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48 Queens Grove

Supporting Planning Statement

Prepared by Savills London Planning Practice



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## 1.0 Introduction

- 1.1 This Planning Statement is submitted in support of a Planning and Conservation Area Consent application for the following works to 48 Queens Grove:

*“Demolition of the existing coach house in the rear garden and construction of a new two storey coach house, construction of a single storey rear extension linking the new coach house to the main dwelling, construction of a rear conservatory and new light wells and roof lights in the rear garden and car parking area, excavation of a single storey basement below the existing house and part of the rear garden, replacement of the existing mansard roof extension with a new mansard together with new dormer windows and alterations to side vehicular access”*

- 1.2 The proposed development 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 outlines the planning history of the site;

Section 4 provides a brief description of the proposed development;

Section 5 analyses the main planning considerations in the determination of the application;

Section 6 draws our conclusions in respect of the overall proposals.

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

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Planning Guidance 6 (Amenity) 2011 and the Camden Planning Guidance 1 (Design) 2011.

1.5 This statement is supported by the following documents;

- Drawings by BB Partnership Ltd
- Design and Access Statement by BB Partnership Ltd
- PPS5 Statement prepared by BB Partnership Ltd
- Arboricultural Report prepared by Tree Projects
- 24 Hour Noise Survey by Emtec
- Basement Impact Assessment comprising the following reports:
  - Structural Engineering report incorporating Construction Management details by Sinclair Johnson
  - Hydrogeological Risk Assessment and Drainage Assessment by Potamos Consulting

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## 2.0 Site and Surrounding Area

- 2.1 The application site comprises No. 48 Queens Grove, an unlisted, large single family dwelling. The house was built in the 1930s and occupies a large, prominent corner plot on the corner of Queens Grove and St. Johns Wood Park.
- 2.2 The site is bounded to the north by 30 St. Johns Wood Park and to the east by 47 Queens Grove, both of which are residential properties. To the south and west of the site boundary on the adjacent side of the road to the application site lies further residential development.
- 2.3 The site is in a predominantly residential area. The area is defined by relatively large roads with pavement planting and a mix of 18<sup>th</sup> and 19<sup>th</sup> century stucco fronted or brown stock brick houses with a few pockets of post war development. The majority of properties are single family dwellings with individual forecourts. A small number of properties have been divided into flats or built as purpose built flats.
- 2.4 According to Camden's Proposals Map, the site is situated within the St. John's Wood Conservation Area. The St. John's Wood Conservation Area was originally designated in 1977 and the St John's Wood Conservation Area Appraisal and Management Strategy was adopted by the Council on 14 July 2009. 48 Queens Grove is noted in the Conservation Area Appraisal and Management Strategy as:
- having an additional property built in its rear garden (ie. the existing coach house).
  - making a positive contribution towards the character and appearance of the Conservation Area.

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### 3.0 Planning History

3.1 The most pertinent planning applications within the site's planning history are listed in the table below:

Decision date	Decision Ref	Description	Decision
5 June 2008	2007/6101/P	Demolition and rebuild behind the principle facades of the single family dwelling house (Class C3) including excavation at basement level to provide additional accommodation, dormer windows to roof, erection of a single storey rear extension to connect to new coach house and alterations to side vehicular access.	Granted
5 June 2008	2007/6104/C	Conservation Area Consent for the demolition of rear elevations and roof of main house and complete demolition of Coach House	Granted
24 November 2009	2009/3325/C	Demolition of existing two storey dwelling and coach house (NB previous planning permission and conservation area consent granted for 'Partial demolition and rebuild behind front facade of single family dwelling house (Class C3)' 2007/6101/P and 2007/6104/C)	Refused
24 November 2009	2009/3324/P	Erection of a three storey residential dwelling house with basement extended underneath rear garden and underground parking (following demolition of existing two storey residential dwelling house and coach house) (NB previous planning permission and conservation area consent granted for partial demolition and rebuild behind front facade of single family dwelling house (Class C3) 2007/6101/P and 2007/6104/C)	Refused

Planning applications 2007/6101/P and 2007/6104/C listed above have now expired.

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## 4.0 Proposed Development

- 4.1 The proposal seeks full planning permission and conservation area consent for:

*“Demolition of the existing coach house in the rear garden and construction of a new two storey coach house, construction of a single storey rear extension linking the new coach house to the main dwelling, construction of a rear conservatory and new light wells and roof lights in the rear garden and car parking area, excavation of a single storey basement below the existing house and part of the rear garden, replacement of the existing mansard roof extension with a new mansard together with new dormer windows and alterations to side vehicular access”*

- 4.2 The proposal is very similar to the scheme approved under the following applications permitted on 5 June 2008:

- 2007/6101/P Demolition and rebuild behind the principle facades of the single family dwelling house (Class C3) including excavation at basement level to provide additional accommodation, dormer windows to roof, erection of a single storey rear extension to connect to new coach house and alterations to side vehicular access.
- 2007/6104/C Conservation Area Consent for the demolition of rear elevations and roof of main house and complete demolition of Coach House.

- 4.3 The current scheme before the Council involves a number of amendments to the above recently approved scheme (LPA reference 2007/6101/P). The current scheme:

- involves the removal of one of the proposed lightwells in the driveway and the repositioning of the other proposed lightwell in the drive way. The scheme also proposes an additional lightwell in the rear garden.

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- proposes two new rooflights at ground level – one within the driveway and one within the rear garden.
  - proposes a revised garden layout involving additional tree planting adjacent to the south western and northern site boundary and the removal of the escape stair to / from basement and glazing to the swimming pool.
  - a revised car parking layout, a relocated refuse / recycling store and a vehicle cross over.
  - a single storey conservatory opening out onto a terrace in the rear garden.
  - a reconfigured internal layout involving a relocated games room; incorporation of a gym, steam and sauna room, sitting /relaxation room, lounge area; and the removal of two proposed bedrooms, a proposed external terrace and a proposed kitchenette from the proposed basement.
  - a reconfigured roof light layout at roof level.

4.4 The proposal incorporates the following accommodation within the proposed basement below the existing house:

- Pool and associated steam room, sauna, lounge area, changing area, shower and WC
- Gym
- Lounge bar
- Store
- WC
- Plant room
- Hair dressing room
- Massage room
- Games room
- Bathroom
- Sitting / relaxation room



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4.5 The proposed new coach house incorporates the following accommodation at ground and first floor level:

- Living room
- Library

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## 5.0 Planning Considerations

5.1 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, the Camden Planning Guidance 4 (Basements and Lightwells, 2011), the Camden Planning Guidance 6 (Amenity, 2011) and the Camden Planning Guidance 1 (Design, 2011).

5.2 The proposal involves very little departure from the scheme consented under application (2007/6101/P and 2007/6104/C) granted permission in 2008. Whilst the planning policy context has evolved since the 2008 scheme was permitted with the publication of PPS5, the LDF Core Strategy, Development Policies Document and several Camden Planning Guidance notes, the proposal is considered to comply with current planning policy as explained in the following paragraphs:

### a) Demolition within a Conservation Area

5.3 Core Strategy policy CS14 states that the Council will preserve and enhance Camden's rich and diverse heritage assets and their settings, including Conservation Areas. As the proposal involves demolition within a Conservation Area, Development Policies Document DP25 is relevant and states that the Council will prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area where this harms the character or appearance of the Conservation Area, unless exceptional circumstances are shown that outweigh the case for retention.

5.4 Whilst 48 Queens Grove is identified in the St John's Wood Conservation Area Appraisal and Management Strategy as making a positive contribution towards the St. John's Wood Conservation Area, the proposal involves only a very small amount of demolition relative to the size of the main dwelling, and the main dwelling on the site will remain intact. As such, demolition is limited to:

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- Demolition of the existing two storey coach house in the rear garden of 48 Queens Grove
  - Demolition of the existing roof of 48 Queens Grove
  - Demolition of part of the rear wall at ground floor level of the main dwelling at 48 Queens Grove to make way for the proposed conservatory and single storey rear extension linking the proposed new coach house to the main dwelling.

5.5 Given the very selective and limited extent of demolition proposed, and given that the most prominent and publicly visible facades of the building considered to positively contribute to the Conservation Area will remain intact, the areas earmarked for demolition are not considered to harm the character or appearance of the Conservation Area. We note that the Council raised no objection to the principle of demolishing the above in applications 2007/6101/P and 2007/6104/C. As such, the extent of proposed demolition is considered acceptable in principle.

**b) Design considerations and impact on the Conservation Area**

5.6 Development Policies Document policy DP24 states that 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 the following criteria. The proposed development is not considered to introduce any major changes to the proposed design when compared to the previously approved scheme. With regards to the proposed design of the consented scheme, much of which remains unchanged in the proposed scheme, the officer's report to committee was supportive as indicated in the following extract:

*Overall the proposal will result in a consistent development on the entirety of the site that will not alter the character or appearance of the property or the conservation area*

5.7 With regard to the consented Coach House, the officer's report states:

*This proposed design treatment will allow for the rebuilt coach house to align visually with the main house, complementing it and not altering the character of the street. As the height of the building will not increase, it will*

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*remain subservient to the parent building and not compete in scale with the adjacent house at no. 30 St. John's Wood Park.*

5.8 With regard to the consented dormer windows, the officer's report states:

*Dormers proposed on the side and rear roof slopes of the main house will mirror those already existing on the front roof slope of the main house. The number and pattern are appropriate to coincide with the existing rhythm of dormers on the front and relate to the hierarchy of windows on floors below.*

5.9 With regard to the consented basement, the officer's report states:

*The proposal to excavate the rear garden to allow for additional floor area in a basement will not impact on the external appearance of the house. The two lightwells proposed on the side elevation will not be visible from the public realm, because they will not have any up-stands.*

5.10 The officer therefore accepted the design of the previously consented scheme. The design of the current scheme before the Council is now considered against each criteria of policy DP24 in turn:

*a) character, setting, context and the form and scale of neighbouring buildings;*

5.11 The proposal will respect the scale, setting and context of neighbouring buildings for the following reasons:

- The proposed coach house will be no higher than the existing coach house permitted under application 2007/6101/P and will be set back from the boundary shared with 30 Ordnance Hill.
- The proposed basement extension will be situated underground where it will have no impact on the form, scale and setting of neighbouring buildings.
- The proposed conservatory will be single storey and set well back from the property boundary.
- The proposed roof extension is a modest addition and its mansard form ensures that its bulk and massing is reduced.
- The proposed link extension between the main dwelling and coach house is single storey and set well back from the street scene ensuring that its impact is minimal.

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*b) the character and proportions of the existing building, where alterations and extensions are proposed;*

5.12 The proposed coach house, link extension, conservatory and roof extension will all be modest and sympathetic additions to the host building and will not be overly dominant in scale and proportion relative to the host building.

*c) the quality of materials to be used;*

5.13 The choice of external materials has been designed to ensure a high quality finish to the building and the materials will match existing materials at the property as far as possible. The proposed conservatory will be glazed and be of lightweight construction. Its impact is therefore expected to be minimal.

*d) the provision of visually interesting frontages at street level;*

5.14 The proposed coach house due to its high quality design is considered a significant design improvement compared to existing. The proposed single storey extension linking the host building to the new coach house will increase the provision of visually interesting frontages at street level compared to existing. This will also increase the natural surveillance of the driveway and streetscene, thus increasing safety.

*e) the appropriate location for building services equipment;*

5.15 With the proposed plant room being situated in the proposed basement, this will ensure that it will not be visible from the public domain and therefore the visual amenity of the Conservation Area will be preserved. Furthermore, the accompanying noise level survey advises that the operation of the new plant should comply with the Council's requirements subject to suggested noise control measures being adopted.

*f) existing natural features, such as topography and trees;*

5.16 The accompanying Arboricultural Report submitted in support of the application addresses all tree matters relevant to the proposals. The report

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surveyed 7 trees on the site, of which 4 were graded as Category C, 1 as Category B, 1 as Category A and 1 as Category R. The two healthiest trees on the site, the Category A tree and Category B tree, will be retained as part of the development proposal.

*g) the provision of appropriate hard and soft landscaping including boundary treatments;*

5.17 A landscaping plan is submitted in support of the application. The applicant is willing to accept a planning condition requiring the submission of further landscaping details should the Council deem this necessary.

*h) the provision of appropriate amenity space; and*

5.18 The proposal will maintain a generous amount of on site amenity space and as such is acceptable in this regard.

*i) accessibility*

5.19 The proposal involves some minor changes to the proposed car parking layout and vehicular access and cross over arrangements which are not considered to be significant. The proposal is accompanied by a Design and Access Statement which provides further detail on access issues.

5.20 With regard to impact on the Conservation Area, the planning application is accompanied by a PPS5 Assessment which concludes that the proposals will not harm the Conservation Area. Whilst the building is considered to make a positive contribution to the Conservation Area, the proposed extensions will preserve the character and appearance of the Conservation Area as follows:

- The proposed coach house, being two storey and set in from the property boundary, will not be visually intrusive and will relate well to the height of adjacent buildings therefore respecting the setting, design, appearance and views to/ from the Conservation Area.
- The proposed link extension and conservatory, being single storey and set back from the streetscene, will not be highly visible from the public

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domain and will therefore have a minimal impact on the Conservation Area.

- The proposed basement, being subterranean will be hidden from view. The proposed light wells will also be set well back from the boundary where they will be screened from view and therefore have no impact on the Conservation Area.
- The proposed dormers will be sensitively designed and appropriate in scale and position to ensure that they preserve the character of the Conservation Area.

**c) Residential amenity**

5.21 Camden Planning Guidance 6 (Amenity) requires new development to take into account the following requirements. The proposal is considered against each requirement in turn:

- *The noise and vibration of new development is controlled to limit impact on surrounding properties and also for noise from existing development not to harm the new development*

5.22 The proposal is accompanied by a noise survey which advises that the operation of the new plant should comply with the Council's requirements subject to suggested noise control measures being adopted. With the proposed development being situated in a predominantly residential area, the proposal is not expected to be harmed by noise from surrounding buildings and as such, a PPG24 noise assessment is not required. It is noted that a PPG24 assessment was not submitted in support of the previously consented scheme (LPA reference 2007/6101/P).

- *A daylight and sunlight report to accompany planning applications for development that has the potential to reduce levels of sunlight and daylight on existing and future occupiers, near to and within the proposal site.*

5.23 The scale, height, massing and siting of the proposed development is such that it is not expected to result in any undue loss of sunlight or daylight to neighbouring residential properties. The only additional bulk to the property is

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the new conservatory and due to it being positioned well away from any neighbouring properties, it will not have any affect on sunlight or daylight levels of these properties. The Council did not require a sunlight and daylight report to accompany the previously consented scheme (LPA reference 2007/6101/P) and with the proposed coach house being no different in design terms to the previously consented coach house, it is not expected to materially harm levels of sunlight and daylight currently experienced by adjacent properties.

- *To protect the privacy of existing dwellings and to include mitigation where overlooking is unavoidable.*

5.24 The proposal involves the construction of a number of dormers at roof level, as also proposed in the previously consented scheme (LPA reference 2007/6101/P). The proposed dormers are not considered to result in any undue overlooking due to the generous separation distance between the proposed dormers and the nearest adjacent residential properties. The proposed coach house will be very similar in design to the coach house consented under application 2007/6101/P and does not propose any flank wall windows. As such, the privacy of no. 30 St. Johns Wood Park and nearby properties will be preserved.

- *Provide a pleasant outlook from new developments*

5.25 The proposals will provide a pleasant outlook predominantly onto the proposed garden and proposed driveway. The proposed single storey link extension which will look out onto the driveway and garden terrace will also have the added benefit of increasing natural surveillance of the driveway and thus increasing site security.

#### **d) Proposed basement extension and lightwells**

5.26 The proposal is accompanied by a Basement Impact Assessment in accordance with the requirements of Camden Planning Guidance (CPG) 4. This presents a policy change since the previous application was consented



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and requires a number of technical supporting material. As such, the BIA consists of the following supporting documents:

- Structural Engineering report incorporating Construction Management details by Sinclair Johnson
- Hydrogeological Risk Assessment and Drainage Assessment by Potamos Consulting

5.27 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;*

5.28 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.

5.29 The Structural Engineering Report advises that the proposals will be constructed using well established construction techniques that have been used successfully on many similar developments in similar ground conditions. The proposed basement will be designed to resist all lateral earth, surcharge and hydrostatic loads to ensure that ground movements are limited to acceptable values and to mitigate against the risk of damage to adjacent properties. The Structural Report therefore provides evidence that the structural stability of 48 Queens Grove 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;*

5.30 The proposal is accompanied by a Hydrogeological Risk Assessment and Drainage Assessment by Potamos Consulting. The reports advise that risks

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are 'very low to low'. This level of risk reflects the underlying London Clay, the nature of any underlying ground water and the distance to the nearest abstraction wells. Ground water underlying the site is likely to be limited to localised perched ground water within sand and silt lenses. As such, there is a low risk of obstruction, contamination or interception of groundwater and the proposed basement is not expected to harm local hydrogeology. The report concludes that no further hydrogeological investigation is required but recommends recording ground conditions and any groundwater seepages during future geotechnical investigation (when undertaken as part of the structural foundation design). The accompanying Drainage Assessment prepared by Potamos Consulting indicates that the proposal incorporates a SUDS scheme comprising underground aquacell surface water storage crates to reduce surface water runoff rates and volumes being released from the site to the local sewer in all events up to and including the 1 in 100 year plus 30% event, as close as possible to Greenfield equivalent events.

- 5.31 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;*

- 5.32 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;*

- 5.33 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 Noise Survey of proposed plant equipment indicates that the proposed plant equipment is considered to satisfy the Council's requirements subject to the implementation of the recommended mitigation

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measures. 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 preserve neighbouring amenity as far as possible.

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

- 5.34 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 proposal is accompanied by an Arboricultural Report. The report surveyed 7 trees on the site, of which 4 were graded as Category C, 1 as Category B, 1 as Category A and 1 as Category R. The two healthiest trees on the site, the Category A tree and Category B tree, will be retained as part of the development proposal.

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

- 5.35 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*

- 5.36 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 St. Johns Wood Conservation Area in which the site is situated. Furthermore, the proposed lightwells will also be situated below ground where they will not be visible from the public domain. Overall

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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.*

5.37 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.

5.38 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.

5.39 The proposal involves the construction of a new lightwell within the rear and a new light well within the car parking / drive way area. The light well to the rear will be contained within the area of built form and as such is not expected to be visible or harm amenity. The light well within the car parking / drive way area, is discrete and not expected to have any impact on visual or residential amenity. Due to their siting, the proposed lightwells will not be highly visible from the public domain and will therefore not affect the character and appearance of 48 Queens Grove or the St. Johns Wood Conservation Area. The proposed lightwells will incorporate balustrades to openings and with thus avoid visual clutter. The size, design and positioning of the proposed light wells ensure that they will preserve the architectural character of the building and 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.

**e) Proposed vehicle cross over**

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5.40 The proposed vehicle cross over will be repositioned slightly and is not considered to raise any highway safety concerns and is as such considered acceptable.

## 6.0 Conclusions

6.1 The proposed development seeks planning permission and conservation area consent for the development below which represents a number of minor amendments to a scheme at the site consented in 2008 (LPA reference 2007/6101/P).

*“Demolition of the existing coach house in the rear garden and construction of a new two storey coach house, construction of a single storey rear extension linking the new coach house to the main dwelling, construction of a rear conservatory and new light wells to the rear garden and car parking area, excavation of a single storey below the existing house and part of the rear garden of the existing dwelling, replacement of the existing mansard roof extension with a new mansard together with new dormer windows”*

6.2 The proposed development involves selective demolition. The principal elevations will remain intact and as such, the character and appearance of the St. Johns Wood Conservation Area will be preserved. The new roof, coach house, rear conservatory, link extension and basement extension, due to their siting and modest scale, are not expected to harm residential or visual amenity.

6.3 The planning application is accompanied by supporting technical documentation which demonstrates that the proposed basement 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.

6.4 The proposed works are considered to comply with the adopted policies of the London Borough of Camden.