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Dear Mr. Coleman

Re: Extension and conversion of existing dwelling into 5 self-contained units incl. basement, rear and roof extension and associated alterations – 195 Fordwych Road, London, NW2 3NH

Thank you for submitting a pre-planning application enquiry which was received on 06 April 2016 together with the required fee of £3600 which was received on the 13 April 2016. This advice was informed by an onsite meeting attended on the 12 May 2016.

1. Drawings and documents

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

- Dwg no. GAL/228(PC)/001/, 002/, 003/, and 004/ - Location Plan, Block Plan, Survey Plans;
- Design and Access Statement prepared by GA Ltd dated 24 July 2015 (GAL 228/IB/ib;

2. Proposal

2.1 The applicant wishes to receive the Council's view on the proposed extension and sub-division of the above site into 5 residential units involving the excavation of a basement, including front and rear lightwells.

2.2 During the onsite meeting, it was discussed that the initially submitted scheme would be found to be unacceptable due to the impact of the proposed extensions upon the character and appearance of the dwellinghouse and local area. More detailed feedback of this assessment was provided and it was agreed that it would be preferential to submit a revised scheme which attempts to address these concerns. As such a revised scheme was submitted on the 01 June 2016. These notes will therefore assess this revised scheme.

2.3 The hereby proposed development would therefore include the following elements:

- The excavation of a partial basement beneath the dwelling including front and side lightwells/sunken courtyards and a new side access stair to basement level situated between nos. 195 & 197.
- A single storey side and rear extension composed of a modest side extension projecting 1.2m from the side return of the rear outrigger as well as a larger element

to the rear. This rear extension would project 4.6m beyond the rear elevation of the outrigger with a width of 6.65m.

- A hip to gable roof extension as well as the installation of a rear dormer window. The proposed dormer window would have a width of 6m, depth of 3.9m and a height of 2.5m.
- The conversion of the extended property into no.5 self-contained residential units comprising:
 - 1x 2bed, 4 person unit;
 - 1x 2bed, 3 person unit;
 - 2x 1bed, 2 person unit
 - 1x 1bed, 1 person unit.

3. Site description

- 3.1 The application site comprises a two storey, semi-detached dwelling situation on the North side of Fordwych Road. The site is adjacent to no.197, a detached dwelling to the North and adjoins no.193 to the South; the rear boundary of the site abuts railway sidings. The property is characteristic for the area, retaining the majority of its original architectural detailing. This is also true of no.193 and as such the pair retains their original symmetry and balance.
- 3.2 The application property is not listed and the site is not located within a conservation area. The property is located approximately 550m from Cricklewood train station and has a PTAL rating of 5. There are no trees protected via tree preservation orders on or adjacent to the application site, however the public footpath along Fordwych Road includes a number of Council managed street trees.
- 3.3 The Council's registers identify the application site as featuring hydrological constraints from surface water flow and flooding as well as being at risk of soil contamination.

4. Relevant planning history

- 4.1 There is no relevant planning history associated with this site.

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 3.3 – Increasing housing supply
 - Policy 3.4 – Optimising housing potential
 - Policy 7.4 – Local Character
 - Policy 7.6 – Architecture
- **LDF Core Strategy (2011)**

CS5 – Managing the impact of growth and development
 CS6 – Providing quality homes
 CS14 – Promoting high quality places and conserving our heritage

- **LDF Development Policies (2011)**

DP2 – Making full use of Camden's capacity for housing
 DP16 – The transport implications of development
 DP17 – Walking, cycling and public transport
 DP24 – Securing high quality design
 DP25 – Conserving Camden's heritage
 DP26 – Managing the impact of development on occupiers and neighbours
 DP27 – Basements and lightwells

- **LDF Supplementary Guidance**

CPG 1 – Design
 CPG 2 – Housing
 CPG 4 – Basements and lightwells
 CPG 6 – Amenity
 CPG 7 – Transport
 CPG 8 – Planning Obligations

- **LDF Fortune Green and West Hampstead Neighbourhood Plan (2015)**

6. **Assessment**

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

- Principal of the conversion & residential mix;
- Principle of basement development;
- Design;
- Standard of accommodation;
- Amenity;
- Transport;
- Planning Obligations.

Principal of conversion and proposed residential mix

- 6.2 Camden's Core Strategy policy CS6 indicates that the Council seeks to maximise the supply of homes and minimise their loss, with housing regarded as the priority land-use of the Camden Local Development Framework. New residential dwellings are encouraged in order to provide additional housing in accordance with policies CS6 and DP2 of Camden's LDF. Policy DP5 (Homes of different sizes) seeks to provide a range of unit sizes to meet demand across the borough. Policy DP5 includes a Dwelling Size Priority Table and the expectation is that any housing scheme will meet the priorities outlined in the table.
- 6.3 The adopted Fortune Green and West Hampstead Neighbourhood (FGWHN) Plan (2015) states that residential development should provide a "*range of different unit sizes, including three and four bedroom homes, where appropriate, suitable for families*".
- 6.4 The Council seeks to maximise the supply of homes and minimise their loss. The development would lead to the loss of a single family dwelling house but would increase the overall number of units on the site by four. Two bedroom properties are considered

very high priority and guidance states that 40% of market homes should be 2 bedroom dwellings. The proposed mix includes 2x two bedroom units and 3x one bed units. Although this would lead to a loss of a family unit on the site, on balance, the scheme is considered to have a satisfactory mix of units as the area is not considered to have a deficiency of large dwellings (as described in the postscript to policy DP2) and would include the creation of two units which are a 'very high priority'.

- 6.5 Notwithstanding the acceptability of the development in principal; in order for the scheme to be considered acceptable it must additionally be found appropriate in accordance with the other material considerations. The assessment against each of these consideration is discussed below:

Principle of basement development

- 6.6 Notwithstanding the relevant design considerations, policy DP27 (Basements and lightwells) states that *"in determining the 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"*. Further guidance on the processes and recommendations for Basement Impact Assessments is set out within CPG4 (Basements and Lightwells, September 2013) and the associated Camden geological, hydrogeological and hydrological study 2010 (referred to below as the 'Arup report').
- 6.7 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.
- 6.8 This site is subject to an underground development constraint (water flow and flooding). As a result, the submitted BIA will be independently assessed by a third party, at the applicant expense, to satisfy the Council and neighbouring groups that the development would not lead to any unacceptable impacts on the groundwater flows, land stability and surface flows of the area should the development be granted.
- 6.9 For completeness please ensure that the report details the author's own professional qualifications. Note that CGP4 requires the following qualifications for the different elements of a BIA study or review:

Surface flow and flooding

A Hydrologist or a Civil Engineer specialising in flood risk management and surface water drainage, with either:

- The "CEng" (Chartered Engineer) qualification from the Engineering Council; or a Member of the Institution of Civil Engineers ("MICE"); or
- The "C.WEM" (Chartered Water and Environmental Manager) qualification from the Chartered Institution of Water and Environmental Management.

Subterranean (groundwater) flow

A Hydrogeologist with the "CGeol" (Chartered Geologist) qualification from the Geological Society of London.

Land stability

A Civil Engineer with the “CEng” (Chartered Engineer) qualification from the Engineering Council and specialising in ground engineering; or

- A Member of the Institution of Civil Engineers (“MICE”) and a Geotechnical Specialist as defined by the Site Investigation Steering Group with demonstrable evidence that the assessments have been made by them in conjunction with an Engineering Geologist with the “CGeol” (Chartered Geologist) qualification from the Geological Society of London.

6.10 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.

6.11 Please also note that the Council’s preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charge 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:

- to a listed building;
- 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

Design

- 6.12 Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings will be expected to consider:
- a) *the character, setting, context and the form and scale of neighbouring buildings;*
 - b) *the character and proportions of the existing building, where alterations and extensions are proposed.*
 - c) *the quality of materials to be used.*
- 6.13 The adopted Fortune Green and West Hampstead Neighbourhood (FGWHN) Plan (2015) states that “*All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead*”. With regard to extensions to property, it states that the above shall be achieved by ensuring that they remain “*in character and proportion with its context and setting, including the relationship to any adjoining properties*” as well as “*to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces*”.
- 6.14 It should be noted that within your submitted pre-app covering letter, justification for the scale and extent of the proposed extensions has been made based upon the General Permitted Development Rights (PD) for which the property currently benefits and a scheme was submitted indicating the ‘fall back’ option afforded by these rights.
- 6.15 As was discussed on site, whilst it is acknowledged that the property currently benefits from PD rights under Part 1, Schedule 2 of the General Permitted Development Order (2015), these rights would only remain active whilst the property remains a single family dwellinghouse. As the hereby proposed scheme would involve the conversion of the property, it would no longer benefit from these rights as soon as a permission including conversion was implemented. As such it is not considered that the ‘fall back’ option described in submitted documents is realistic as it would require the completion of these elements as a separate building operation prior to conversion. The Local Planning Authority would thus retain full control over the redevelopment of the property and it would be expected that the proposals would align with the Local Development Framework.
- 6.16 It should also be noted that it was additionally mentioned on site that the PD fall back scheme submitted would fail under Class A, Part 1, Schedule 2 of the GPDO as the proposed single storey side and rear extensions would adjoin and would have a width greater than half the width of the dwelling.

Basement

- 6.17 CPG4 (Basements) states that the Council will only permit basement development where it does not cause harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees. With regard to proposed lightwells/windows, the CPG states that any exposed area of basement should remain subordinate to the building being extended; respect the original design and proportions of the building, including its architectural period and style; and retain a reasonable sized garden. Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, or the character

and appearance of the surrounding area, or the relationship between the building and the street.

- 6.18 The visual manifestations of basements (i.e. lightwells and means of access to lower ground floor) are not part of the prevailing character of Fordwych Road or the wider area and as such any element of the proposed basement visible from the street would be expected to be discreet.
- 6.19 Alterations are proposed both to the front and side of the building as a result of the basement excavation. Currently, the extent and design of the proposed front lightwell and siting of the side access stairs are considered to be overly dominant and visually prominent. These features would be highly prominent when viewed from Fordwych Road and would dramatically alter the setting of the property. For these reasons they would not be supported in their current form.
- 6.20 In terms of the front lightwell, the applicant is encouraged to reduce its extent so that it is as discreet as possible, relates better to the two storey bay above and does not require the installation of balustrading (which add significant visual clutter to the front garden of the site). It is therefore suggested that this element is reduced in size and altered in shape to respond to the form of the projecting bay. As front lightwells are not a common feature in the local area, a grille disguised by landscaping would be preferable to railings.
- 6.21 Regarding the proposed side access stair, it should be noted that CPG4 states that new means of access to lower ground level that are publicly visible would be objectionable unless it forms a historic means of access for properties in the local area. This is not the case in this instance and as such this element would be considered objectionable unless it would be possible to further set back into the site, behind the side access gate so that it was not publicly visible.

Single storey extensions

- 6.22 The existing property features a side/rear extension which has evidently been in situ for a lengthy amount of time and is therefore considered highly likely to no longer be subject to enforcement due to the passage of time. This structure is of very low quality and its replacement is not objectionable.
- 6.23 The proposed extensions would include a side and rear element which would adjoin and would represent an increase in area from 14.2sqm to 42.3sqm in ground floor extensions. Whilst it is acknowledged that the design of this element has been informed by a desire to retain levels of natural light permeating into the ground floor, the proposed extensions would appear somewhat contrived, with the rear extension having a width equal to the original dwelling set away to the rear of the property, featuring a flat roof with a depth of 4.6m.
- 6.24 As a number of properties in the local area benefit from extensions of varying sizes and forms, and the extension would not be publically visible; the principal of a wrap around extension is not necessarily objectionable. In this case however the resulting bulk would be drawn too far from the original dwelling to be considered a subordinate addition. The hereby proposed single storey rear extension would in no way relate to the original dwelling and would dominate the rear garden of the property. It would therefore be considered objectionable in its current form.
- 6.25 It is advised that by reducing the depth and width of the rear extension but increasing the width of the side extension, a similar floor area could be provided whilst retaining the bulk of the extension as immediately abutting the original dwelling. If the depth of the rear

extension was reduced to 3m and the side element projected inline with the original side elevation of the property, an area of 42.5sqm would be maintained and the overall massing would appear much more subordinate. Whilst it is accepted that this would likely compromise the current internal arrangement / the ability to provide a habitable rooms in the original living room, it should be noted that the public benefit in terms of the provision of additional residential units would not outweigh a severe impact upon the character and appearance of the dwelling.

- 6.26 It is also advised that, whilst not a requirement set in policy, the overall acceptability of a flat roofed single storey extension could be improved by the addition of a green roof to this element. By installing a green roof the development could help to improve biodiversity in the local area, contributing additional public benefits and helping to justify the overall scheme.

Loft conversions

- 6.27 As aforementioned, it is not considered that the fall back under Class B of the GPDO would be relevant in this case as it is proposed to convert the application property and as such, proposed alterations are expected to be in accordance with Camden's policies and guidance.
- 6.28 Some properties further along Fordwych Road feature roof alterations including hip to gable extensions, however the application property and its semi-detached pair as well as many others along this stretch of the road still feature their original roof form. The proposed hip to gable roof extension would thus substantially alter the appearance of the property when viewed from Fordwych Road, unbalancing the pair and disrupting the row. Furthermore the proposed rear dormer window would not be in accordance with the design guidance set out in CPG1 and is considered to appear particularly dominant within the rear roof slope. It is considered that the proposed roof alterations would result in a particularly 'top heavy' roof form, which would dramatically alter the character of the original dwelling and would disrupt the harmony of the attractive pair of semi-detached dwellings.
- 6.29 It should be advised that under a full planning application it is unlikely that the proposed hip to gable extension would be supported due to the aforementioned impacts to the pair and the high visibility within the streetscene. The pair of properties feature a characteristic roof form and it is considered that in its current form this type of extension would severely undermine this. Furthermore if the installation of a rear dormer was proposed under a full planning application it would be expected to appear as a subservient feature within the rear roof slope and would thus require a significant reduction in height, width and depth (for further guidance regarding the design of this feature please see section 5 of CPG1). This would in turn likely reduce the amount of internal floor area created at second floor level.

Standard of Accommodation

- 6.30 Following on from the above, it is advised that in order for the overall scheme to be considered acceptable under a full planning application, reductions to the extent of proposed extensions/lightwell would be necessary. These required reductions are likely to have a knock-on effect for internal arrangements and it is considered likely that the proposed number of units would need to be reduced. Notwithstanding this, an assessment of the standard of accommodation as hereby proposed will now follow:
- 6.31 Policy DP26 requires that developments provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity

space. Developments are also required to provide facilities for waste storage, bicycle storage and outdoor amenity space.

- 6.32 Minimum space standards for new development, as set out within the nationally described space standards (GIA), alongside those proposed (outlined in submitted documents) are set out in the table below:

Unit No.	Location	Unit Type	Proposed Size (sqm)	Minimum requirement (sqm)
1	LGF	2 bed 4p	71	70
2	GF	1 bed 1p	40	39
3	GF	2 bed 3p	64	61
4	1 st F	1 bed 2p	50	50
5	1 st / 2 nd F	1 bed 2p	54	50

- 6.33 As the table above indicates, all of the proposed units would meet the minimum gross internal areas required by National Technical Standards. In terms of cycle storage; a total of 6 cycle parking spaces are proposed. You should note that the London Plan minimum requirements set out in Chapter 6 of the London Plan 2016 would require 7 spaces and that the scheme therefore has a shortfall of 1 space (for unit 1). All new development is expected to be in accord with this minimum provision; however it is likely that another space could be provided without too much difficulty.
- 6.34 In terms of light and outlook, submitted with the original scheme was an initial daylight survey for the proposed habitable rooms at LG level. The scheme has since undergone revisions and as such this report is no longer relevant, however it should be noted that this level of information will likely be required alongside a formal submission in order for the Council to support the provision of self-contained units/habitable rooms at subterranean level.
- 6.35 Due to the aforementioned concerns regarding the size of the proposed front light well, it should also be noted that careful attention would need to be paid to the impact that this reduction might cause to the levels of natural light. Again, it is not considered that the public benefit in terms of provision of additional units would outweigh the harm in terms of character regarding the front lightwell and as such it may be the case that the layout at lower ground level would require reconfiguration. If it is not possible to demonstrate that the front room of the proposed basement would receive adequate natural light following this revision to the light well, habitable rooms in this location may not be supported and further exploration of layouts should be explored. As was mentioned on the site, were this to be the case it may be possible to explore options to provide duplex unit(s) across ground and lower ground levels. At upper floors it is considered likely that the proposed units would benefit from adequate natural light and outlook (with none of the units being single aspect and featuring a good level of glazing), however again careful attention should be paid to the aforementioned amendment advice at ground floor level and the impact that this might have to internal rooms.
- 6.36 In terms of noise and disturbance, several concerns are raised with regard to the stacking of the proposed internal layout and the resulting relationships between a number of the proposed units. Firstly, concern is raised in relation to the level of noise within the only bedroom of unit 2, being directly below the sole living area of unit 4. Secondly a more severe concern is raised regarding the level of noise within the only bedroom of unit 5; being situated above the only living/kitchen room of unit 2, and being immediately adjacent to the only living/kitchen room of unit 4. Whilst the installation of noise insulation measures

can be used to improve internal noise transmission, and the conversion of older properties often does not allow for ideal stacking arrangements, it is considered that the relationship between the bedroom of unit 5 and the surrounding units would not be conducive to living quality and would likely be too disruptive to be supported.

Amenity

- 6.37 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 is particularly relevant to this case, include sunlight, daylight, artificial light levels, and visual privacy and overlooking. As a basement is proposed, a Daylight/Sunlight Report will be required to demonstrate that the units will receive sufficient levels of daylight and sunlight.
- 6.38 To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the BRE's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011).

Use

- 6.39 The main concern in relation to impacts of the use upon the amenities of surrounding residents would be the increase in noise and disturbance experienced by the occupiers of no.193 as a result of the increased level of activity within the property. Noise transmission across the party wall into no.193 is thus a particular concern and as such it would be expected that noise insulation measures are implemented and details provided alongside any formal submission.

Extensions

- 6.40 Due to its siting and the existing boundary treatment between neighbouring properties, it is considered that once built, the extent of the basement excavation will cause an adverse impact on the amenities of both the neighbours or occupiers of the proposed units. It should be noted however that in order to ensure that the development to implement of any approved basement does not cause harm to the amenities of any neighbouring resident, a Construction Management Plan, agreed via legal agreement, would be necessary. Details of this requirement will follow.
- 6.41 In its current form, some concern is raised in relation to the impact of the proposed single storey extension upon the outlook from the rear of no.197 which features ground floor fenestrations which appear to serve habitable rooms. This is particularly due to the width of the rear element proposed and its resulting encroachment upon views from this location. It is considered likely that by reforming this proposed element as outlined above, the proposed massing would be set further away from the boundary with no.197, lessening its impact. With regard to no.193, less concern in terms of outlook is raised due to the fact that this property benefits from an existing extension and it does not appear that the rear elevation of this extension features fenestrations which serve habitable rooms.
- 6.42 With regard to the proposed loft extension, it is considered that the views afford from this element would not lead to a loss of privacy to a significant degree and thus is not objectionable in amenity terms.

Transport

- 6.43 Policy DP18 seeks to ensure that developments provide the minimum necessary car parking provision. The Council will, however, expect development to be car free in areas of high accessibility. Paragraph 5.9 of CPG7 defines highly accessible areas as those that have a PTAL rating of 4 and above. As identified above, the application site has a PTAL rating of 5 thereby requiring that this development must be car free. It would thus be expected that a car free agreement was formed under a Section 106 Legal Agreement prior to a planning approval.

7 Planning Obligations

- 7.1 The use of planning obligations is an important tool in managing the impacts of development and assisting the delivery of necessary infrastructure to support the London Plan and Camden's Local Plan documents. They will be used to ensure that the strategic objectives of the Core Strategy and Development Policies are met through requirements attached to individual development proposals.
- 7.2 As previously outlined, as result of the proposed basement excavation, a Construction Management Plan, as a well as highways and streetworks contribution, will 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.
- 7.3 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

- 7.4 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.

8 Other Matters

- 8.1 It should be further noted that due to the fact that the site is located adjacent to Railway lands, there is a potential for existing ground contamination. Additionally, Camden has high levels of Lead in its soils due to its industrial legacy. As such it has been advised by Council Environmental Health officers that in order to protect future occupiers of the development from

the possible presence of ground contamination; the following condition would likely be added to any potential approval:

Land contamination (Medium Risk) Development Condition

At least 28 days before development commences:

- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and*
- (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.*

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

- 8.2 Furthermore, in relation to the potential for the site to feature asbestos, EH officers have also advised that the following conditions would also be added (unless this information was provided upfront):

Asbestos (Medium Risk) Development Condition

*The developer must provide an intrusive **pre-demolition and refurbishment** asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.*

9 Conclusions

- 9.1 The principle of the proposed extension and conversion of the existing residential dwelling is considered acceptable, as is the current residential mix proposed, with the creation of additional 2 bed units being welcomed.
- 9.2 The extent of the front lightwell and visibly of the side stair are considered too excessive and should be reduced/re-sited to make them more in keeping with the scale of the host building.
- 9.3 It was also advised that the proposed single storey and roof extensions would appear too dominant to be considered as a subservient addition and should be amended / reduced as outlined above.
- 9.4 A Daylight/Sunlight report will be required to demonstrate that the proposed units receive an appropriate amount of daylight and sunlight. A Basement Impact Assessment will be required to demonstrate that the basement will not cause harm to the built and natural environment.

10 Planning application information

- 10.1 In order to ensure your application is valid, the following information will be required to support the planning application:

- Completed and signed planning application forms for Full Planning Permission;
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Design and Access Statement;
- The appropriate fee - £339 per additional dwelling proposed;
- Basement Impact Assessment;
- Daylight/Sunlight Report;
- Draft Construction Management Plan;
- Noise insulation specification information / a noise report;
- Please see supporting information for planning applications for more information.

10.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on each of the proposed sites. The Council must allow 21 days from the consultation start date for responses to be received.

10.3 This application will be decided under delegated powers. However, if 3 or more objections are received, and/or a local amenity group object, then the application will be referred to Member's Briefing which is held every Monday.

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 John Diver (0207 974 6368)

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

Yours sincerely,

John Diver.
Planning Officer - Planning Solutions Team