



A Multi-Disciplinary Planning
& Development Consultancy

Regeneration and Planning
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

My reference:

Your reference:

14th June 2016

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND TO THE REAR OF NO.1 ELSWORTHY TERRACE, LONDON NW3 3DR
PLANNING STATEMENT**

1. We have been instructed by Caroline Nourani to submit a planning application to the Council for a proposal to construct a new 5-bedroom single dwellinghouse with double basement and first floor accommodation.
2. The site is set behind trees fronting Elsworthy Road and is situated to the rear of No.1 Elsworthy Terrace in the Elsworthy Conservation Area.

The Principle of Residential Development on this Site

3. No.1 Elsworthy Terrace is regarded as making a positive contribution to the character and appearance of the Conservation Area. However, it is not proposed to alter No.1, only to develop a house in part of the open land to the rear of No.1.
4. On the other side of Elsworthy Terrace, a similar break in the terrace existed, albeit that several small garages were located on this land. Planning permission was granted for the development of this land, situated to the rear of No.15 Elsworthy Terrace, subject to a Section 106 Agreement (2011/1828/P). Accordingly, this site has the potential to re-balance the rhythm in the street frontage as a 'mirror image' of this approved development, albeit by way of a very sensitively sited and well-proportioned new dwelling that would be set back from the street frontage and veiled from views from the public realm by several mature trees.

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5. Similar to the approved development to the rear of No.15 Elsworthy Terrace, the current proposal in this case would include a lightwell to the front of the property, although it would be sited sensitively further back from the road when compared to the approved development to the rear of No.15 and would follow the front building line to neighbouring buildings along the same frontage.
6. Whilst we acknowledge that any development proposals in such a potentially sensitive area need to be assessed against the Council's policies, particularly those relating to trees, basement impact and lightwells, and the amenity of future and existing occupiers, we include the following reports:
 - a. Arboricultural Statement from Simon Pryce Arboriculture.
 - b. Basement Impact Assessment report by Geo-Environmental Services Ltd (GESL).
 - c. Flood Risk Assessment report by Geo-Environmental Services Ltd (GESL).
 - d. Daylight, Sunlight and Overshadowing Report by Herrington Consulting Limited.
 - e. Design and Access Statement by Ko and Partners (Architects)
 - f. Lifetime Homes Assessment by Ko and Partners (Architects)
 - g. Energy and Sustainability Report by Syntegra Consulting.
 - h. Flood Risk Assessment by Herrington Consulting Ltd.

Trees

7. Core Strategy Policy CS14 seeks to promote high quality places and Policy CS15 seeks to encourage biodiversity. The retention and care of the existing mature trees on this site are therefore important to these policies, especially as these trees also make a positive contribution to the character of the street scene to this part of the Conservation Area. Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) further support these policy objectives.
8. We have included with this application an Arboricultural Statement setting out an analysis of the merits of existing trees on site, their contribution to the character and appearance of the conservation area and the potential for development without causing harm to these trees.
9. The Arboricultural Statement confirms that the proposal would have an insignificant effect on the lime trees. Notwithstanding the slight incursion into the RPA of the birch tree, this is tolerable and the life of the birch tree is limited in any event as a result of the damage it has endured over time, which cause structural defects to the tree. We would be happy to consider its replanting as part of any scheme for development on this site that the Council might support. Excavation to and around the site for the proposal could be approached in a sensitive and deliberate way that would avoid undue damage to the trees.
10. These proposals also seek to incorporate green roofs and a 'living wall' to the rear elevation proposed, which together will further enhance biodiversity and natural habitats to the site.

Basement Impact Assessment and Flood Risk Assessment

11. In support of Core Strategy Policy CS14, Policy DP27 specifically addresses proposals for new basements to residential development in the Borough. My client has also had regard to the Council's SPD policies relating to Basements and Lightwells, including the emerging 2015 Consultation Draft. This is reflected in the supporting statements addressing BIA issues.

12. Our BIA has taken into account the presence of other basements nearby and the cumulative impact that this proposal would have on these existing structures. We are not aware of any extant permissions for similar basement development in the immediate vicinity of the site. Furthermore, the proposals have been assessed as capable of meeting the Burland Scale of category 2 or less.
13. We would suggest that, in the event of the grant of planning permission for these proposals, then any further investigation and assessment may be carried out by way of a Basement Construction Methodology report, to be submitted to the Council and approved prior to the commencement of any development on site. This obligation can be secured through a Section 106 Agreement together with obligations requiring any further detail needed in respect of the current draft Construction Management Plan that also accompanies this application. This two-stage process has been well-established in the recent past in Camden through similar proposals for new basements.
14. Core Strategy Policy CS13 requires developers to show how they will meet environmental standards through development proposals including promoting energy efficiency and avoiding harm from flooding, and Policy DP22 requires developers to demonstrate that proposals will be resilient to climate change.
15. The site is located in Flood Zone 1. Given that the development proposal is classed in the NPPF as a form of "More Vulnerable" development, it is acceptable in principle in flood risk terms. However, the incorporation of a SUDS system would help to address any residual flood risk posed by the presence of groundwater sources and culverts, particularly with regard to the location of the site within a locally designated Critical Drainage Area. The proposed measures would include a green roof, permeable paving and a cellular storage system.
16. The cellular storage would still fall partly within the RPA of the trees, as shown in the site plan (see page 30 of Flood Risk report by Herringtons). As part of the tree root system is under the road, then it is likely that some of the root network will have pushed out toward the site of this proposed container. I have discussed this matter further with Simon Pryce, our tree expert, who is broadly satisfied with the location and does not consider that the siting of the cellular storage container in this area would harm the trees as long as this area is hand dug and possibly done so using an airspade in order to minimize damage to any exposed roots on excavation. Further details can be provided by way of an Arboricultural Method Statement, which could be secured by way of a planning condition to address this point.
17. Overall, based on the proposed development, desk based studies by GESL and by Herringtons and the encountered ground and groundwater conditions on site it is concluded that the proposed basement development is highly unlikely to result in any specific issues relating to land or slope stability, the hydrogeology and hydrology of the site and surrounding area, and would not cause harm in terms of ground or surface water drainage.

The Quality of the Proposed Accommodation

18. The proposed dwelling would comprise 5 bedrooms over ground, first floor and double basement level totaling 236.1 sqm GIA, which exceeds the London Plan standards and those set out in the Mayor of London's Housing SPG. Furthermore, we have had regard to Policy DP26 concerning the impact of development on occupiers and neighbours.

19. A Daylight and Sunlight report by Herrington Consulting Limited has assessed the Average Daylight Factor (ADF) to this proposal and the Annual Probable Sunlight Hours (APSH) that would be enjoyed by future occupants. The report has also assessed the likely impact from the proposal on the daylight and sunlight presently enjoyed by neighbouring residents.
20. The provision of daylight and sunlight to rooms within the proposed development would exceed limits stipulated in the BRE Guidelines and habitable rooms would be well-lit under the current proposals. The main kitchen, living and dining space would enjoy good outlook, being situated at ground floor level. A secondary family room to be used as a cinema, but not as a main living room space, would be situated at lower basement level, although it would not be light-dependent space. The sunken courtyard could provide some form of soft landscaping or 'greening', details of which will be provided.

Impact on Neighbouring Occupiers

21. With regard to the accompanying report from Herrington Consulting Ltd, the proposed development would not have a notable impact on the daylighting enjoyed by neighbouring residents, nor would it cause an unacceptable loss of sunlight hours with regard to the standards set by the Building Research Establishment (BRE).
22. The proposed development would not include any windows to the side or south-facing elevations and thus would not overlook neighbouring rear gardens nor would it cause overlooking into neighbouring habitable room windows.
23. The proposed first floor to the dwelling would be set back from the edges of the building and over 11 metres away from the neighbouring building at No.1. Furthermore, the existing garage next to No.23 Elsworthy Road already impinges on the view out of the nearest facing ground floor window from this property. The view of the rear of the new house from No.2 Elsworthy Terrace would also be sympathetic to the verdant character of its immediate surroundings, not only through the retention of existing trees but also through the incorporate of a green 'living' wall to the rear elevation. Therefore, the proposed development would not give rise to an unacceptable loss of outlook or increase in sense of enclosure when viewed from neighbouring properties.
24. The windows to most neighbouring properties, considering their relatively greater size and elevation compared to the proposed building would tend to look down on the building once it is completed. A green roof is proposed to part of the ground floor roof and the applicant will ensure that materials to be used are sympathetic to the immediate environs of this site. Therefore, we believe that there is considerable scope to soften the visual impact of the proposed building and ensure that it does not cause harm to the character and appearance of this part of the Conservation Area.
25. Further details concerning the design and layout of the proposed dwelling, and how it would be sympathetic to the character and appearance of the Conservation Area, are set out in a separate Design and Access Statement from Ko and Partners (Architects), along with a detailed analysis of the proposal's compliance with Lifetime Homes Standards.

Highways and Access

26. The site falls within a PTAL of 1b and has a very low level of public transport accessibility. It is not currently proposed to provide off-street car parking as part of this proposal, especially given the current positions of the mature trees to the front of the site.

27. However, the site is only 10 mins walk or 5 minutes by bicycle to Swiss Cottage London Underground Station (Jubilee Line) or about the same to Chalk Farm London Underground Station (Northern Line). Both Finchley Road and Haverstock Hill are of course well-served by a number of local bus routes.
28. Pedestrian access along a gravelled path comprising permeable material will be provided via the front of the site.
29. Policy DP19, together with the Council's supplementary parking policies as set out in CPG7, address the issue of on-street car parking. The proposed development would by TFL standards be in an area of very poor public transport accessibility and would not result in the loss of kerb space via the creation of any new vehicular access. We are happy to discuss with officers the need for 'car capping' this development or similar on-street car parking controls, depending on the data available with regard to on-street car parking stress in this location.

Sustainability

30. The Council's Local Plan policies expect development to achieve a minimum of Code Level 4 for Sustainable Homes. However, this assessment method has been withdrawn by the Government as of April 2015. As such a pre-assessment has not been provided as part of this strategy. However, the strategy shows that the minimum requirements for carbon emission reduction (19% over the Part L 2013 baseline) have been met. Further information has been provided on this and the use of renewables in the enclosed Energy and Sustainability Report from Syntegra Consulting.

Section 106 and CIL

31. We are happy to discuss with officers the need for planning obligations and confirmation of the appropriate level of Community Infrastructure Levy for this proposal, although we anticipate that obligations would be required in respect of the delivery of environmental sustainability measures, Basement Construction Methodology and a final Construction Management Plan.

If you have any further queries in respect of this submission or require any further information to support or clarify matters set out herein, please contact me at david@drkplanning.co.uk or on 07711 672185.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Kemp', written over a horizontal line.

David Kemp BSc(Hons) PGDL MRICS
Director
DRK Planning Ltd