

MRS G K BURHAN

3 GREENAWAY GARDENS, HAMPSTEAD, NW3 7DJ

PLANNING, DESIGN, ACCESS & HERITAGE IMPACT STATEMENT

JUNE 2015

Belfast Office:

33 Shore Road
Holywood
County Down
BT18 9HX

t. 028 9042 1011
e. info@mbaplanning.com
w. www.mbaplanning.com

London Office:

93 Hampton Road
Hampton Hill
TW12 1JQ

t. 028 9042 1011
e. info@mbaplanning.com
w. www.mbaplanning.com

michael burroughs associates

1.0 INTRODUCTION

1. This Planning, Design, Access and Heritage Impact Statement relates to an application which follows conversion of the property to a single family dwelling permitted by 2011/3798/P and involves further alterations to extend the rear elevation, enlarge the basement, replace the garage which is to become part of the dwelling and alterations to the fenestration on side (south) elevation at No. 3 Greenaway Gardens, Hampstead.
2. At present No. 3 looks like this:



Application Bundle

3. This comprises:
 - A completed application form and the following application plans:
 - 1279/ S 01 Survey Site Plan,
 - 1279/ S 02 Survey Basement Plan,
 - 1279/ S 03 Survey Ground Floor Plan,
 - 1279/ S 04 Survey First Floor Plan,
 - 1279/ S 05 Survey Second Floor Plan,
 - 1279/ S 06 Survey Roof Plan,
 - 1279/ S 07 Survey Front Elevation,
 - 1279/ S 08 Survey Rear Elevation,
 - 1279/ S 09 Survey Side Elevation (north),
 - 1279/ S 10 Survey Side Elevation (south)
 - 1279/ S 11 Survey Section DD,

- 1279/ S 12 Survey Street Scene,
 - 1279/ AP 13 Proposed Ground Floor and Site Plan,
 - 1279/ AP 12 Proposed Basement Floor Plan,
 - 1279/ AP 13 Proposed Ground Floor Plan,
 - 1279/AP 14 Proposed First Floor Plan,
 - 1279/AP 15 Proposed Second Floor Plan,
 - 1279/ AP 16 Proposed Roof Plan,
 - 1279/ AP 17 Proposed Front Elevation,
 - 1279/ AP18 Proposed Rear Elevation,
 - 1279/ AP 19 Proposed Side Elevation (north),
 - 1279/AP 20 Proposed Side Elevation (south),
 - 1279/ AP 21 Proposed Section DD,
 - 1279/ AP 22 Proposed Street Scene.
- Planning, Design, Access and Heritage Impact Statement,
 - Basement Impact Assessment prepared by Michael Alexander Consulting Engineers dated 3 June 2015 and accompanying GEA Site Investigation Report,
 - Tree Survey and Arboricultural Method Statement prepared by Tre Tec dated April 2015.

2.0 Context

General Location

4. Greenaway Gardens is about 0.5 miles to the west of Hampstead village. It is within a Conservation Area but is not within the setting of any statutory listed buildings.
5. The area has excellent public transport accessibility with bus routes operating along Hampstead High Street and Heath Street and Hampstead underground station which is served by the Northern Line.

The Site

6. This is a 2-storey detached house built in the 1920s on the west side of Greenaway Gardens.



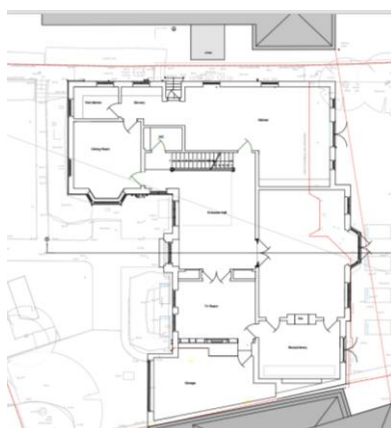
7. It is in red brick with a clay tiled roof with dormer windows in a vernacular arts and crafts style. It has a distinctive tall roof form and prominent chimneys with attic accommodation and a side garage. There is an existing crossover to the garage.
8. It is unlisted. The Redington/Froggnal Conservation Area Statement says it is the only property on Greenaway Gardens which varies from its general character of large, detached, red brick, 2 to 3-storey neo-Georgian houses (such as its neighbours Nos 2 and 4) and identifies it as a positive contributor to its character and appearance.
9. Its rear garden has substantial planting along the boundaries, making the rear of the property difficult to view from surrounding properties.
10. It has been altered in the past with a later garage addition to the side and a poorly executed ground floor rear extension to the rear. Planning permission was granted in 1952 to subdivide it into two flats that resulted in an unusual and inefficient internal floorplan.
11. Consistent with consent 2011/3798/P identified below, work commenced in August 2014 to return it to a single family house. The works that commenced are not complete, the building is currently in the middle of the conversion process and the additional proposed works will become part of the wider conversion project.

Planning History

12. Relevant planning history is as follows:
13. **2011/3798/P:** on 23 September 2011 consent was granted for *Excavation of basement with associated front and rear rooflights, replacement of existing side garage erection of 3-storey rear extension at ground first and second floors (roof) level, formation of terrace at rear first floor*

level, erection of rear dormer window and alterations to windows and doors on the side elevations and change of use of property from 2 X self-contained flats to single family dwellinghouse (Class C3).

14. **2012/2022/P**: on 3 July 2012 consent was granted for relocation of an existing dormer and erection of a second dormer in front roof slope installation of a new pitched roof entrance porch alterations to fenestration on front elevation on connection with existing dwelling.
15. **2012/5148/P**: on 24 October 2012 consent was granted for non-material amendments to planning permission granted on 23/09/11 (2011/3798/P) ... namely reposition the swimming pool within the existing basement, increase in rooflights to the rear serving basement amendments to the front glazed light wells, repositioning of the rear elevation, alterations to the internal layout, windows and roof lights.
16. The combined effect of these consents is shown on the ground floor footprint (with the existing rear building line in red) and the side and rear elevations below.



Existing Rear (West Elevation)



Consented



Existing Side (North) Elevation



Consented

Relevant Planning Policy Context

17. Camden's Local Development Framework is made up of a suite of documents including the Core Strategy and Development Policies (adopted November 2010). The Council has adopted 'Camden Planning Guidance CPG 4 Basements and Lightwells' (September 2013) as a supporting planning document to implement its LDF which is a material consideration.

Camden Core Strategy and Development Policies

18. **Core Strategy Policy CS14** requires development proposals to promote the highest standard of design whilst respecting local context and character.
19. Policy CS14 is supplemented by **Development Policy DP24**, which reinforces the borough's commitment to design excellence in both contemporary and traditional styles of architecture, and **Development Policy DP25** which states a commitment to only permitting development within conservation areas which preserves and enhances the character and appearance of the area.
20. **Policy DP26** is also a relevant consideration in that it deals with the impact of development on occupiers and neighbours. It includes the need to ensure issues such as access to sunlight and daylight and overshadowing are acceptable.
21. **Policy DP27** has been adopted as part of the Council's LDF Development Plan Policies document in recognition of the increasing popularity of basements as a means of gaining additional space in homes. Although the policy recognises that such development can help to make efficient use of the borough's limited land it is important that this is done in a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems or damage the character of areas or the natural environment. Policy DP27 states that, in determining proposals for basement and other

underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate.

Camden Planning Guidance CPG 4 Basements and Lightwells

22. **Para 2.6** outlines the Council will only permit basements where it is demonstrated they will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity.
23. **Para 2.62** requires any exposed area of basement to be subordinate to the building being extended, respect the original design and proportions of the building and retain a reasonable sized garden.
24. **Para 2.69** requires new lightwells to be discreet and not harm the architectural character of the building, or the character and appearance of the surrounding area.

Redington / Froggnal Conservation Area Statement

25. **Guideline RF2 (Basements)** says extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.
26. **Guideline RF23 (Rear extensions/ conservatories)** requires proposals to be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area.

3.0 THE PROPOSED DEVELOPMENT

27. The pre-commencement conditions appended to consent **2011/3798/P** were discharged by consent reference 2014/3096/P. The work shown on the plan below was undertaken in August 2014 implementing the consent.



28. The proposal is in addition and to be part of the already consented scheme. The additional works are as follows:

- The rear elevation is extended,
- The basement is enlarged,
- The garage is replaced, as per the consented scheme, and will become habitable accommodation,
- Alterations to the fenestration on the side (south elevation).

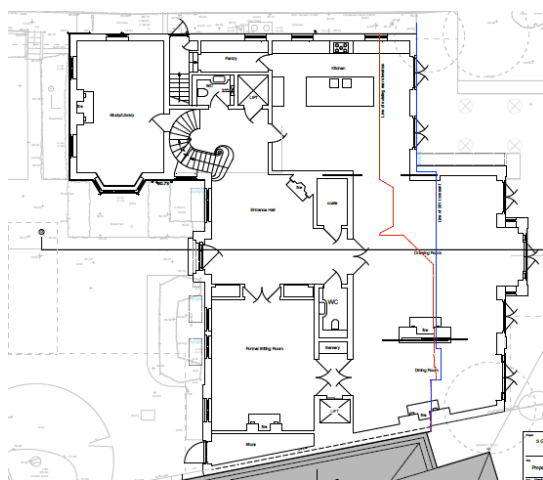
29. The proposed **rear extension** is 300mm taller than the permitted scheme and sits 1m below the existing ridge.



Permitted

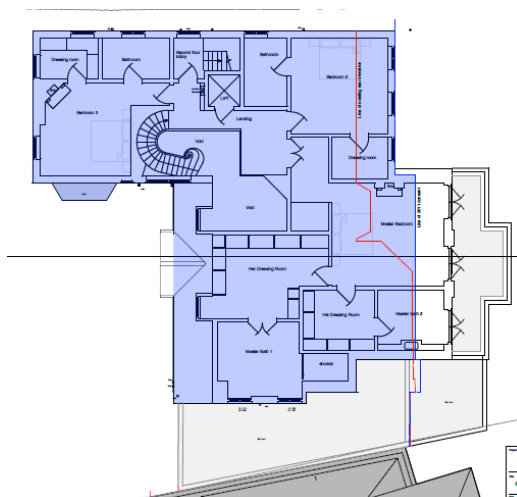
Proposed

30. It extends 3.6m deeper (excluding the bay which extends a further 1.1m) than the permitted scheme (identified in blue) at ground floor level to create an enlarged dining / drawing room area.

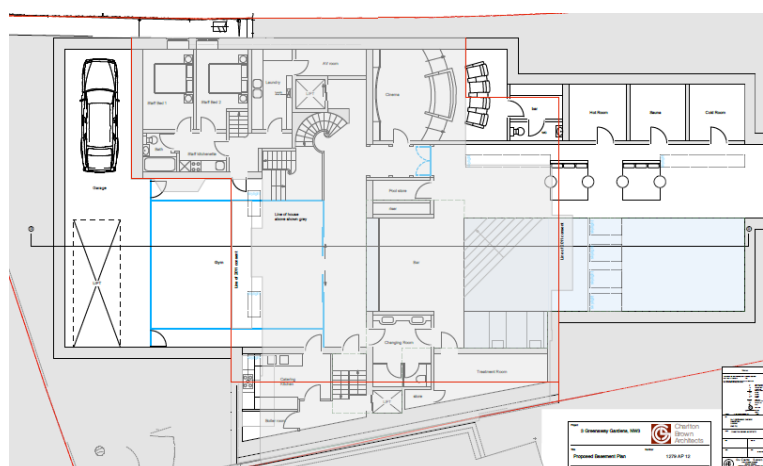


31. At first floor level the two storey central element is 1.8m deeper than the consented scheme to create an enhanced master bedroom area. The ground floor projection facilitates an enhanced

terrace area which is more balanced, showing symmetry and is well proportioned in comparison to the permitted scheme.



32. The proposed **basement** is enlarged to the front, side and rear. The line of the permitted basement is identified in red.



33. The existing **garage** is replaced on the front elevation with a single storey flat roof structure, similar to the consented scheme, behind a parapet and will become part of the dwelling. The Council accepted the replacement garage would not significantly alter the appearance of the host building or the Conservation Area.
34. The proposal involves repositioning the two existing dormers and roof lights on the **side (south) elevation** to align with the new internal layout at second floor level. The dormers will match existing but with flat lead roofs. They respect the fenestration pattern of the existing and consented buildings.



Consented

Proposed

4.0 ASSESSMENT OF IMPACT

35. The main planning consideration is whether the proposal would cause a harmful effect on the host property and the Conservation Area as a whole.
36. The Case Officer Report for 2011/3798/P contains a thorough analysis of the previous proposal and we fully endorse its conclusion that:

“the proposed rear extension and alterations to the rear roof slope would not appear dominant. The proposed would result in the loss of the existing single storey conservatory which is constructed in unsympathetic materials (UPVC) and detracts from the appearance of the host building. The rear extension is considered to appear subservient to the host building and would not harm the appearance of the conservation area.”

37. The rhythm of the proposed rear facade is very similar to the permitted scheme and is inspired by the original form of the house. The extension is only 300mm taller than the permitted scheme remaining subservient to the main building which is 1m taller. It extends 3.6m deeper at ground floor level (excluding the bay which extends a further 1.1m) and 1.8m deeper at first floor level.
38. The Conservation Area appraisal recognises the existing building shows a degree of originality and variation from the standard design on the road. Whilst it is not part of a group the proposal does fit within the established building lines of adjoining development.
39. The permitted and proposed schemes will have the same minimal impact from the street scene. Only a very small portion of the rear extension will be visible from the north elevation.



40. The skylights serving the basement have been designed to be as discreet as possible in order to have little impact on the setting of both the house and garden. The skylights are flush, surrounded by planting and located as close to the house as possible and are modest in size.
41. The Council has consented two trees to be felled in the rear garden as part of the previous permission: a Bay (S2) and a Yew (T22). The revised proposal retains the remaining trees on-site with the exception of a category C Cherry tree. The accompanying Tre Tec Arboricultural reports confirms that a mature garden can be established and maintained above the basement.
42. The application is supported by a Basement Impact Assessment which demonstrates the application property and adjoining properties will not be put at risk with building damage no greater than category 2 'slight' as defined by Burland.
43. The works to No. 3 are sensitive and will result in a well-designed building which will preserve the character and appearance of the Conservation Area without harming the setting of the host property.
44. The proposal complies with the historic environment policies set out in the National Planning Policy Framework and preserves the character and appearance of the Conservation Area in line with the statutory requirements set out in s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.0 CONCLUSION

45. The Council is respectfully invited to permit the application for the reasons set out above.