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## **PLANNING STATEMENT**

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In respect of

**9 ELLERDALE ROAD,  
LONDON NW3**

CgMs Ref: 15328

Date: July 2014

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the previous queries raised, whilst the Basement Impact Assessment has been comprehensively updated.

- 1.5 This Planning Statement describes the site's location and surroundings, and the relevant planning history of the dwelling. It identifies the key planning policies and assesses the proposals against these.
  
- 1.6 The application is accompanied by a number of other documents which have been submitted in support of the planning application, including a Design and Access Statement and Heritage Statement, which both provide further detail on the context of the site, the further evolution of the scheme, and the proposals.

## **2.0 SITE AND SURROUNDING AREA**

- 2.1 The section sets out a description of the site, together with its immediate and wider context. Further detail is also provided within the Design & Access Statement and Heritage Statement submitted with the planning application.

### **The Site**

- 2.2 9 Ellerdale Road is a semi detached house, which adjoins 18 Prince Arthur Street. It accommodates lower ground, ground, first and second floor levels, with a third floor level within the existing roof and the tower element located to the front corner of the dwelling.
- 2.3 The house is not listed, but is located in the Netherhall Fitzjohn Conservation Area and is noted as a building of merit.
- 2.4 The levels within the site are such that the principal ground level and house is set up above the height of the surrounding road and pavement. The site has an extensive boundary treatment on both Ellerdale Road and Prince Arthur Road. A large retaining wall surrounds the site, with trellace/landscaping located above. This obscures any views of the ground within the site to the south and east from the street. A garage is located within the site directly accessed from Ellerdale Road, this is set below the ground level of the dwelling to enable level access for vehicles from the street.
- 2.5 There are a number of large street trees which surround the site on both Ellerdale Road and Prince Arthur Street, which together with the boundary walls, provide screening of the dwelling and do not allow views into the ground level of the site.
- 2.6 Internally the property has an existing basement, which is formed of two elements. The first element is a full storey of habitable accommodation, with the second forming a store area, both of which are located beneath the footprint of the existing dwelling, with access internally from the ground floor. The floors within the building sit at a variety of levels, with the basement level positioned between half a storey and a full storey out of the ground externally, with a number of windows providing light to the habitable area of accommodation.

**Site Context**

- 2.7 The surrounding area is made up of predominately residential properties however, No. 6 Ellerdale Road (Institute of St Marcellina) is used as accommodation and education centre for foreign students.
- 2.8 Within the vicinity of the Site there are two listed buildings; 6 Ellerdale Road (Institute of St Marcellina) is a five storey Grade I Listed building and 2 Ellerdale Road is a three storey Grade II Listed building. Both buildings lie north of the Site.
- 2.9 The form and design of properties within this area is very mixed with properties having been extended and adapted in a variety of ways. The prevailing heights range from two to five storeys.
- 2.10 The neighbouring property at 18 Prince Arthur Road has now completed substantial extensions and alterations pursuant to planning approval 2011/1814/P. Full details of the approved scheme for this adjoining property are set out in the Planning History section below and includes the provision of a glazed light well at the front of the property.

### 3.0 PLANNING HISTORY

3.1 A review of the planning history for the Site has been undertaken using the Council's online database.

3.2 The Council's online planning records have uncovered the following planning applications:

REF	Address	Description	Decision	Decision Date
9460138	9 Ellerdale Road London NW3 6BA	Partial demolition of rear wall in connection with erection of rear extension as shown on drawing numbers 280 01 280 02 280 08 280 04 280 05 and 280 06	Application Approved	04 November 1994
9460137	9 Ellerdale Road London NW3 6BA	Partial demolition of boundary wall as shown on drawing numbers 280 07 280 08 280 09 and 280 10.	Application Approved	04 November 1994
9401320	9 Ellerdale Road London NW3 6BA	Erection of a single storey rear extension to house as shown on drawing numbers 280 07 280 08 280 09 and 280 10.	Application Approved	04 November 1994
9401315	9 Ellerdale Road London NW3 6BA	Erection of a double garage as shown on drawing numbers 280 07 280 08 280 09 and 280 10.	Application Approved	04 November 1994
2004/4592/T	9 Ellerdale Road London NW3 6BA	REAR GARDEN 1 x Magnolia - lift lowest branches on street side, shorten back overlong branches on garden side, cut back regrown vertical shoots to points of origin, thin remaining branch structure 15%.	Application Approved	29 November 2004

3.3 The planning history demonstrates that the local authority have previously approved a number of planning applications for alterations, extensions and works to trees related to this property.

3.4 Additionally, a large number of dwellings within the surrounding area have been the subject of recent amendments and alterations.

- 3.5 No. 18 Prince Arthur Road, adjoining the application site was granted consent in 2011 for substantial alterations as follows:

*"External alterations and additions including enlargement of the lower ground floor and creation of front lightwell covered by glazed rooflight, erection of part 1, part 2 storey rear extension at lower ground and ground floor level and creation of terrace with spiral stairs to garden at rear ground floor level, rooflights on front, rear and side roof slopes and alternations to windows and doors rear and side at lower ground and ground floor level all in connection with the conversion of 3 flats at lower ground level and 1 x 5 bed flat a lower ground, ground, first, second and third floor level (Class C3)."*



## 4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed Development is for the alterations and extension of the basement, and insertion of external of glazed lightwell.
- 4.2 The existing basement consists of two elements, as set out within the description of the site and property in Section 2. The proposal seeks to retain the existing habitable basement accommodation, alter the existing storage area to provide full height habitable accommodation and to extend the overall floor area. The proposal includes the incorporation of glazed lightwells at ground level, which will be positioned flush to the ground and are to be incorporated into the new landscaping proposed to the front and side of the property. No change is proposed to the existing ground level in this location.
- 4.3 The proposal will enable the existing accommodation to be extended into the currently constrained storage area and will provide an open plan living area for the residents of the dwelling. The glazed lightwells will enable light to penetrate into the southern and western sides of this area, and enable an outlook, whilst avoiding the need for any external excavation of the ground level or protrusions from the dwelling. The lightwells have been reviewed and have been reduced further in scale, whilst their layout and configuration has been amended. Light within this area will also be improved through the provision of the conservatory to the rear of the property as previously approved, , which will provide a double height space to enable light to penetrate to this level to the northern end of the dwelling.
- 4.4 The proposals include a landscaping strategy for the property. A large extent of the existing paved hard landscaping (shown on Drawing Ref: 002) in this area is to be removed as part of this landscaping strategy, with areas providing the potential for deep planting around the boundary of the site improved. The overall amount of soft landscaping within the front and side parts of the garden will be increased as a result of the proposal, improving the setting of the property. Further details are set out within the plans and in the Design and Access Statement.

## **5.0 DEVELOPMENT PLAN**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

5.2 In this instance, the Development Plan is governed by Section 38(2) of the Act and consists of:

- The London Plan (July 2011);
- London Borough of Camden Core Strategy (adopted November 2010); and
- London Borough of Camden Development Policies (adopted December 2010).

5.3 A range of other planning documents at national, regional and local level together with supplementary and best practice guidance, have also been considered. Planning Policy Guidance and Planning Policy Statements have now been superseded by the National Planning Policy Framework (NPPF) in March 2012, as such the NPPF has been considered as part of this application.

### **Site Designations and Allocations**

5.4 The site is designated on the Proposal Map as being within the Fitzjohns Netherhall Conservation Area.

## 6.0 PLANNING ASSESSMENT

6.1 This sections provides a detailed assessment of the scheme against the policies and criteria of the Development Plan.

6.2 **Development Policy DP24 'Securing High Quality Design'** requires all development, including alterations and extensions, to be of the 'highest standard of design' expecting developments to consider factors including:

- 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
- provision of appropriate hard and soft landscaping including boundary treatments.

6.3 It is further outlined in **paragraph 24.7** that development should consider:

- The character and constraints of its site;
- The prevailing pattern, density and scale of surrounding development;
- The impact on existing rhythms, symmetries and uniformities in the townscape;
- The compatibility of materials, their quality, texture, tone and colour;
- The composition of elevations;
- The sustainability of the proposed design to its intended use;

- Its contribution to public realm, and its impact on views and vistas; and
- The wider historic environment and buildings, spaces and features of local historic value.

6.4 **Core Strategy Policy CS14 'Promoting High Quality Places and Conserving our Heritage'** requires that places and buildings respect local context and character. It seeks to preserve and enhance Camden's rich and diverse heritage assets. **Paragraph 14.11** further states that the Council has a responsibility to preserve and enhance the heritage of areas and buildings.

6.5 **DP25 'Conserving Camden's Heritage'** outlines that the Council will only permit development within Conservation Areas that preserves and enhances this character.

6.6 **Development Policy DP27 'Basements and Lightwells'** outlines the Council's policy for subterranean development. It states that the Council will require an in-depth assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability to be included where appropriate. It says in the policy that the Council will only permit such development where it does not cause harm to the built and natural environment.

6.7 Part A – C of policy DP27 outlines what is require to be demonstrated:

- a) Maintain the structural stability of the building and neighbouring properties
- b) Avoid adversely affecting drainage and run-off or causing other damage to the water environment
- c) Avoid cumulative impacts upon structural stability or the water environment in the local area.

6.8 It also states that the following will be considered in schemes:

- d) the amenity of neighbours
- e) the loss of open space or trees of townscape or amenity value
- f) the provision of landscaping, including adequate soil depth
- g) impact on the appearance or setting of the property or the established character of the surrounding area; and
- h) important on archaeological remains.

6.9 When considering lightwells as part of proposals the policy notes that the council will consider whether:

- the architectural character of the building is protected
- the character and appearance of the surrounding area is harmed; and
- the development results in the loss of more than 50% of the front garden or amenity area.

6.10 The Council's pre-application advice has been taken into account in the design development of the basement alterations and extension. The proposed glazing deck which was previously proposed at pre-application stage was removed as part of the previous stage of design development. The proposed lightwells have now been further reduced and reconfigured so that they relate more appropriately to their setting. The current scheme reduces the level of glazing, does not result in any changes in ground level, does not result in any protrusions above ground floor level and has been carefully designed as part of the landscaping strategy for this part of the garden.

- 6.11 To provide natural light into this area of the basement, a modest extension out into the garden area to the south and east is proposed. This will enable the provision of four separate glazed lightwells, which are to be incorporated into the landscaping at ground level externally and which do not protrude above the ground.
- 6.12 In accordance with **Policy DP27**, detailed assessments have been undertaken in relation to the proposed basement extension to assess the impact of the proposal and demonstrate that the proposal will have no harmful impact.
- 6.13 The Building Impact Assessment submitted demonstrates that the proposal will be constructed to maintain the structural stability of the building and neighbouring properties, will avoid adverse drainage and run-off and avoid cumulative impacts on stability and the water environment within the area. Further monitoring is proposed during the pre-construction and construction phase to ensure no adverse impacts on the structure and stability of the ground, existing dwelling and the neighbouring property. Ellerdale Road is not identified within the Camden Planning Guidance (CPG4) as a street at risk of surface water flooding. As such **criteria A, B and C of Policy DP27** are complied with.
- 6.14 The proposed basement as located will have no detrimental impact on the amenity of neighbours. The proposal is located below the existing ground level and will provide suitable insulation to avoid any unacceptable transfer of noise. As such the proposal will not result in any loss of light, overlooking or disturbance to neighbouring occupiers. **Criteria D of Policy DP27** is therefore complied with.
- 6.15 The proposal for the basement incorporates a landscaping scheme, which improves the overall landscaping surrounding the site and increases the level of soft landscaping and deep planting potential. The existing area to the south and west of the dwelling is predominantly hard landscaped. The proposed basement extension will be located beneath the existing external ground level. Above the area of basement which extends beneath the garden the landscaping scheme incorporates areas of grass lawn between the proposed glazed lightwell features. The areas of the garden beyond the basement to the south and east are to have the existing flagstones removed to enable greater potential for deep planting within these areas of the site. Overall the amount of soft landscaping, and the

potential for deep planting will be increased, whilst there will no loss of open space. The scheme has taken full regard of the trees within and surrounding the site. The Tree Survey, submitted with the application, concludes that the basement proposal in terms of its layout, design and configuration has taken account of the location of the existing trees and as such avoids the root protection areas.

- 6.16 In summary, the proposal will not result in the loss or need for works to the existing trees and appropriate protection will be provided during construction. There is no loss of open space or loss of garden or amenity area, no change to ground levels, and increased areas of soft landscaping with potential for deep planting will be provided as part of the landscaping strategy. The proposal therefore fully complies with **criteria E, F and K of Policy DP27**.
- 6.17 Careful consideration has also been given to the appearance and setting of the property, and the architectural character of the building and surrounding area. The proposal seeks to minimise any external visual intrusion into the existing property. The proposed basement is located beneath the existing ground level surrounding the dwelling and no changes to the ground levels within the garden are proposed to accommodate the extension of the basement. No protrusions above ground level are proposed and the extent of the ground level glazing has been reduced and the design amended so that the skylights are incorporated into the landscaping proposals. No alterations in relation to the basement will be visible from within the streetscene due to the existing boundary treatment, and the scheme will have an acceptable appearance in relation to the property from within the site.
- 6.18 Views of the lower sections of the property are limited on both sides by the nature of the ground and street levels, as well as the original tall and significant boundary wall and the heavy planting to the boundary and within the front garden area, as shown in the photos enclosed in the Design and Access Statement. The lightwells will not be seen from street and the Heritage Assessment undertaken has identified that these elements will not harm the character or setting of the Conservation Area. The Heritage Assessment concludes that the detailed design of the proposals is such that the setting of the property and views of it within the Conservation Area will be preserved.

- 6.19 A glazed lightwell has been approved and constructed at the front of the neighbouring property, 18 Prince Arthur Road, as part of the provision of a basement under application 2011/1814/P. This glazed element is located to the front of the property and is in an open setting readily visible from the street through the pedestrian and vehicular openings. The Council's report states that this element was acceptable as it was modest in size and not result in a prominent ground floor level in views from the street. Given that the ground level of the application property, at 9 Ellerdale Road, is obscured from view from the street, due to the boundary treatment and ground levels as detailed above, the visual impact of the proposal in views from the street and on the character of the conservation area will be even less from this proposal than that approved and accepted on the neighbouring property.
- 6.20 The proposals will not result in any harmful lightspill at night. The glazed elements are set back from the elevation of the building. The lower ground area of the building is obscured from views from the surrounding streets by the landscaping and boundary treatments. The proposals will have no additional impact in terms of light emission or fall onto the building than that created by street lights, external lighting existing on the dwelling or that emitting from the existing windows within the elevations of the house. If required these could be fitted with horizontal blinds to further mitigate any minor element of light emitted.
- 6.21 Overall the proposal is therefore in compliance with **criteria G, I and J of Policy DP27** as it will not harm the character and appearance of the property, or surrounding area.
- 6.22 There is no record of archaeological remains in relation to this site and therefore the proposal does not conflict with **criteria H of Policy DP27**.
- 6.23 Overall the alterations and extensions to the basement, and insertion of the proposed skylights, will not cause harm to the built or natural environment, or the local amenity, will not result in flooding or lead to ground instability. The proposal is therefore in accordance with **Policy CS14, DP24, DP25, DP27** and **Planning Guidance CPG4**, and **London Plan Policy 7.8**.



## **7.0 CONCLUSION**

- 7.1 The proposals within this application seek to improve the existing accommodation within 9 Ellerdale Road, whilst ensuring an appropriate response in relation to the character of the existing dwelling, the streetscene and the heritage considerations at the site.
- 7.2 The proposals include the alterations and extensions to the existing basement.
- 7.3 The scheme has been further reviewed and redesigned following the provision of pre-application advice from Camden Planning Department and further liaison in August 2013, which has been taken into account in developing the detailed scheme presented within this application.
- 7.4 The proposal has taken into account the relevant Development Plan policies and is submitted together with detailed technical assessments, including a Heritage Statement, Design and Access Statement, Tree Survey and other structural and technical reports which all form part of the Basement Impact Assessment to fully assess the proposals, the results of which have been taken into account in the detailed development of the scheme.
- 7.5 The proposed basement alterations and extensions will make better use of the existing basement accommodation, and provide natural daylight and sunlight, to ensure suitable and appropriate living accommodation is delivered. The proposal has been designed to ensure that any physical external intrusions have been limited as far as possible. The ground level glazed lightwells have been located and designed to form part of the overall landscaping strategy, which includes removal of a large extent of the existing hard landscaping and provision of additional areas of soft planting for deep planting. They have been reduced in scale and reconfigured to be appropriate in relation to their setting. The proposal will not cause harm to the built or natural environment, or local amenity, and will not result in flooding or lead to ground instability. The Heritage Statement concludes that the design will preserve the setting of the property and views towards it in the conservation area as the lightwells will not be visible from within the street or wider surrounding area due to the levels of the site and significant boundary treatment.

7.6 Overall, the proposals provide high quality alterations and extensions to the existing dwelling, improving the overall standard and quality of the accommodation. They take into account the context of the site, the surrounding properties and the amendments and extensions that have been approved and constructed in the area. The proposals within this application present sympathetic additions that will be appropriate to the property and to the conservation area, and are compliant with the relevant development plan policies.

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