materially altered except that the historic character and detailing of brickwork render, windows, doors and railings will be conserved and reinstated, where they have been lost. This will be a substantial enhancement to the building which will also enhance the Conservation area.
- 9.8 The north and south side of Pilgrim's Lane differ in terms of age and character with a late Victorian terrace, including Number 8, on the south side with earlier cottages on the north side.
- 9.9 10 Pilgrims Lane strikes a discordant note within the street with white render finish, small windows and rectilinear façade and parapet roof. The sensitive restoration of 8 Pilgrim's Lane will help to offset or temper this effect. Number 11, opposite, also strikes a discordant note
- 9.10 The terrace of dwellings to the west of number 8 is coherent and intact and the setting will not be altered by the proposals in any way.
- 9.11 The rear elevations of the properties on this side of Pilgrims Lane have been substantially altered over time, particularly at ground floor level; with the infilling of the rear side passageway space on a number of properties and backland development, such as the post war construction of the shed now used as Downshire Studios.
- 9.12 New windows and glazed doors to the rear and the side basement level will be vertically subdivided, to reflect the small size of the panes of the original Arts and Crafts windows and doors. These features will ensure that the alterations and extensions, to the extent that they are visible at all, are sympathetic and reflective of the host building and blend back into the overall character of the property.
- 9.13 The proposed parapet rail detail and stairs from the garden terrace are also sympathetic and reflective of the host building.
- 9.14 The proposals will preserve and enhance the character and appearance of the Conservation Area.
- 9.15 **Assessment**
- 9.16 An Initial Heritage Assessment has been prepared by Mr Kevin Murphy of KM Heritage. This provides an initial assessment of 8 Pilgrim's Lane in heritage terms and comments on the emerging scheme for the building.
- 9.17 The Report finds that 8 Pilgrim's Lane was built sometime between the mid-1870s and the early 1890s, possibly in two phases. It concludes that the house compares very poorly with other Arts and Crafts buildings in Hampstead and is not a particularly remarkable example of Arts and Crafts architecture. The design is 'awkward and unresolved' with 'severely compromised proportions'.
- 9.18 The Heritage Assessment considers the significance of the plaque to Edward John Cory, the composer of the Eton Boating, who is said to have lived at the property. He probably died there in 1892, long before the figurehead was installed in the mid twentieth century. The assessment concludes that Cory is not a particularly notable figure; whilst the figurehead attached to the front elevation was probably erected in the twentieth century.
- 9.19 The report finds that effect of the proposed scheme upon the significance of the property, adjacent listed buildings and the wider conservation area is negligible and positive: 'The scheme is sensibly and carefully designed with no apparent shortcomings that would create risk in heritage or architectural design terms'.

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- 9.20 The key external changes are confined to the garden/side elevation, hidden from the public realm of the conservation area, and not meaningfully visible from nearby listed buildings in Downshire Hill. The new basement expression is sensitively and appropriately designed to be in keeping with the overall character and appearance of the house. The rooftop extension is hidden from view in every direction and affects a very subsidiary part of the house.
- 9.21 The Appraisal finds that the new bay window is sensibly scaled, sits comfortably and organically with the house, affects a relatively hidden rear elevation, and is fully in keeping with the style of the house. The new bay, and the moving of a single window to facilitate the new bay, cannot be sensibly considered to be contentious, and both will blend effectively with the host building.

10 Amenity

- 10.1 DP26 Managing the impact of development on occupiers and Neighbours.

Privacy

- 10.2 The proposed basement extension will not extend beyond the footprint of the existing house, so that there can be no loss of privacy to neighbours.

Noise

- 10.3 London Plan Policy 7.15 deals with reducing noise. Camden Development Plan Policy DP28 requires that noise and vibration is controlled and managed and does not exceed Noise and Vibration Thresholds.
- 10.4 Policy DP28 requires that the amenity of adjacent occupiers be taken into account during demolition and construction.
- 10.5 The basement will be in used for normal residential activities ancillary to the enlarged single dwelling house. The development is therefore not considered to result in any increased noise disturbance. The proposal will not result in any increase in external noise which might disturb the living conditions of neighbouring occupiers.

- 10.6 Potential noise impacts in relation to construction are addressed in the Construction Management Plan submitted with the application.

Privacy and outlook

- 10.7 The proposal will not result in a loss of privacy or outlook and would be in no way detrimental to the amenity of occupiers or neighbours.
- 10.8 The very modest external alterations proposed will not harm outlook or result in an increased sense of enclosure or any overbearing effect upon neighbouring properties and garden areas.

Access

- 10.9 The front door will be retained as the main entrance to the property.
- 10.10 Level access will be provided via the driveway to the main family living room to the rear.
- 10.11 The property enjoys very good public transport accessibility with a PTAL rating of 6.
- 10.12 Hampstead and Belsize Park Underground (Northern Line) and Hampstead Heath (Overground) Stations are all within twelve minutes walk. Bus stops on Rosslyn Hill and at South End Green offer fast reliable connections to central and north London.

Internal amenity

- 10.13 The proposed basement will not contain the main habitable rooms of the house or independent residential accommodation.
- 10.14 The basement accommodation will be an integral part of this large family house with a large garden and will provide a high standard of residential accommodation overall. It is therefore of lesser importance that the basement rooms meet all amenity standards. The proposed layout would allow good light to the main play room but a reduced amount of light to some area of the basement, as there would be insufficient daylight/sunlight penetrating. These areas are proposed to be used as a home cinema, library and utility/bathrooms.

Sunlight and daylight

- 10.15 Camden Development Policy DP 26 states that the Council only grant permission for development that does not cause harm to amenity, including impacts upon daylight sunlight and artificial light to neighbouring properties.
- 10.16 The proposal would not have a detrimental impact on the amenity of neighbouring occupiers and is therefore fully consistent with policy SD6.

- 10.17 There are no windows or habitable rooms of neighbouring that will be materially affected by the proposal because the envelope of the building will not be expanded above street level except for a minor infilling of a valley roof which is to the north of all neighbouring windows.
- 10.18 The proposal will not impact upon the sunlight and daylight of neighbouring properties.

Neighbouring occupiers

- 10.19 A number of points were raised by neighbouring occupiers in relation to the previous scheme. The applicant has sought to address these in this revised scheme.
- 10.20 Matters relating to land ownership, noise and disruption caused by building works and party walls issues are all covered by separate building control, environmental health and other legislation and therefore carry only limited weight when making planning decisions.
- 10.21 The concerns raised by neighbouring occupiers have been taken into consideration through the revisions to the scheme and the construction management plan and their interests can be further safeguarded through the imposition of planning conditions.

11 Landscape and Trees

Garden space

- 11.1 The proposal will not result in any significant loss of green/garden space. The proposed sunken terrace extends some 17.5 sq m in the garden of 167sq m.
- 11.2 The basement extension and light well will not intrude significantly upon the area of the garden and the area of paved terrace above will be maintained.
- 11.3 The light well will involve the excavation of no more than 10.5 % of the rear garden area, but this will be replaced with a sunken terrace or patio area, so that the open character and area of open space available to occupiers will not be diminished.

Landscape and boundaries

- 11.4 The front boundary to Pilgrim's Lane will be lined with new painted metal railings and brick piers in a sympathetic design.
- 11.5 The landscaping of the rear garden is designed to provide an attractive staircase from the terrace down to the garden and from the basement patio up to the garden. The proposed parapet/railing in cast stone is designed to be sympathetic to the Arts and Crafts character of the building.

- 11.6 The main area of lawn with planted borders and trees and boundary fencing is to remain unaltered.

Trees

- 11.7 London Plan Policy 7.21 states that existing trees of value should be retained and any losses replaced, following the principle of 'right place, right tree'. The policy advocates planting additional trees, particularly large- canopied species.
- 11.8 Camden Development Policy DP24 requires that trees and garden spaces be preserved where they contribute to the character of a conservation area and provide a setting for Camden's architectural heritage.
- 11.9 Camden Planning Guidance 1: Design (Paragraph 6.4) expects landscape design and green infrastructure to be fully integrated into each scheme from the outset.
- 11.10 An Arboricultural Report prepared by Mr John Cromar of the John Cromar Arboricultural Company is submitted with the application. A short update/addendum report is also provided which confirms that there are no material changes or issues arising in relation to the revised scheme.

- 11.11 The report identifies two trees for removal; T3 a Purple Plum which is in a state of decline and T5, a Cherry, which is dead.

- 11.12 Space for replanting is limited. However, a multi stemmed Persian Ironwood is proposed at the eastern end of the garden as a replacement for T5. The Councils Tree Officer, in the delegated report in relation to the earlier, refused, application considered this to be a sufficient level of replacement.

- 11.13 It is proposed to retain another Cherry (T1) growing adjacent to the proposed basement works. A Tree Preservation Order has been served relating to this tree.

- 11.14 This tree is visible from the public realm in glimpsed views through an arch at 10 Pilgrim's Lane. The tree also provides a screen between 10 Pilgrim's Lane and 3 Downshire Hill.

- 11.15 The proposed basement construction involves localised construction within the root protection area of the tree. However, the proportions of the rooting area which will be affected by the construction of a section of the basement are not considered to be so great as to affect the health and vitality of the tree.

11.16 The Arboricultural report includes a method statement for the protection of the tree. The Council considered the method statement to be satisfactory in relation to the refused application. A Condition can be attached to any permission with regard to trees, tree protection and landscaping.

12 Basement Impact

Policy

- 12.1 The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity; and does not result in flooding or ground instability.
- 12.2 Development Policy DP27 states that the Council will require an assessment of the impact on drainage, flooding, groundwater conditions and structural stability for basement and underground developments, where appropriate.
- 12.3 Proposals must demonstrate that they meet the following criteria:
- maintain the structural stability of the building and neighbouring properties;
 - avoid adversely affecting drainage and run-off or causing other damage to the water environment;
 - avoid cumulative impacts upon structural stability or the water environment in the local area.
- 12.4 The Council will also take account of the following:
- harm to the amenity of neighbours;

- the loss of open space or trees of townscape or amenity value;
- providing satisfactory landscaping, including adequate soil depth;
- harm to the appearance or setting of the property or the established character of the surrounding area; and
- protecting important archaeological remains.

Assessment

- 12.5 A Basement Impact Assessment is required to be undertaken which demonstrates that the proposals comply with the BIA criteria. In accordance with Policy DP27 and CPG4, a full Basement Impact Assessment has been carried out in order to screen, scope and assess the potential impacts of the development in relation to hydrology and geology including ground water flow, land stability, surface flow and flooding.
- 12.6 The proposal is in general accordance with the basement guidance and policy DP27 insofar as:
- It would be largely confined to the existing building footprint and would not result in loss of 50% of the front garden. A substantial rear garden would be retained.
 - The excavation would be a maximum of 3.3m below internal ground floor

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level and would provide 2.5m headroom and associated floorslab.

- Trees within or adjacent to the area of excavation would be retained or protected in accordance with Arboricultural Report
- There are very few and limited manifestations of the basement.
- While the extent of natural light to the basement would not meet Camden guidance this was considered to be acceptable in the context of the overall residential quality of the dwelling.

12.7 A four stage Basement Impact Assessment has been undertaken by Arup:

- Initial Screening to identify whether there are matters of concern;
- Scoping to further define the matters of concern identified in the screening stage and devise an approach to evaluate the potential impacts;
- Site investigation and study to establish baseline conditions; and
- Assessment of the information to determine the impact of the proposals.

12.8 Potential impacts were identified in the Stage 1 and Stage 2 screening and scoping exercise.

12.9 The following issues were identified in the stage 2 scoping for further assessment:

- Surface flow and flooding
- Subterranean (groundwater) flow
- Slope stability

12.10 The scope of investigation, data collection and assessment was determined, to be carried out in Stages 3 and 4 of the process.

Conclusions

12.11 The stage 3 and 4 assessment undertaken by Arup reaches the following conclusions.

12.12 The potential impact of the proposed basement on surface water flow and local flooding risk is considered negligible.

12.13 The potential impact of the proposed basement on subterranean ground water flow is considered negligible when mitigation measures are incorporated into the basement design.

12.14 The potential impact of the proposed basement on slope stability is considered negligible.

13 Ground Movement Assessment

13.1 A ground movement assessment has been undertaken by RKD and is submitted with the application.

13.2 The report describes theoretical estimates of ground movements and those that may be experienced by structures outside of the new basement excavation for number 8 Pilgrim's Lane.

13.3 The report assesses the potential damage category status of the adjacent structures adjoining number 8 Pilgrims Lane and the potential effect upon them of the proposed new basement works.

13.4 With respect to neighbouring structures beyond the site boundary, these estimates are likely to be conservative and they ignore soil-structure interaction that is likely to be beneficial.

13.5 The following is determined:

- The maximum derived cumulative settlement at any location was approximately 6.4mm and the maximum derived settlement beneath an adjacent structure is given by the Party Wall structure, where this is underpinned, and is 5.25mm;
- The adjacent structure of number 6 Pilgrim's Lane experiences Damage Category (2) or 'Slight' in response to the proposed new basement works;

- The adjacent structure of number 10 Pilgrim's Lane experiences Damage Category (1) or 'Very Slight' in response to the proposed new basement works
- The adjacent structure of the Downshire Studios experiences borderline Damage Category(2) or 'Slight' in response to the proposed new basement works;
- Other neighbouring structures would remain in Damage Category (0) or 'negligible'.

13.6 Section 2.30 of Camden's Basement Impact Guidelines (CPG4) state that where the predicted structural damage to neighbouring property is identified as being greater than the Burland category of 'slight', mitigation measures should be considered.

13.7 All of the predicted ground movements are within the negligible to slight categories (Burland categories 0-2) and all but one are within category 0 or 1.

14 Sustainability and energy

- 14.1 Policy 5.1 in Chapter 5 of the London Plan seeks an overall reduction in London's carbon emission of 60% on 1990 levels by 2025. At 7.3 through to 7.5, developments are required to:
- Use less energy;
 - Supply energy efficiently;
 - Use renewable energy; and
 - Meet the highest standards of sustainable design and construction.
- 14.2 Policy 1.1 at section 7.5 seeks to manage growth and change in London in order to meet this vision.
- 14.3 Camden Development Plan Policy DP 22 requires development to incorporate sustainable design and construction measures including
- summer shading and planting;
 - limiting run-off;
 - reducing water consumption;
 - and not locating vulnerable uses in basements prone to flooding.

14.4 The proposal relates to alterations to an existing dwelling of less than 500 sq metres additional residential floor space so that the scheme falls below the threshold for the polices to fully apply.

15 Construction impacts and management

- 15.1 Camden Development Policy DP26, at paragraph 26.10, requires that Construction Management Plans (CMP's) be prepared for certain types of development, including basements. Their purpose is to identify potential impacts of the construction phase of the development and to set out how any potential negative impacts will be mitigated such as:
- Dust, noise and vibration on site and off site;
 - Traffic management highways safety and highways congestion;
 - Protection of listed buildings;
 - Stability of adjacent properties;
 - Protection of any off-site features that may be damaged due to works;
 - Protection of biodiversity and trees; and
 - Preservation of the amenity of surrounding residential and other sensitive uses.
- 15.2 A full draft CMP is submitted with this application. This will be developed in further detail, controlled by a planning condition.

- 15.3 A parking survey and swept path analysis study in relation to the temporary construction phase of a proposed development has been undertaken by Paul Mew Associates.
- 15.4 The daily limit of material excavated will not be large and the number of vehicles going to and from the construction site on a weekly basis will also not be large. Nevertheless, a detailed Construction Management Plan has been prepared which can be further adapted and secured through condition.
- 15.5 Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from the Council and this, along with the existing on-street waiting and loading controls, are considered sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

16 Conclusions

- 16.1 Section 38(6) of the Town and Country Planning Act 1990 requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 16.2 This Statement has assessed the proposed development against the Development Plan and other relevant planning policy and guidance at national, regional and local policy level and concludes that there is strong planning policy support for the proposals.
- 16.3 This statement therefore concludes that the proposed development complies with the aims and objectives of national, regional and local planning policy and should be granted planning permission accordingly. The benefits of the proposed development include:
- Significant enhancements to the quality of residential environment;
 - Enhancements to the appearance of the Conservation Area.
- 16.4 The proposed development is significantly reduced in scale from the previous proposal and represents a high quality addition to the existing building. It will complement the host building in terms of scale and form and will preserve and not harm the character and appearance of the Conservation Area.

- 16.5 The proposed development will not result in a loss of sunlight, daylight, privacy or outlook of neighbours and is consistent with the amenity policies contained in the Core Strategy and supplementary guidance.
- 16.6 The Basement Impact Assessment, and its associated reports, demonstrates that the impact of the basement excavation on adjacent structures and groundwater conditions will be limited.



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