

October 2012

1 Radlett Place, London, NW8

Planning Statement

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1. INTRODUCTION

- 1.1 This planning statement has been prepared in support of a planning application for the erection of a new single family dwellinghouse (revised above ground design to approved and implemented scheme granted planning permission on 8 October 2009).
- 1.2 Planning permission and conservation area consent was granted on appeal on 8 October 2009 for the demolition of an existing single family dwellinghouse and the erection of one single family dwelling house with associated landscaping, car parking, two-storey guest house and single storey annex in the garden. The planning conditions and obligations relating to this permission have subsequently been approved and discharged. The existing dwelling has been demolished and works in connection with the approved development have commenced. The Council were notified of the commencement of the development on 5 October 2009.
- 1.3 This planning application represents proposals for a different architectural design to the new single family dwellinghouse, specifically the above ground superstructure, although there are some minor, non-material, changes to the extent of the upper level of the subterranean structure. The application arises following the acquisition of the property by new owners.
- 1.4 Alongside this planning statement, the planning application is accompanied by the following reports:
- Design and Access Statement, prepared by shh Architects, including a landscaping strategy prepared by Ian Kitson.
 - Renewable Energy Statement and Sustainability Report, including Code for Sustainable Homes Level 4 pre-assessment.
 - External lighting report, prepared by Pritchard Themis.
 - Basement Impact Assessment, prepared by Webb and Yates.
 - Flood Risk assessment, prepared by Webb and Yates.
 - Structural Engineering Report, prepared by Webb and Yates.
 - Environmental Noise Survey, prepared by Hann Tucker Associates

- Arboricultural Development Report, prepared by Arbtech.
- Construction Phase and Environmental Plan, prepared by Durtnell

1.5 This planning statement provides the background information relating to the site and gives a detailed assessment of the proposals in relation to planning policy and other material considerations. The statement sets out the applicant's case that the proposals raise no land use issues; will respect and enhance the character and appearance of the Conservation Area through the use of high quality neo-Georgian architecture that responds to its setting and context; reduces the visible built form of the new house and preserves views from Primrose Hill; have been designed with due consideration of structural engineering and the local water environment; cause no injury to the amenity of neighbouring occupiers; and will represent a highly sustainable development incorporating passive design, energy efficiency and renewable energy technologies achieving a Code for Sustainable Homes Level 4. The statement is set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area
- **Section 3** provides an overview of relevant planning history
- **Section 4** provides an outline of the proposals
- **Section 5** sets out the planning policy framework for the site
- **Section 6** examines the main planning considerations in relation to the application and makes an assessment of the site context and proposals
- **Section 7** draws our conclusions in respect of the proposals

2. SITE & SURROUNDINGS

- 2.1 The application site is situated at the end of Radlett Place on its eastern side. Radlett Place is a privately owned cul-de-sac which runs off Avenue Road between Nos. 34 and 36 Avenue Road. The site is not visible from Avenue Road. The northern boundary of the site borders Primrose Hill.



Application site viewed from Radlett Place

- 2.2 The application site was previously occupied by a substantial detached, L-shaped, house dating from the early 1960's, which was two storeys in height and had a detached garage. This building has been recently demolished under the conservation area consent and planning permission granted by the Inspector in October 2009. Works are currently taking place on site in connection with the excavation and construction of the basement of the new dwelling that was granted planning permission.



Images of the previous property

- 2.3 At the front of the house was a large area of concrete paving, which was also used to park cars. A disused asphalt tennis court was situated on the south eastern edge

of the site. The site has extensive gardens with a number of mature trees. The tree at the front of the property and two in the rear garden are subject to a Tree Preservation Order (TPO). The garden is enclosed by a large brick wall, which is gated onto Primrose Hill.



The application site viewed from Primrose Hill

- 2.4 The site is situated off a private access road leading from Avenue Road, which is a wide, tree lined road linking Swiss Cottage to Regent's Park. The southern edge of the site borders No. 34 Avenue Road, a two storey plus mansard roof property with a large rear garden bounded by a 2.4 metre high boundary wall.
- 2.5 The eastern edge of the site borders the rear garden of No 30 Avenue Road. To the west of the site, on the opposite side of Radlett Place, is Radlett House another very substantial dwelling house. At the entrance to Radlett Place on its western side is No. 36 Avenue Road, which is a modern, red brick block of flats.
- 2.6 The northern edge of the site borders Primrose Hill, which is a Royal Park and is designated as Metropolitan Open Land and a Borough Site of Nature Conservation Importance.
- 2.7 There is a perimeter path around the edge of Primrose Hill, which passes the application site and is flanked by two lines of mature trees, creating a vegetation buffer zone between the open space of Primrose Hill and the edge of the hill as its

borders residential properties. There are no strategic views from Primrose Hill passing over the site.



Aerial images of the application site

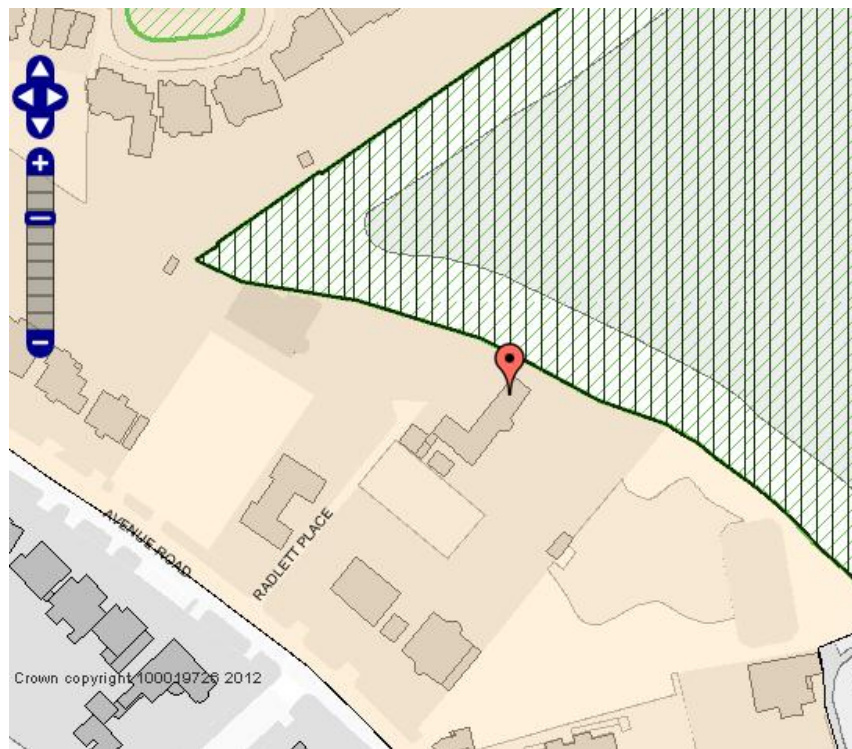
The site



- 2.8 The site is located within the Elsworthy Conservation Area. This part of the conservation area is residential in character but diverse in terms of scale, style and architecture with a number of large dwelling houses and blocks of flats. The conservation area backs onto Primrose Hill, from where there are long views to the rear of properties on Avenue Road and Elsworthy Road.



2.9 There are no other planning designations which cover the site.



Core Strategy proposals map

2.10 The site is in an area of poor public transport accessibility. The PTAL level for the site is 1b. The nearest public transport facilities are bus services on Finchley Road and Adelaide Road and the Underground Station at St. John's Wood. Both are approximately 700km away in walking distance.

3. PLANNING HISTORY

- 3.1 The planning history for the site is considered to be an important and a very significant material consideration in the determination of this application.
- 3.2 The planning permission for the previous house was granted in 1959.
- 3.3 There are two planning permissions from the late 1970's relating to the construction of an enclosed swimming pool with changing rooms and sauna on the existing paved courtyard at the front of the buildings and also for the erection of an extension at first floor level over the existing garage for use as a staff flat. Neither of these permissions was implemented.
- 3.4 Planning permission and conservation area consent were granted in 2005 for the demolition of the existing detached house plus garage and the erection of six 2-3 storey plus basement semi-detached houses with 5 integral garages and 7 external parking spaces. This permission was not implemented.

The implemented planning permission

- 3.5 Planning permission and conservation area consent (ref. 2008/3160/P and 2008/3500/C) was granted on appeal on 8 October 2009 for the demolition of the existing single family dwelling house and the erection of one single family dwelling house with associated landscaping, car parking, two-storey guest house and single storey annex in the garden. The decision is accompanied by a unilateral undertaking which provide two obligations to be undertaken before work commences on site. These are the submission and approval of a Construction Management Plan and the payment of a highways contribution of £4,700.
- 3.6 This appeal decision granted consent for a contemporary new dwelling on the site using a mixed palette of materials in place of the previous 1960's house. The approved dwelling rose to three storeys in height and had two basement levels beneath the ground.
- 3.7 Conditions attached to the decision requiring the submission and approval prior to commencement of the development of details and samples of the external surfaces

(Condition 2) and details of the locations of all the existing trees and measures for their protection (Condition 3) have been discharged on 31 March 2010 and 11 June 2010 respectively.

- 3.8 Amendments to the basement and sub-basement levels to allow for increased plant requirements and additional residential floorspace were approved on 11 August 2010 (ref. 2010/0684/P).
- 3.9 Further above ground amendments were approved on 14 April 2011 when permission was granted for alterations to fenestration, design features and service arrangements (ref. 2010/4577/P).
- 3.10 The two obligations within the unilateral undertaking have been undertaken. The Construction Management Plan was approved on 20 July 2012 and the relevant clauses in the Undertaking were discharged. The index linked payment of the highways contribution was made on 3 August 2012.
- 3.11 In accordance with clause 5 of the Unilateral Undertaking, the Council were notified by letter on 17 August 2012 that the development was to commence on 27 August 2012. The Council were further notified by letter dated 5 October 2012 that works which form part of the permanent structure of the house had begun on site..
- 3.12 The existing dwelling house has been demolished and works are now taking place on the excavation and piling of the lowest basement level of the approved scheme. The planning permission has therefore been implemented and remains extant in perpetuity.

Other relevant history

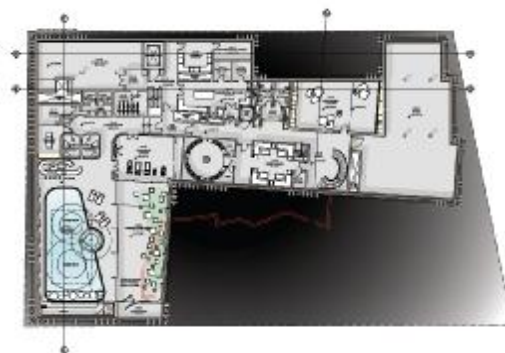
- 3.13 There is also considered to be relevant planning history on neighbouring sites where consents have been granted during the last few years for the demolition of existing dwellings and their replacement with new large houses, including basement levels and ancillary outbuildings.

Radlett House

- 3.14 Planning permission was granted in November 2011 for the excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling.
- 3.15 Planning permission had previously been granted in January 2011 for the erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling.
- 3.16 Planning permission and conservation area consent were granted for the demolition of the existing dwelling and its replacement with the erection of a two storey single family dwellinghouse in April 2005. A number of revisions to this scheme followed.
- 3.17 Planning permissions have been granted at nos. 38-40 Avenue Road in 2007 and beyond for the demolition of the existing dwelling house and the erection of two 3-storey detached single dwelling houses. These houses are now nearing completion.

4. PROPOSALS

- 4.1 The application proposals are for the erection of a new single family dwellinghouse.
- 4.2 The house will be two storeys in height with storage accommodation within the roof form and will have two basement levels. The proposals effectively represent a change in the detailed architectural design to the house above ground from the approved and implemented planning permission. The site has been acquired by new owners who wish to have a different, more traditional appearance to the new dwelling.
- 4.3 The new house follows the principles and parameters established by the implemented scheme in terms of siting, overall massing and quantum of floorspace. The basement levels are the same as the approved albeit with some minor changes reducing the extent of the excavation at first basement level and covering over the approved sunken garden area, together with some changes to the sunken courtyard area. The lowest basement level is currently under construction in accordance with the siting and extent of the approved scheme. The basement structural design has been developed to allow flexibility in the design of the above ground superstructure.
- 4.4 It is considered that these changes to the first basement level (described as lower ground floor level on the application plans) represent non material amendments to the approved basement plan as they do not increase the excavated extent of the basement area, do not change the impact on any root protection areas and as it is below ground does not impact on the appearance of the basement development.



Proposed lower ground floor with extant basement extent highlighted in red

4.5 The basement levels will continue to provide plant and leisure facilities for the house although car parking will no longer be in the basement but is now to be provided within the garage area at ground floor level. A Basement Impact Assessment, Flood Risk Assessment, Structural Engineering report and Arboricultural Report accompany the application. A Construction Phase and Environmental Plan prepared by the contractors is also provided.

4.6 It is above ground where the significant changes to the approved development to build a new house are being sought. The approved and implemented scheme designed by MMM architects is for a very contemporary 3 storey dwelling above ground. This was a very bespoke and unique design tailor made for the previous owner of the site. It is the new owner's preference to have a more traditionally designed dwelling, but of the same high quality detailed design and materials.



Implemented MMM scheme

4.7 The proposed new dwelling designed by shh architects is to take a more traditional approach to the architecture. The footprint of the proposed dwelling largely follows that of the MMM scheme although the ancillary two storey element fronting Radlett Place is now linked at ground floor level. The single storey gym accommodation over the swimming pool on the boundary with no. 34 Avenue Road found on the MMM scheme has been removed from this scheme. At first floor level, the massing is pulled in from the boundary with Primrose Hill and from the boundary with no. 34 Avenue Road. At roof level, the form over the main part of the house is of a hipped roof with chimneys and dormer windows as opposed to the flat roofed third floor element of the MMM scheme. This reduces the massing at this level quite considerably. A comparison of the massing and footprint of the two schemes is provided in the Design and Access Statement.



Proposed shh scheme



- 4.8 The design approach is Neo-Georgian, which has been inspired by examples of early 20th Century houses in the surrounding conservation areas. Whilst the reference is from Georgian architecture, the style and materials are 21st Century. Detailed design work has taken place relating to windows, doors, roofs and stone work in order to provide a scheme that is holistic and contextual in its design and execution. The quality of the materials, details and finish of the building are based on both the immediate context, as well as its historic design integrity. The Design and Access Statement provides full details of the proposed new dwelling.
- 4.9 Three car parking spaces are to be provided at ground floor level within the garage fronting Radlett Place. This is a reduction from the 4 provided within the implemented scheme. Cycle stores and space for the storage of recycling and refuse are provided. A sub-station is provided in the same location as the implemented scheme. The new dwelling will incorporate low and zero carbon technologies in the form of a combined heat and power system (CHP),

photovoltaics (PV's) and ground source heat pumps (GSHP) alongside an array of passive design and energy efficiency measures. The flat roofs of the new dwelling will incorporate green and brown roofs. The new dwelling will achieve Code for Sustainable Homes Level 4, and a pre-assessment is provided with the application. A landscaping strategy has been prepared by Ian Kitson.

5. PLANNING POLICY FRAMEWORK

- 5.1 The 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 In this case the development plan comprises;
- The London Plan, adopted in July 2011.
 - The Core Strategy, adopted in November 2010.
 - The Development Policies Document, adopted in November 2010.
- 5.3 The Council has prepared a range of Supplementary Planning Guidance (SPG) to supplement the policies contained within the Local Development Framework. Consideration has been given to the relevant parts of this adopted *Camden Planning Guidance* where appropriate and the Elsworthy Conservation Area Statement.
- 5.4 Relevant national planning guidance set out in the *National Planning Policy Framework (NPPF)* has also been taken into account.

6. PLANNING CONSIDERATIONS

6.1 The main issues are considered to be as follows:

- Land use issues.
- Design issues, including the impact of the proposals on the character and appearance of the Elsworthy Conservation Area and views from Primrose Hill.
- Subterranean Development issues, including basement impact assessment and the impact on trees.
- Sustainability issues, including the provision of lean, clean and green measures and the Code for Sustainable Homes Level.
- Residential amenity issues, including the quality of accommodation and impact on neighbours.
- Highway issues.

Land use issues

6.2 The planning application proposals effectively represent a change to the visual appearance of the new dwellinghouse on the site. Planning permission and conservation area consent has been granted by the Inspector for the demolition of the previous house on the site and the erection of a new dwelling comprising 3303sqm (GIA) over three above ground levels and two subterranean levels. The re-designed scheme proposes the same quantum of floorspace over the same number of levels on a very similar footprint but with obvious design changes above ground level. There are new owners of the site who prefer a different design to their home and for this reason this application has been submitted.

6.3 Nevertheless, the approved scheme has been implemented through the discharge of the conditions precedent, compliance with the planning obligations and commencement of the excavation and piling works involved in the construction of the basement level. This approved and implemented scheme represents a fall back

situation, which is a very significant material consideration in the assessment of the current proposals, and could be built out and completed by the owners of the site. However, their preference and desire is for an alternative design.

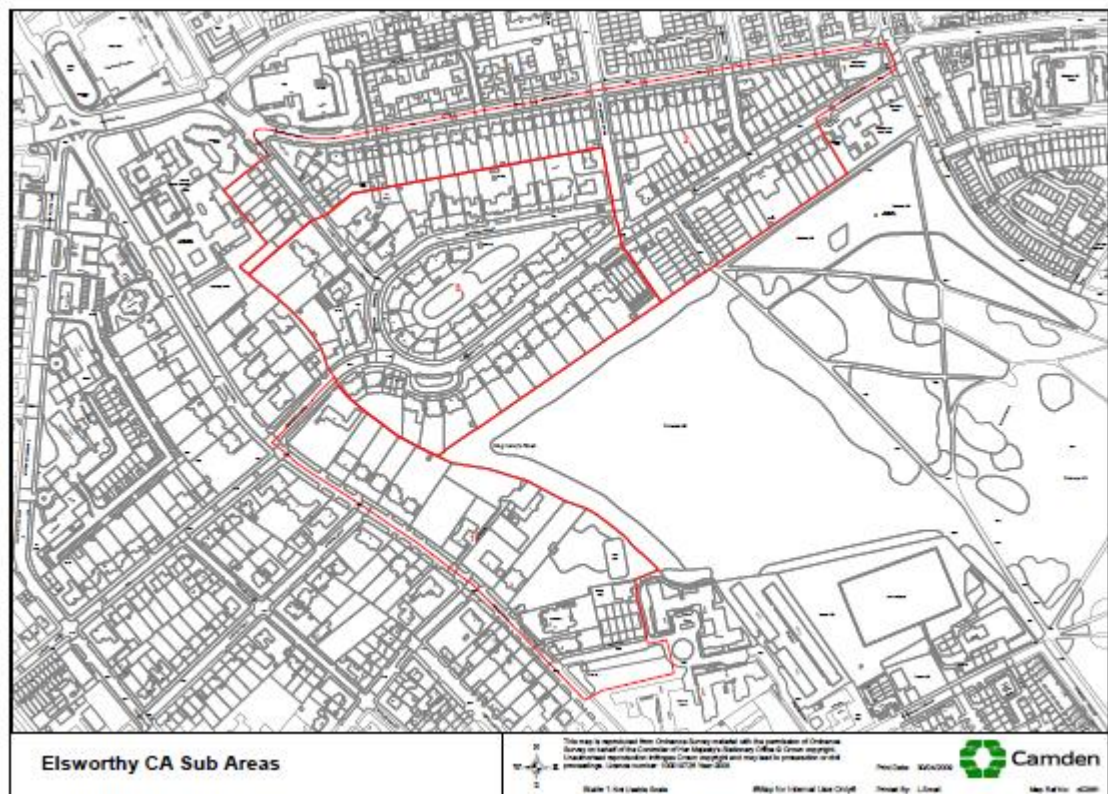
6.4 In granting planning permission for a new large single family dwellinghouse on the site, the Planning Inspector considered in detail whether an affordable housing provision should arise from such a development. The Inspector concluded that there was no compelling evidence to justify the provision of a financial contribution towards off-site affordable housing. The Inspector found that it would not be appropriate to provide affordable housing at a contrasting and higher density than that prevailing in this location. The Inspector did not consider that the theoretical ability of the structure to accommodate 10 flats was a sufficiently strong argument to weigh against the proposals. Moreover, as the proposals represented a one to one replacement of a private dwellinghouse on a relatively small site in terms of its redevelopment potential, the proposals would not prejudice the Council's objectives of securing the provision of affordable housing within the Borough. There was no conflict with Development Plan policy or supplementary planning guidance. Furthermore, the Inspector was not persuaded by an argument that as the development was a personal scheme and not speculative or motivated by profit, and that commercial considerations did not appear to be a driving factor, that the financial implications would not restrain development.

6.5 There is no affordable housing provision requirement with the implemented and extant planning permission on the site. The current proposals, although involving a change in the detailed design, do not involve any increase in floorspace (please refer to comparative assessment in the Design and Access Statement). The total GIA floorspace is slightly less than the implemented scheme. The total GEA floorspace is slightly higher, 6.8sqm, due to changes to the thickness of walls for structural reasons and to provide better insulation values and also allow concealed security shutters internally as opposed to having them provided externally. However, this is not considered to be a material change in circumstance and certainly does not represent a level of increase or additional residential floorspace under which affordable housing provision should apply. There are therefore considered to be no affordable housing implications arising from this proposal for an alternatively designed single dwellinghouse on the site of the same size, massing and quantum of floorspace as that which has been approved and implemented.

Design issues

- 6.6 Core Strategy Policy CS14 states that the Council will require development of the highest standard of design that respects local context and character; and preservation and enhancement of Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 6.7 This is supported by Development Policy DP24 which requires all developments to be of the highest standard of design and will expect developments to consider the character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building and the quality of materials to be used. Development Policy DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area and will take account of conservation area statements when assessing applications within Conservation Areas.
- 6.8 In terms of the impact on the designated heritage asset, which is the Elsworthy Conservation Area, the NPPF advises that an assessment of significance should be undertaken at a level proportionate to the importance of the asset and the potential impact of the proposals. The Council has prepared a Conservation Area Appraisal and Management Strategy, which was adopted in July 2009 and provides a suitable assessment of the significance of the area, which is drawn upon in the paragraphs below and has informed the design of the new house.
- 6.9 The previous house has now been demolished under the implemented planning permission. It has always been recognised that this house did not make a positive contribution to the Elsworthy Conservation Area and therefore an opportunity exists to enhance the character and appearance of the conservation area.
- 6.10 The Conservation Area Appraisal describes the special interest of the Elsworthy Conservation Area in detail. The area has evolved as an area of terraced townhouses, large semi-detached villas, and latterly large detached houses following a 'garden suburb' pattern which were built for well-to-do families wishing to live in spacious, pleasant, leafy surroundings within easy reach of central London. This character as a wealthy suburb has continued to this day.

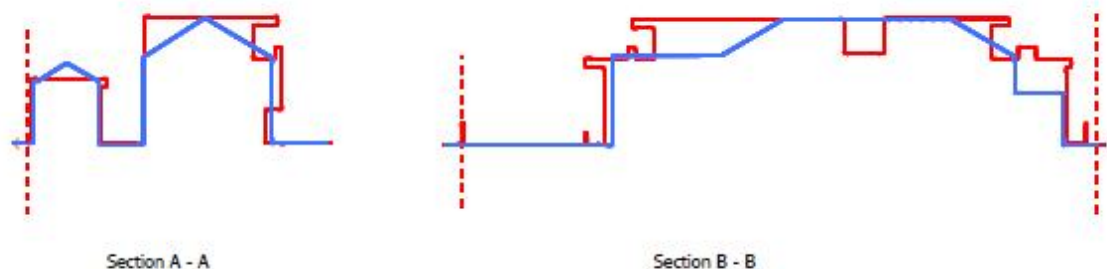
- 6.11 The area's spatial character derives from the spacious leafy streets and the generous plots. A range of building types is found across the conservation area, although terrace houses, semi-detached villas and freestanding detached houses are the most common. Yellow stock brick and red brick are the predominant materials found across the conservation area. Other materials such as stucco, stone, tile and timber are employed as contrasting elements. In Avenue Road, the grand detached houses are prevalent in dark red or brown brick, or painted stucco finishes. The Design and Access Statement provides visual analysis of the surrounding properties in the area.
- 6.12 The conservation area can be divided into 3 sub-areas, each with their own distinct character which is desirable to preserve or enhance, with the application site sitting within the Avenue Road – Eyre Estate area.



- 6.13 The Avenue Road was the first part of the conservation area to be developed and the large, detached house reflect the desirability and importance of the thoroughfare. Its ambiance is distinct to the rest of the conservation area. Most of the villas are replacements, sometimes more than once. The large detached houses relate more to St. John's Wood in scale and character than the rest of the

Conservation Area. Their spacious grounds are characterised by long back gardens. The houses are set back from the road with strong well defined front boundaries.

- 6.14 In terms of townscape character, the Avenue Road sub-area is notable for its great variety of building heights, styles and materials. The prevailing height is two to three storeys often with a mansard roof or dormer windows at third storey level. There is a general pattern of horizontally proportioned buildings on wide plots with well-defined boundaries to the site.
- 6.15 The approach of the previous architects to the design of the house was contemporary and this was considered by both the Council and the Planning Inspector to be acceptable. The Inspector concluded that the scale and design of the house was appropriate in the context of the surroundings and that the character and appearance of the conservation area would be preserved.
- 6.16 In terms of scale, massing and height the new design of the house follows the parameters that have been considered acceptable with the implemented scheme but does represent an overall reduction compared to the implemented scheme largely due to the inclusion of a more traditional roof form but also with reduction at first floor level particularly at the Primrose Hill end of the house.

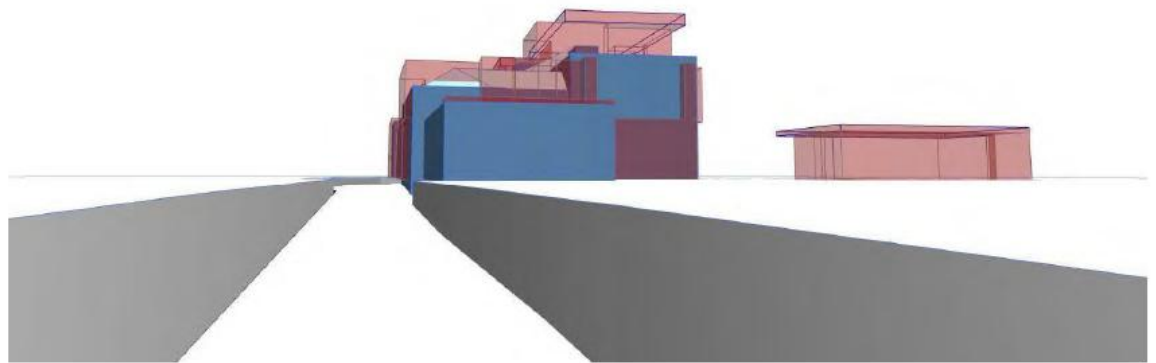


Comparative sections – proposals in blue

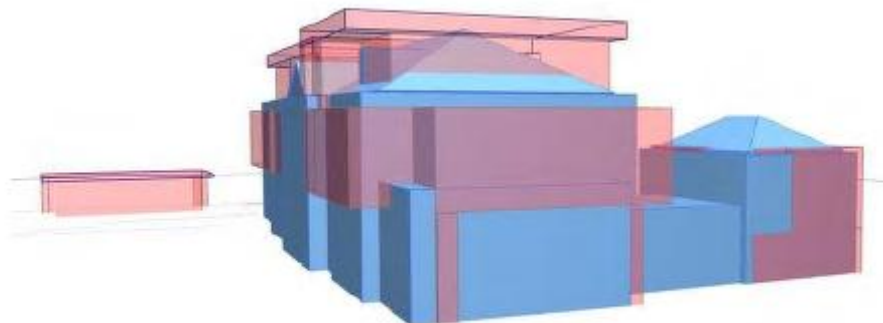
- 6.17 The proposed new house is now a two storey house with a horizontal emphasis and dormers in the roof form. This is considered to be entirely in keeping with the townscape character of this part of the conservation area. The footprint of the dwelling is very similar to the implemented scheme and continues the theme of

large, detached houses in spacious plots with large gardens that is a key characteristic of the area.

- 6.18 The massing and scale of the house as viewed from Primrose Hill and the entrance to Radlett Place and the neighbouring Avenue Road property is reduced by some degree, as can be seen from the images below (proposals in blue). The glazed linking element between the main house and the front annex in a single storey in height.



Comparative Massing viewed from Radlett Place (driveway entrance)
nts



Comparative Massing viewed from Primrose Hill
nts

- 6.19 An important part of the character of the conservation area are the views from Primrose Hill. Primrose Hill is recognised as being an important area of open space and the views from there need to be protected. The strong double tree line on the perimeter of Primrose Hill acts as a foil to the context of buildings along Avenue

Road and beyond. The proposals for the new house respect these views and represent a reduction in visible massing compared to the implemented scheme. The alignment, orientation and footprint width of the building remains the same thereby retaining much of the rear garden which allows views through the site retaining the sense of openness. The more solid form of the building arising from the more traditional design approach means that there is less potential for light spill from the proposed new house compared to the implemented scheme. As the CGI demonstrates, the new house will not be readily visible from Primrose Hill and will be merely glimpsed through the double row of London Plane trees.



View from Primrose Hill

- 6.20 The new house is therefore considered to be respectful to its context on the boundary of Primrose Hill and will not cause any demonstrable harm to the open character of this open space.
- 6.21 In terms of the detailed design, the design and access statement prepared by shh architect sets out the scholarly and comprehensive approach that has been adopted. The design has been fully informed by an assessment of the conservation area and a detailed analysis of the prevalent styles of architecture in the area. In addition, the submission is highly detailed with drawing details of windows, doors, dormers and chimneys provided.

- 6.22 The architectural approach for the new house is considered to be of a very high quality that respects the local character and context. The use of redbrick with elements of stone cladding is considered to be entirely in keeping with the grand detached house found in the immediate area. The traditional roof form with dormer windows again responds to the built form that characterises the area. The design provides a strong and well defined boundary which is a further feature of the area.



- 6.23 A landscaping strategy has been devised which will provide a high quality setting for the new building. Green and brown roofs are part of the planting strategy and

will be positive biodiversity measures and enhancements to the natural environment alongside the garden areas. An external lighting scheme has also been prepared which proposes a limited palette of discreet lighting details that will provide both local area illumination and a controlled facade feature lighting. All feature lighting is targeted to express specific aspects of the elevation in a controlled manner rather than general floodlighting. On the Primrose Hill elevation, lighting is limited to the two ground floor windows behind the boundary wall. The lighting therefore represents a subdued and sensitive approach.

- 6.24 Overall, the proposed design of the new house is considered to be an elegant new dwelling that is of the highest standard of design and which responds positively to its setting and context complimenting the general character of large, good quality houses that is apparent in this part of the conservation area. Although the site is not readily visible from the public domain, where it can be seen and for the resident living in the vicinity of the site, it is considered that it will be an enhancement to the conservation area. The proposals therefore comply with the Council's design and conservation policies.

Subterranean Development

- 6.25 Development Policy DP27 focuses on basements. In determining proposals for basements the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. 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. Policy DP25 states the need to preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.
- 6.26 The approved and implemented scheme involves two basement levels. The lowest level is currently under construction. The proposals for the different design to the house maintain the approved basement areas albeit with some minor changes to the first basement level that are considered to be 'de minimis' or a non material change, as set out in section 4. The basement plans are included with the application as there is a different layout internally (however, it should be noted that

there is no condition of the planning permission requiring the development to be carried in accordance with the approved drawings) but nevertheless the principle of the basements, and their extent and siting, is already approved and implemented under the previous scheme and this is therefore a significant material consideration.

6.27 As basement plans are included with the proposals a Basement Impact Assessment (BIA) is submitted which is site specific and particular to the proposed development in accordance with the guidance in CPG 4. The BIA has been prepared by Webb Yates Engineers. This is accompanied by a Flood Risk Assessment and Structural Engineering report. The BIA has undertaken the requisite screening and scoping exercise and includes a site investigation and study. In terms of impacts, these reports demonstrate that there will be no flooding issues both in respect of surface water flow and subterranean groundwater flow, and will not cause ground instability of harm to the built environment.

6.28 A tree reports is also provided with the application prepared by Arbtech, which includes an arboricultural impact assessment identifying the root protection areas for the 3 TPO trees found on site as well as those trees just outside the boundaries of the site. The minor changes to the upper basement level do not result in any further encroachment into the root protection areas that have been established and accepted with the implemented scheme. The report also includes an arboricultural method statement and tree protection measures which will ensure that the overall quality and longevity of the amenity value of the trees will not be adversely affected by the development.

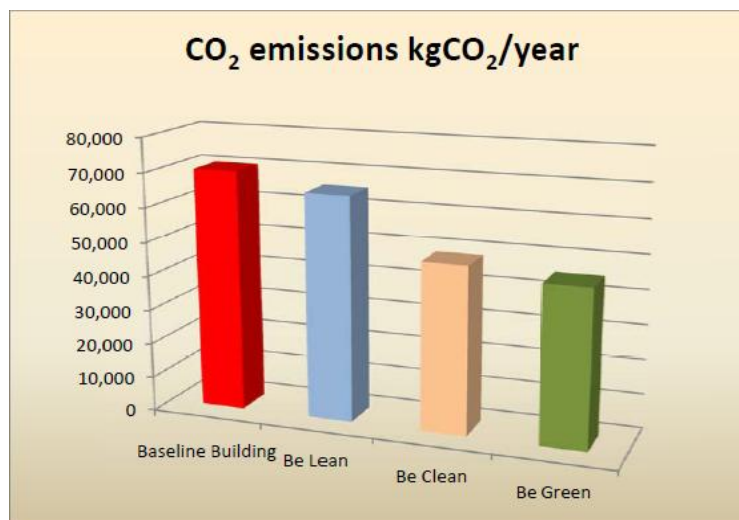
6.29 A Construction phase and environmental plan has been prepared by the contractors and accompanies the planning application.

Sustainability issues

6.30 Core Strategy Policy CS13 seeks to tackle climate change by requiring development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards. Carbon emissions should be minimised by implementing in order the energy hierarchy: using less energy; making use of energy from efficient sources; and generating renewable energy on site. This hierarchy follows that found in the London Plan which requires development to be lean: use less energy; be clean:

supply energy efficiently; and be green ; use renewable energy. In order to minimise carbon emissions, residential development is expected to have a 25% improvement on 2010 Building Regulations (increasing to 40% between 2013 and 2016) and achieve Code for Sustainable homes Level 4.

- 6.31 Development Policy DP22 requires all new development to incorporate sustainable construction and design methods. New build housing is currently expected to meet Code for Sustainable Homes Level 3 but by 2013 the expectation is for Level 4 to be achieved. Brown and green roofs should be incorporated wherever possible.
- 6.32 Designing a sustainable building with low carbon emissions and integrated sustainable design measures has been an important part of the design process and continues the highly sustainable approach of the approved and implemented scheme. A renewable energy statement and sustainability report has been prepared by ME7.
- 6.33 The proposals involve a range of lean, clean and green measures such as enhanced fabric and materials of exposed thermal elements; efficient services including heat recovery ventilation, high efficiency condensing boilers and heating controls; and low and zero carbon technologies in the form of gas CHP for space heating and photovoltaics (PV's) on the roof providing electricity. The carbon emissions reduction through each stage of the energy hierarchy are set out in the ME7 report and lead to a total saving of 35.3% beyond the baseline. This constitutes a 25.6% improvement over the minimum 2010 building regulations in line with current planning policy.



- 6.34 The proposals also involve a range of other sustainability technologies and measures such as Ground Source Heat Pumps (GSHP) to deliver high efficiency space cooling; re-using/recycling existing materials where possible during construction and responsibly sourcing new materials; reducing water consumption through rainwater harvesting and flow restrictors; fully insulating the building and providing double glazing; increasing the air tightness to the building fabric and heat recovery ventilation. Brown and green roofs are to be provided on the flat roofed parts of the development where possible thereby enhancing the biodiversity offering of the site.
- 6.35 A Code for Sustainable Homes assessment has been undertaken and it has been confirmed that Level 4 has been achieved. The certificate accompanies the application.
- 6.36 The proposed new dwelling will therefore be highly sustainable both through its construction and in its energy use and makes best efforts to minimise the effects of climate change in accordance with policy.

Residential Amenity

- 6.37 The proposed new dwelling is considered to provide satisfactory levels of living conditions for the future occupier in accordance with CPG 2 : Housing.
- 6.38 Development Policy DP26 states that the Council will only grant permission for development which does not cause harm to amenity. Factors it will consider are privacy and overlooking, overshadowing and outlook, sunlight and daylight.
- 6.39 With the implemented scheme, the Council considered that there were no unacceptable residential amenity impacts. As can be seen from the comparative massing exercise, the bulk and massing of the new design has been reduced and therefore any impacts on neighbouring property can only be reduced.
- 6.40 The proposed development will not have any impact upon the amenities of the residents of Radlett House, opposite the application site, or the residents of the block of flats at no. 36 Avenue Road, at the entrance to Radlett Place. The rear garden of no. 30 Avenue Road backs onto the rear garden of the application site. However, a large rear garden area is to be retained as part of the proposals and the

separation between proposed dwelling and the neighbouring garden replicates the existing situation and therefore there will be no impact upon their amenities.

- 6.41 The property that is in closest proximity to the development is no. 34 Avenue Road. It is considered that the changes to the bulk, form and mass of the proposals and the removal of the single storey leisure area above the swimming pool compared to the implemented scheme offer improvements to the residents of this property and will improve their outlook.
- 6.42 The rear elevation of no. 34 Avenue Road is 17.1 metres away from the boundary with the application site. The nearest windows of the proposed dwelling, which will be in the main part of the house set in from the boundary, will be over 30 metres away. The development will therefore not cause any problems in terms of overlooking and subsequent loss of privacy for the residents.
- 6.43 Due to the distances between the existing property and the orientation and siting of the main bulk of the proposed dwelling, there will be no adverse impact upon the levels of sunlight and daylight reaching no. 34 Avenue Road or gardens of adjacent properties.
- 6.44 No aspects of this development will create noise beyond the standard expectations of a residential property. Plant equipment is contained at basement level, away from the main living accommodation. This minimises the potential noise impact to residents of neighbouring property. A noise report has been prepared by Hann Tucker which establishes the plant noise emission limits that will need to be met in order to comply with the Council's requirements. .

Highway issues

- 6.45 The implemented scheme allows for the provision of 4 parking spaces within the basement area. This was considered to be acceptable as the was considered to be a justified reason for such a number associated with a large house and that the previous dwelling had 6 parking spaces. The new design places car parking spaces within the garage area at street level but reduces the number to three spaces. There is therefore considered to be no parking issues arising with this application.

6.46 A Construction Management Plan has been approved under the requirements of the planning obligation accompanying the implemented scheme. Furthermore, an index-linked highway payment for the removal of the existing crossover, reinstatement of footway and reinstatement of the kerb at the junction of Radlett Place and Avenue Road has been made. There are therefore no further highway issues arising with this application.

7. CONCLUSIONS

- 7.1 The planning permission and conservation area consent that was granted on appeal on 8 October 2009 for the demolition of an existing single family dwellinghouse and the erection of a new, contemporary designed single family dwelling house has been implemented. The existing dwelling has been demolished and works in connection with the approved development have commenced.
- 7.2 These application proposals represent a change of architectural design to the new single family dwellinghouse, specifically the above ground superstructure, although there are some minor, non-material, changes to the extent of the upper level of the subterranean structure. This is due to the acquisition of the property by new owners.
- 7.3 The proposals raise no land use or highway issues. The new architectural approach to the design of the new dwelling will respect and enhance the character and appearance of the Conservation Area through the use of high quality neo-Georgian architecture that responds to its setting and context; reduces the visible built form of the new house and preserves views from Primrose Hill. The proposals have been designed with due consideration of structural engineering and the local water environment and will cause no injury to the amenity of neighbouring occupiers. The proposals represent a highly sustainable development incorporating passive design, energy efficiency and renewable energy technologies achieving a Code for Sustainable Homes Level 4.
- 7.4 The proposals are considered to be in compliance with development plan policies and as such planning permission should be granted.