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Mr David Whittington
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Dear Mr Whittington,

Re: 16 Avenue Road, London, NW8 6BP - Demolition and replacement of dwellinghouse (C3) including extensions and the addition of a basement level with associated landscaping.

Thank you for submitting a pre-planning application enquiry for the above property which was received on 14/07/2016 together with the required fee of £3,600. A site visit was arranged and completed on the 17/08/2016 as part of the pre-application advice service.

1. Drawings and documents

1.1. The following documentation was submitted in support of the pre-application request:

- Pre-Application Design and Planning Statement, prepared by Wolff Architects;
- Existing and Proposed Plans, Sections and Elevations, prepared by Wolff Architects;
- Existing Site Plan;
- Location Plan; and
- Proposed Area Schedule.

2. Proposal

2.1. Advice is requested in relation to the following proposed developments:

- Demolition and replacement of dwellinghouse (Class C3) including extensions and the addition of a basement level with associated landscaping.

3. Site description

3.1. The application site relates to a single family dwellinghouse located on the North side of Avenue Road, NW8. The property is a large, detached dwelling of brick build and constructed with an Arts and Crafts architectural vernacular. It is sited within a large plot with substantial gardens to the rear and a large driveway to the front. Two 'Tree of Heaven' (*Ailanthus altissima*) trees had previously been located to the front of the property and were protected by Tree Preservation Orders. It would appear that these trees were removed approximately 8 years ago. There are also a number of protected trees on the adjacent sites.

- 3.2. The property is not statutory or locally listed, and the site does not fall within a designated Conservation Area. The south side of Avenue Road however marks the boundary of both the City of Westminster as well as the 'St John's Wood' Conservation Area falling within this neighbouring borough.
- 3.3. Despite its Arts and Crafts style, during the site visit it was evident that the property was relatively modern (estimated as inter-war period), with further extensions and modifications having been completed in the mid 90's. The property is characterful and of an attractive design which remains in keeping with those dwellings within the neighbouring borough's conservation area, however is in stark contrast to the flatted development located immediately adjacent to the site to the West, North and East.

4. Relevant planning history

- 4.1. The following planning history is relevant to this site:

APP: 9500957

DESC.: Erection of a single storey extension at the rear ground floor erection of railings and gates at the front boundary wall and other external alterations in connection with the use of the property as one single family house

DATE: 15/12/1995

DEC: Granted

APP: J8/12/1/3366

DESC.: Erection of enclosures on both sides of the frontage of 16, Avenue Road, N.W.8, comprising wrought iron gates and brick walls exceeding seven feet in height.

DATE: 15/03/1961

DEC: Granted

5. Relevant policies and guidance

- 5.1. The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, The London Plan (2016) and the NPPF (2012). The following policies will be taken into consideration:

- **National Planning Policy Framework (2012)**
- **London Plan (2016)**
 - Policy 3.4 – Optimising housing potential
 - Policy 7.4 – Local Character
 - Policy 7.6 – Architecture
- **Local Development Framework**
- **Core Strategy (2011)**
 - CS1 Distribution of growth
 - CS3 Other highly accessible areas
 - CS5 Managing the impact of growth and development
 - CS6 Providing quality homes
 - CS11 Promoting sustainable and efficient travel
 - CS13 Tackling climate change through promoting higher environmental standards
 - CS14 Promoting high quality places and conserving our heritage

- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
- CS18 Dealing with our waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy
- **Development Policies (2011)**
 - DP2 Making full use of Camden's capacity for housing
 - DP3 Contributions to the supply of affordable housing
 - DP5 Homes of different sizes
 - DP16 The transport implications of development
 - DP17 Walking, cycling and public transport
 - DP18 Parking standards and limiting the availability of car parking
 - DP19 Managing the impact of parking
 - DP20 Movement of goods and materials
 - DP21 Development connecting to the highway network
 - DP22 Promoting sustainable design and construction
 - DP23 Water
 - DP24 Securing high quality design
 - DP26 Managing the impact of development on occupiers and neighbours
 - DP27 Basements and lightwells
 - DP28 Noise and vibration
 - DP29 Improving access
- **Camden Planning Guidance**
 - CPG 1 – Design
 - CPG 2 – Housing
 - CPG 3 – Sustainability
 - CPG 4 – Basements and lightwells
 - CPG 6 – Amenity
 - CPG 7 – Transport
 - CPG 8 – Planning Obligations

6. Assessment

6.1. The main issues to consider in this case are as follows:

- Principle of the demolition;
- Principle of basement development;
- Design and character;
- Impact on the amenity of adjoining occupiers;
- Standard of accommodation; and
- Transport / Planning Obligations.

Principle of the demolition

6.2. The existing dwelling is neither statutorily listed, nor a non-designated heritage asset and the proposed development would retain the existing land use within the site (a single family dwelling house). As will be expanded upon in the subsequent design section, the dwelling is surrounded on three sides by larger grain, flatted development and does not appear characteristic within its immediate vicinity.

6.3. The property dates from the early/mid 20th century and therefore in line with Policy DP22 (Promoting sustainable design and construction), the proposal to demolish and replace the

dwelling must be fully justified in terms of the use of resources and energy, and the energy and water efficiency of the existing and proposed buildings (it was mentioned on site that a sustainability assessment will be submitted as part of the formal application).

- 6.4. Additionally, it should be noted that emerging Policy CC1 (Climate change mitigation) states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards. As such all proposals for demolition and reconstruction will require full justification in terms of the optimisation of resources and energy use under the emerging Local Plan. Where the demolition of a building cannot be avoided, it will be expected that developments divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either re-use materials on-site or salvage appropriate materials to enable their re-use off-site.
- 6.5. As the emerging policies represent the current attitudes of the Council, we would encourage further consideration of the embodied carbon analysis, specification of materials and construction processes with low embodied carbon content to be applied, and for this assessment to be submitted alongside any formal submission.
- 6.6. Whilst there would be no objection to the loss of the dwelling in design terms, the demolition of the existing dwelling and its replacement should therefore be fully justified in sustainability terms prior to it being considered acceptable in principle.

N.B. On 24 June 2016 the Council submitted the Camden Local Plan and supporting documents to the Secretary of State. In accordance with Section 20 of the Planning & Compulsory Purchase Act 2004, Inspector Katie Child, BSc (Hons) MA MRTPI, has been appointed to conduct an examination to determine whether the Plan is sound. The public hearings for the Examination will be held at Camden Town Hall and may take place during October 2016.

Principle of basement development

- 6.7. Development Policy DP27 states that the Council will only permit basement and other underground development that does not cause harm to the built and natural environment or local residential amenity and does not result in flooding or ground instability.
- 6.8. Policy DP27 (Basements and lightwells) 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"*. Guidance regarding the processes and recommendations for this Basement Impact Assessment (BIA) is set out within CPG4 (Basements and Lightwells) and the associated Camden geological, hydrogeological and hydrological study 2010 (referred to below as the 'Arup report').
- 6.9. As such, any planning application for a basement development on this site would need to include a Basement Impact Assessment (BIA) which has been prepared in accordance with the processes and procedures as set out within CPG4.
- 6.10. This site is subject to an underground development constraint (surface water flow and flooding). As a result, the submitted BIA will be independently assessed by a third party, at the applicant's expense, to satisfy the Council that the development would not lead to any unacceptable impacts on the land stability, groundwater flows and surface flows of the area should the development be granted. For completeness please ensure that the report details

the author's own professional qualifications, noting the varying qualification requirements within CGP4 for the different elements of a BIA study.

- 6.11. As the BIA will require a third party audit, it will be expected that your report is in line with the Council's Pro Forma. A Basement Impact Assessment AUDIT: Instruction form will be sent across with these notes, please see Section B for a full list of items to be included in your Basement Impact Assessment (BIA). You will need to fill out this section of the form and return to us alongside any formal submission.
- 6.12. Please also note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charges a fixed fee dependant on the category of basement audit. These categories and the relevant fixed fees are set out below:

Category A - £997.50

Residential or commercial development with single storey basement where the Screening Stage of the Basement Impact Assessment indicates no matters of concern which need further investigation.

Submitted BIA anticipates no significant impact relating to:

- land stability or impacts, buildings or infrastructure;
- groundwater flow or surface water flooding and underground tunnels

Category B - £3045

Residential single basement or commercial development with single or double basement where the Screening Stage of the Basement Impact Assessment identifies matters of concern which need further investigation

Submitted BIA anticipates potential impact:

- on land stability;
- on groundwater flow;
- on potential for surface water flooding ;
- on underground tunnels or infrastructure; and
- cumulative impact on ground stability and the water environment

Category C

Exceptional development (in terms of geometry, area, depth or complexity) which may be a single or double basement with potential complications. This category would be charged at an agreed rate on a case by case basis taking consideration of the complexity.

Submitted BIA anticipates potential for significant impact:

- to a listed building;
- on other buildings and or with land stability issues;
- to groundwater flow and potential for surface water flooding ;
- underground tunnels or infrastructure; cumulative basement impacts;
- relating to significant technical issues raised by third parties

- 6.13. It should be additionally noted that due to the scale of excavations proposed, the proximity to and number of nearby residential units and in order to ensure that the amenities of these surrounding residents as well as the local transport network are not unduly affected by the implementation of the proposed development; comprehensive assessment/reporting will be necessary in order to satisfy the Council. These requirements will be expanded upon in the final section of the assessment.

Design and heritage

- 6.14. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

Basement Development / Site landscaping

- 6.15. In accordance with policy DP24, Camden Planning Guidance 4 sets out the Council's preferred approach for basement development which is for basement development to not extend beyond the footprint of the original building and be no deeper than one full storey below ground level (approximately 3 metres in depth) (para.2.6). Where larger basements are proposed, including those consisting of more than one storey in depth or extending beyond the footprint of the above ground building are proposed; para.2.6 of the CPG continues to state that the provision of evidence to demonstrate that the development does not harm the built and natural environment or local amenity will be required.
- 6.16. In this case, the local area is characterised by mature trees and planting and a considerable amount of green space to most of the surrounding residential dwellings and flatted developments. There are a number of mature trees either within or immediately adjacent to the site, particularly along its boundary with Avenue Close and these trees are considered to make a valuable contribution to the character and appearance of the area.
- 6.17. With regard to planting and trees, the CPG states that sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area (para.2.15). Works to excavate would thus be found objectionable unless it was shown that minimal impacts to nearby mature trees would be formed and that mature planting could be sustained along all boundaries.
- 6.18. The proposed excavation would include a proposed lightwell immediately adjacent to the boundary with Avenue Road with a length of 12.5m. Whilst it is acknowledged that the footprint of the dwelling is in close proximity to this boundary, excavations extending beyond the footprint up to the boundary are considered contrary to this guidance in that it would prevent future boundary planting, and would be considered to likely cause significant harm to adjacent trees without further evidence. Furthermore, the scale of this proposed lightwell is considered contrary to both design policies as well as the relevant section of CGP4 (Lightwells) which states that "Excessively large lightwells will not be permitted in any garden space" (para 2.22). As such it is advised that this light well would be better placed to the rear of the site so that sufficient margins would be retained, and that the design/scale of this element is refined to appear less dominant.
- 6.19. Furthermore as aforementioned there would be a requirement to replant the two TPO's lost to the front of the site and that adequate margins would be left to allow these replacement trees to mature. It would also be advised that any formal submission should be accompanied by a comprehensive Arboricultural report, and that the extent of the proposed basement is informed by this report. Without further information it is also considered likely that the extent of the basement to the front of the property would likely need to be reduced to accommodate these trees. With regard to the existing trees, it is also advised that this report is informed by trial pits and accurate levels information to form a better understanding of the extent of the root structures from these adjacent trees.

- 6.20. With regard to landscaping it should also be noted that full landscaping plans would be expected as part of any formal submission to justify the proposed basement. This landscaping report should include full details of the provision of Sustainable Drainage Systems (SUDS) to manage drainage, surface water and flooding on the site. Further guidance regarding this requirement, please see section 11 (Flooding) of CGP 3 – Sustainability.

Replacement Dwelling

- 6.21. The proposed replacement dwelling (above ground) has been designed to replicate the existing architectural vernacular, whilst maximising floor area through alterations and extensions. The proposed massing is comparable to the existing dwelling at the front of the property, and many of the existing features have been replicated in the proposed design.
- 6.22. Overall the proposed design of the replacement dwelling (above ground) is considered appropriate, appearing similar enough to the existing dwelling to avoid any undue impact upon the streetscene and remaining in character with those properties in the adjacent conservation area. It is noted however that the replacement front bay windows would be shallower than those existing and it is considered that these elements should be better articulated in order to be better emphasised. It is also advised that the success of the overall design will likely depend on the detailed design, with the current brick and brick detailing giving the property much of its character. For both design, and sustainability reasons, the council would also encourage the use of a green roof to the rear extension and so its inclusion in the proposed scheme is welcomed however we would expect to see full section plans of this element in order to be confident that it can be sustained. It is therefore advised that the detailed design is fully considered and submitted alongside any formal submission.

Residential Amenity

- 6.23. Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which are particularly relevant to this case, include sunlight, daylight, artificial light levels, noise and disturbance, outlook and visual privacy and overlooking.
- 6.24. In terms of the proposed basement; once constructed it is considered that the predominant concerns relating to the basement extension and its impact upon to residential amenities would be with regard to the plant equipment necessary for the proposed facilities. This equipment would likely generate significant levels of noise and due to the proximity to the adjacent residential units, a Noise Report would be required to demonstrate that these impacts were not significant before the Council would support this aspect of the scheme.
- 6.25. Furthermore, the construction of any approved basement would likely give rise to significant disruption to neighbouring residents unless carefully planned. The resulting requirement to submit various reports will therefore be outlined in the final section.
- 6.26. In terms of the above ground development, the proposed extensions would be in very close proximity to a number of residential units; with flats along the South elevation of Avenue Close including habitable room windows which directly face the property. Due to the retained setback of a minimum of 12.5m between facing flank elevations at first floor towards Avenue Court, well as the existing boundary treatment along this boundary and the existing massing of the property, it is not considered that the proposed above ground extensions would cause an substantial impact upon outlook from any neighbouring property. Notwithstanding this, the Council would not support the proposed development unless evidence was submitted that the proposed enlargement of the dwelling did not cause undue harm to the occupiers of the

surrounding properties in terms of day light or sun light. As such it is recommended the proposed design is informed by and any formal submission accompanied by a daylight/sunlight report to justify the proposed enlargements.

- 6.27. Furthermore, due to the proximity of these habitable room windows, the impacts caused to privacy/overlooking (particularly from the proposed first floor terrace) would similarly be considered objectionable unless suitable mitigation measures (i.e. screening) are included and these measures do not in term cause undue harm to outlook.

Standard of Accommodation

- 6.28. In terms of the standard of accommodation, the replacement dwelling would generally include provisions which would greatly exceed the National Technical Housing Standards. Notwithstanding this, where basement accommodation is to provide living space (possibly for staff), it will be subject to the same standards as other housing in terms of space, amenity and sunlight. The provision of habitable rooms at subterranean level is therefore considered unlikely to be supported, considering the need to relocate and likely reduce the proposed lightwell and the resulting impact upon natural light and outlook from lower ground floor levels. Furthermore, it should be noted that provisions for cycle and refuse storage in accordance with our local requirements would be required in order for the scheme to be found acceptable in terms of residential provision. For full guidance on the Council's requirements for residential development standards, please see section 4 of CGP 2 – Housing.

Transport

- 6.29. The application site has a Public Transport Accessibility Level (PTAL) rating of 2 and it is within a Controlled Parking Zone (CA-J - Primrose Hill). Policy DP18 seeks to ensure that developments provide the minimum necessary car parking provision and the Council expects development to be car free/capped areas within Controlled Parking Zones.
- 6.30. The proposed scheme would not introduce any additional residential dwellings and the car free policy does not therefore apply; however, the proposed car stacker may allow the site to accommodate more vehicles than it currently does, which would be contrary to Policy DP18. Unless you can demonstrate that there will not be an increase in the amount of car parking at the application site, I would strongly recommend the omission of the car stacker.
- 6.31. In accordance with The Further Alterations to the London Plan 2015, the new dwelling would also require 2 cycle parking spaces. These need to be illustrated on the submitted plans.
- 6.32. Policy DP20 (Movement of goods and materials) seeks to minimise the impact of the movement of goods and materials by road. As expanded upon below, the Council will seek the submission of a Construction Management Plan, which should address the removal of demolition debris from the site and the delivery of construction equipment and materials

Planning Obligations.

- 6.33. As previously outlined, as result of the extent of the proposed works significant evidence will be necessary in order to demonstrate that adequate mitigation measures have been put in place to prevent undue harm while the proposed development is implemented.

- 6.34. Consequently a Construction Management Plan, will be required as part of a Section 106 Legal Agreement in order to ensure that the works do not cause undue harm to nearby residents or impact upon nearby trees or local traffic conditions. Given the scale of development proposed and likely level of heavy vehicular movement in and from the site, this plan should be accompanied by a full and comprehensive transport assessment.
- 6.35. Furthermore, in order to ensure that the adjacent footpath and highway is protected, a highways and streetworks contribution is also likely to be required as part of a Section 106 Legal Agreement. The highways contribution can be refunded provided that, as a result of the works, the adjacent highway is left in a good state of repair.
- 6.36. For further detail on Construction Management Plans (CMPs), please refer to Camden Planning Guidance 6 (Amenity), Section 8 (pages 39 – 44). Further details of the requirements for Transport Assessments can be found on our website [here](#).
- 6.37. It should also be noted that in February 2016 Camden's Cabinet agreed to the introduction of a £60/hour formal charge to support the review and approval of submitted draft Construction Management Plans (CMPs) and verification of the operation of approved CMPs, to be secured as part of Section 106 agreements. The £60 hourly rate will allow the Council to set charges that address the specific impacts and issues of each development scheme. However, indicative standard charges per development type are set out below to provide an indication of the levels of charges that can be expected:

Construction/ Demolition Management Plans: Implementation Support Contribution: indicative charging rates	
Small/ less complex (0-10 homes/ 0-1999sqm other uses)	£1,140
Medium size and complexity (10-50 homes, 2000-4999sqm other uses)	£3,240
Major and complex applications (50-499 homes/ 5,000-9,999sqm other uses)**	£7,620

- 6.38. The CMP Implementation Support Contribution will be used to fund the specific technical inputs and sign off that are required to ensure that the obligation is complied with and ensure that the planning objectives we are seeking to secure are actually achieved.

7. Consultation

- 7.1. You are strongly encouraged to engage with neighbouring occupiers and the neighbouring borough's Conservation Area Advisory Committee at an early stage in the process, given the likely concerns residents will have with the comings and goings of construction / delivery vehicles particularly if a demolition and excavation of basements construction proposed. Although adjoining occupiers will be notified of any application by us, initial consultation is strongly encouraged before any application is submitted.

8. Conclusion

- 8.1. Subject to the submission of adequately comprehensive reports including: BIA; CMP & Traffic Assessment; Arboricultural Report; Landscaping & SUDS; and Noise reports, the principle of the proposed development would not be objectionable by the Council. It is also advised that a sustainability report in line with emerging policy CC1 should be submitted to justify the

demolition of the existing property (note this list of required reports is subject to change during the course of any formal submission).

- 8.2. The extent and the design of the proposed basement should be informed by these reports, particularly to the front and North of the site and it is considered that the proposed lightwell should be repositioned to the rear in order to allow for sufficiently margins to be retained. It is also advised that due to the requirement to replant the two lost TPOs to the front of the site; adequate margins would need to be retained in order to allow for their replacements to mature.
- 8.3. Whilst the overall design of the proposed replacement is considered appropriate; it is advised that the two front bays are better articulated within the front façade and that full details of the proposed design (i.e. brick detailing and materials choice) are submitted upfront.
- 8.4. Finally, it is recommended that the proposed enlargements in bulk and terrace is justified via the submission of day light / sun light reports as well as assessments of the impact upon outlook and privacy.

9. Planning application information

- 9.1. If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following additional documents alongside those usually required for a valid planning application:
 - Basement Impact Assessment
 - Draft CMP including full Transport Assessment
 - Sustainability Assessment Report
 - Arboricultural Report
 - Landscaping & SUDS report
 - Daylight/Sunlight Report
 - Noise Impact Assessment
 - Design and Access Statement including assessment of impact to outlook and privacy of neighbouring properties.
 - Please see [supporting information for planning applications](#) for more information.
- 9.2. We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.
- 9.3. It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me direct.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

John Diver

Planning Officer

Regeneration and Planning

Supporting Communities

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