

**Mr GIDEON & MRS TAMMY WOOD**

**19 PARLIAMENT HILL NW3 2TA**

**PLANNING, DESIGN, ACCESS AND SIGNIFICANCE APPRAISAL**

**JANUARY 2015**

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## 1.0 INTRODUCTION

1. This Planning, Design, Access and Significance Appraisal supports an application for full planning consent to construct a basement under the existing footprint and rear terrace of No. 19 Parliament Hill, Hampstead, with associated external access stair and rear skylights. The application bundle comprises:

- A Planning, Design, Access and Significance Appraisal dated November 2014;
- An Arboricultural Impact Assessment Report prepared by Landmark Trees dated January 2015;
- A Basement Report prepared Michael Alexander Consulting Engineers dated November 2014;
- Copies of the following application plans:

<b>Dwg. No.</b>	<b>Dwg Title</b>
034(P)/001	Site Plan
034(P)/002	Block Plan
034(P)/003	Basement Floor Plans
034(P)/004	Ground Floor Plans
034(P)/005	First and Second Floor Plans
034(P)/006	Third Floor and Roof Plans
034(P)/200	Existing Front Elevation
034(P)/201	Existing Side Elevation
034(P)/202	Existing Rear Elevation
034(P)/203	Proposed Side Elevation
034(P)/204	Proposed Rear Elevation
034(P)/300	Section AA
034(P)/301	Existing Section BB
034(P)/302	Proposed Section BB

## 2.0 THE APPLICATION SITE

2. The site of No. 19 Parliament Hill site is 0.05ha and has a 250sqm garden to the rear.



3. The building is a Victorian Gothic Revival 3-storey plus rooms in the roof, red brick, semi-detached villa on the west side of Parliament Hill close to its junction with Nassington Road. It has a prominent front gable with bargeboarding, grey slated steeply pitched roof and stucco surround windows. The small front garden is enclosed by a low brick wall backed with a hedge.



4. The house is within sub area 2 of the South Hill Park Conservation Area and with its neighbours is identified by the Council as a building making a positive contribution to the Conservation Area. There are no Listed Buildings in the area.

### 3.0 PLANNING HISTORY

5. There is no planning history in respect of this site as far as we can establish.

### 4.0 RELEVANT POLICY

6. Relevant operational policy is in Camden's DPD (2010), the later NPPF (March 2012) and the later still CPG 1 Design and CPG 4 Basements and Lightwells (September 2013).

#### *The DPD*

7. **Policy DP23 - Conservation Areas** says the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.
8. **Policy DP24 - Securing high quality design** says the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect 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.

9. **Policy DP27 – Basements and lightwells** indicates the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate, 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.

### ***The NPPF***

10. This has the following relevant policy:

- **Para 14** sets out the core presumption in favour of sustainable development and says this means approving development proposals that accord with the development plan without delay;
- **Para 17** sets out 12 core land-use planning principles that should underpin both plan-making and decision-taking: relevant ones in this case and to *conserve heritage assets in a manner appropriate to their significance; to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- **Para 56** – Good design is recognised as a key aspect of sustainable development;
- **Para 120** -, planning decisions should ensure that new development is appropriate for its location to prevent unacceptable risks from pollution and land instability;
- **Para 131** – indicates the desirability of new development making a positive contribution to local character and distinctiveness;
- **Para 134** – where a development will lead to less than substantial harm this should be weighed against the public benefits of the proposal, including securing its optimum viable use;
- **Para 138** – not all elements of a Conservation Area will necessarily contribute to its significance;
- **Para 186** – local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development;
- **Para 187** – local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible;
- **Para 196** - planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;

- **Para 206** – planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

#### **Camden's CPG 1 Design**

11. The following advice is relevant: *Alterations should always take into account the character and design of the property and its surroundings. Windows, doors and materials should complement the existing building. Planning permission is unlikely to be granted for basements which significantly erode the character of existing garden spaces and their function in providing wildlife habitat.*

#### **Camden's CPG 4 Basements and Lightwells**

12. This recognises that basement developments that are modest in size, not extending beyond the footprint of the original building and no deeper than one full storey below ground level (approximately 3 metres in depth) are often the most appropriate way to extend a building below ground, provided that the internal environment is fit for the intended purpose, and there is no impact to any trees on or adjoining the site, or to the water environment or land stability

### **5.0 THE PROPOSAL**

13. This involves the construction of a basement beneath the existing house and rear terrace area. It does not extend beyond the current paved area into the garden.
14. The basement is required to accommodate additional ancillary living space to suit modern day living requirements. It includes a playroom, a study, a kitchen area, a laundry, a store and a boiler room. Access will be facilitated internally through the stairwell in the hall and externally from the rear garden.

### **6.0 ISSUES**

15. Many properties in the South Hill Park Conservation Area have road have basements. We understand, from the Council's website that basements have already been permitted at Nos 20, 24, 26, 33, 34, 38, 40, 46A, 47, 64, 66 and 68 Parliament Hill.
16. The proposed basement is substantially beneath the footprint of the existing building, projecting outside this only beneath the existing paved terrace at the rear. It does not project beneath the rear garden or to the front of the building. It is wholly underground with no public views from Parliament Hill.

17. The only visible features above ground in the rear terrace area are small flush skylights admitting natural light and an external access stair with a lightweight glass balustrade. The skylights have been carefully designed to be invisible from the surrounding properties. They are modest in size and will be well screened with planting.
18. The proposal involves enlarging the ground level staircase to gain access to the basement. This modification is insignificant as the small bathroom it replaces is not practical due to its tight layout and is seldom used due to its location at the front of the house.
19. The proposal will not affect future planting in the garden as the basement does not project beneath it.
20. All this is consistent with Camden's guidance on basement design as set out in Policy DP27 and CPG 4.
21. The application is accompanied by a tree report (which demonstrates there will be no harm to any of the trees on or adjoining the site) and a site investigation (prepared by GEA) and Basement Impact Assessment (prepared by Michael Alexander Consulting Engineers) that demonstrate the proposal can be constructed without harm to the built and natural environment and neighbouring amenity.

## **7.0 ACCESS**

22. The site has good public transport accessibility links. Hampstead tube station (Northern Line) is about 0.7m to the east and Hampstead Heath over ground station is about 150m to the south of the application site.

## **8.0 CONCLUSION**

23. For the reasons set out above, the Council is respectfully requested to permit the application.