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Radlett House, Radlett Place  
Supporting Planning Statement  
Prepared by Savills London Planning Practice



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# 1 INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a planning application for the following works to Radlett House, Radlett Place:

*“Excavation of a two storey basement beneath the existing dwelling and front garden containing a gym, plant room, 3 x reception rooms, hall, wine cellar and cinema”*

- 1.2 The proposed basement has been designed to comply with the London Borough of Camden's adopted planning policy as discussed in subsequent sections of this Planning Statement.

- 1.3 This Planning Statement provides an introduction to the property and the surrounding area as well as an analysis of the proposals against the planning policies of the London Borough of Camden, the document is divided into the following sections and should be read in conjunction with the submitted drawings and other documentation;

**Section 2** describes the existing premises and surrounding area.

**Section 3** provides a brief description of the proposed development;

**Section 4** analyses the main planning considerations in the determination of the application;

**Section 5** draws our conclusions in respect of the overall proposals.

The proposed development has been assessed against planning policy contained within the Camden Local Development Framework (LDF) Core Strategy (2010), Development Policies Document (2010) and Camden Planning Guidance 4 (Basements and Lightwells (2011)).

- 1.4 This statement is supported by the following documents;

- Drawings by BB Partnership Ltd

- Design and Access Statement by BB Partnership Ltd
- Arboricultural Report
- Background Noise Survey and Plant Impact Assessment by Environmental Equipment Corporation Ltd
- Basement Impact Assessment comprising the following reports:
  - Structural Engineering report incorporating Construction Management Plan by Sinclair Johnson
  - Hydrogeological and flood risk and drainage assessment by Potamos Consulting

## 2 SITE, SURROUNDINGS & HISTORY

- 2.1 The application site is located on the north side of Radlett Place within the Primrose Hill area of the London Borough of Camden.
- 2.2 Radlett House consists of a three storey detached dwelling of recent construction. The property is not listed. The site is bounded to the north by Primrose Hill park, to the east by 1 Radlett Place (a residential property) and to the south and west by residential properties fronting Avenue Road. The site is in a predominantly residential area.
- 2.3 According to Camden's Proposals Map, the site is situated:
- Within the 'Elsworthy Conservation Area'
  - Adjacent to 'Metropolitan Open Land'
  - Adjacent to 'Open Space'
- 2.4 The Elsworthy Conservation Area was originally designated in 1973 and extended most recently in 1991. Elsworthy Road Conservation Area is a quiet residential district, developed largely in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. It is characterised by spacious, leafy streets and generous plot sizes. The Council published a Conservation Area Proposals Statement for the Elsworthy Conservation Area in June 2009.
- 2.5 Planning permission has been granted for various works to the property, the most pertinent are listed in the table below:

Decision date	Decision Ref	Description	Decision
06-12-2004	2004/3496/P	Erection of a detached 2-storey single family-dwelling house in the front garden of Radlett House, with 1 x on-site parking space.	granted
18-04-2005	2004/5444/P	Erection of a 2-storey single-family dwelling house.	granted
18-04-2005	2005/0075/C	Retrospective demolition of a 2-storey dwelling house	granted
21-06-2005	2004/5446/P	Erection of a 1st floor rear extension, infill extension at rear courtyard, reduction in the width of ground floor side extension to create a setback of 1750mm to the southwest boundary and erection	granted



		of a new entrance porch as an amendment to planning permission ref: 2005/5444/P dated 07.03.05 for erection of a 2-storey single-family dwellinghouse	
09-03-2006	2006/0210/P	Erection of a new part one, part two storey dwellinghouse, as an amendment to the planning permission granted on 21/06/05 (ref 2004/5446) for the erection of a new dwelling house.	granted
26-05-2006	2006/1799/P	Erection of a new part one, part two storey dwellinghouse, as an amendment to the planning permission granted on 21/06/05 (ref 2004/5446) for the erection of a new dwelling house.	granted
21-12-2007	2007/4249/P	Demolition of existing pavillion building adjacent to Primrose Hill with a two-storey building plus roof to accommodate a swimming pool	granted
31-03-2009	2008/3944/P	Erection of a two storey plus basement ancillary building including pool to the dwellinghouse, following the demolition of existing pool house.	granted
17-01-2011	2010/6316/P	Erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).	granted

2.6 The planning applications of most relevant to the current application are those which allowed the construction of the existing dwelling at the site (and subsequent amendment applications) and the application for an ancillary building to the dwelling house containing a swimming pool (LPA reference 2008/3994/P) as the current basement application seeks to provide a link from the main dwelling to the ancillary building.

### 3 PROPOSED DEVELOPMENT

- 3.1 The proposal seeks full planning permission for a two storey basement extension beneath the existing dwelling and the front garden of Radlett House. The proposal will provide a link between the existing house and the swimming pool outbuilding in the front garden permitted under application LPA reference 2008/3994/P.
- 3.2 The proposal incorporates the following accommodation within a basement below the existing house:
- 3 x reception rooms
  - hall
  - wine cellar
  - lift and staircases
- 3.3 The proposal incorporates the following accommodation within a basement and sub-basement extension below the existing front garden of the dwelling:
- gym
  - plant room
  - cinema
  - link to swimming pool outbuilding
- 3.4 The proposal incorporates a landscaped garden above the area of the basement that extends below the existing front garden. The planning application is accompanied by a landscaping plan indicating the proposed landscaping arrangements.
- 3.5 The proposal incorporates two lightwells within the rear garden and one lightwell within the front garden.

## 4 PLANNING CONSIDERATIONS

4.1 This section sets out the justification for the development proposals against the key planning policy considerations contained within the adopted Core Strategy, Development Policies Document and the Camden Planning Guidance 4 (Basements and Lightwells (2011)).

4.2 Policy DP27 of the Council's Development Policies document requires proposed basements and lightwells to comply with a number of criteria in order to ensure that such development does not cause harm to (a) the built and natural environment, (b) local amenity and (c) does not result in flooding or ground instability. The proposal is considered against each criteria listed in DP27 in turn as follows:

*a) the proposed basement should maintain the structural stability of the building and neighbouring properties;*

4.3 The proposal is accompanied by a Structural Engineering Report prepared by Sinclair Johnson which constitutes part of the Basement Impact Assessment prepared in support of the application.

4.4 The Structural Engineering Report advises that the proposals will be constructed using well established construction techniques in similar ground conditions. The proposal will be designed to ensure that ground movements are limited to acceptable values and to mitigate against the risk of damage to nearby properties. A bored piled wall will also be designed to minimise lateral movements. The Structural Report therefore provides evidence that the structural stability of Radlett House and neighbouring properties will not be at risk.

*b) the proposed basement should avoid adversely affecting drainage and run-off or causing other damage to the water environment;*



4.5 The proposal is accompanied by a Hydrogeological and flood risk and drainage assessment by Potamos Consulting. The report advises that risks are 'very low to low' and the potential impact on ground water is low. The report recommends further hydrogeological investigation into the impact of the proposal on the historic culvert identified during the assessment. Based on the findings of the report, the proposal will not harm drainage and run off or cause other damage to the water environment.

4.6 Policy DP27 also states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. As the site is situated within the Environment Agency's Flood Zone 1, the site is at little or no risk from fluvial flooding.

*c) the proposed basement should avoid cumulative impacts upon structural stability or the water environment in the local area;*

4.7 The accompanying Structural Engineering report and flood risk and drainage assessment indicate that the proposal will not result in cumulative impacts upon structural stability or the water environment of the area.

*d) the proposed basement should not harm the amenity of neighbours;*

4.8 The proposed basement will be set back from boundaries shared with neighbouring properties and will be situated underground where it will not be visible from the public domain or from neighbouring properties. The accompanying Background Noise Survey of proposed plant equipment indicates that the proposed plant equipment is considered to satisfy the Council's requirements. As such, the proposal will preserve residential amenity with regard to daylight and sunlight, privacy, sense of enclosure, traffic, parking, noise, odours and vibration. In accordance with the requirements of CPG4, the proposal is also accompanied by Construction Management details within the Structural Engineering report prepared by Sinclair Johnson. The details indicate that the construction will be carried out considerately with a view to preserving neighbouring amenity as far as possible.

*e) lead to the loss of open space or trees of townscape or amenity value;*

- 4.9 The proposal maintains a large garden area to the front and rear of the property and therefore provides high quality amenity space for occupiers of the property. The existing tree line along the boundary adjacent to Primrose Hill is an important feature. The proposal is accompanied by an Arboricultural Report. Please refer to this report for all arboricultural matters relating to this development.

*f) provide satisfactory landscaping, including adequate soil depth;*

- 4.10 The proposal allows for the backfilling over the proposed basement accommodation to a level of 1 metre to support further planting and landscaping (which exceeds the 0.5 metre minimum specified within paragraph 27.9 of the supporting text for policy DP27). It is the applicant's intention to landscape and replant the garden. A draft landscaping plan is submitted in support of the planning application and the applicant would be happy to provide details as part of a planning condition.

*g) harm the appearance or setting of the property or the established character of the surrounding area; and*

- 4.11 As the proposal will be situated below ground where it will not be visible from the property itself or the public domain, it will preserve the character, appearance and setting of the Elsworth Conservation Area in which the site is situated and it will also preserve the setting and views to / from the Metropolitan Open Land adjacent to the site. Furthermore, the proposed lightwells will also be situated below ground where they will not be visible from the public domain. Overall the proposal will have no impact on the large detached dwelling house character found in this part of the Conservation Area.

*h) protect important archaeological remains.*

- 4.12 The proposal is not located within an area of archaeological priority and therefore no loss of archaeological material would occur as a result of the excavation.

- 4.13 With regard to assessing the impact of the proposed light wells, in determining applications for lightwells, policy DP27 states that the Council will consider whether:
- i) the architectural character of the building is protected;
  - j) the character and appearance of the surrounding area is harmed; and
  - k) the development results in the loss of more than 50% of the front garden or amenity area.
- 4.14 The proposal involves the construction of one lightwell immediately to the front of the dwelling adjacent to the existing front elevation and two further lightwells to the rear of the dwelling adjacent to the rear elevation. The proposed lightwells do not contain any grilles and will therefore avoid any visual clutter. The size, design and positioning of the proposed light wells ensure that they will preserve the architectural character of the building and Elsworthy Conservation Area. The lightwells will also not result in the loss of more than 50% of the front garden or amenity area. As such, the proposed light wells will comply with policy DP27.



## 5 CONCLUSIONS

- 5.1 The proposed development seeks planning permission to build a basement beneath the existing property and front garden of Radlett House, Radlett Place, a detached dwelling within the Elsworthy Conservation Area.
- 5.2 The proposed development will be subsurface level and will not be visible from the public domain or neighbouring properties. As such, the proposal will preserve visual and residential amenity.
- 5.3 The planning application is accompanied by supporting technical documentation which demonstrates that the proposal will not harm the structural stability of neighbouring properties or cumulatively affect structural stability and will not harm drainage / run off or cause other damage to the water environment.
- 5.4 The proposed works are considered to comply with the adopted policies of the London Borough of Camden.