

10 Elsworthy Road, Primrose Hill

Planning and Heritage Statement

Firstplan Ref: 16340/JG/CJ

Date: October 2017

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Documents

Document 1 Planning History Schedule

Section 1 Introduction

- 1.1 This Planning and Heritage Statement has been prepared on behalf of our clients, Lorna and Peter Klimt, in support of a householder planning application for a basement and ground floor extension, and extended garden building at no.10 Elsworthy Road, Primrose Hill, NW3 3DJ.
- 1.2 The Statement should be read in conjunction with the submitted Design and Access Statement and architectural drawings prepared by Zac Monro Architects, together with a range of technical assessments submitted in support of the proposals, including:
- Basement Impact Assessment by LBH Wembley Engineering;
 - Structural Planning Report by Entuitive;
 - Arboricultural Implications Assessment by Broad Oak Tree Consultants;
 - Daylight and Sunlight Study by Right of Light Consulting; and
 - Sustainable Design and Construction Statement by Isambard Environmental.
- 1.3 The proposal seeks permission to extend the existing ground floor 3 bedroom flat at no. 10 Elsworthy Road into a spacious 4 bedroom family home spread across ground and basement levels. Similar extensions have been permitted in respect of the two properties which flank either side of the application site, no. 8 and no. 12 Elsworthy Road. The majority of the additional floorspace will be accommodated at basement level under the footprint of the existing building and will not be visible at ground floor level. The proposed ground floor extensions are modest in scale, do not project further than the permitted neighbouring rear extensions and are limited to a single storey. As such, the extensions will respect the established pattern of development and will have no detrimental impact on the amenity of neighbouring properties.
- 1.4 Overall, the proposal represents a well-considered addition to the host building which will provide additional high quality residential accommodation, whilst preserving the character and appearance of the surrounding conservation area.
- 1.5 The acceptability of the proposed development is demonstrated in the following sections of this statement:

- **Section 2** sets out the relevant background information, comprising a site description and the relevant planning history;
- **Section 3** provides details of the proposed works;
- **Section 4** sets out the relevant planning policy issues;
- **Section 5** assesses the acceptability of the application proposals in the context of the relevant planning and heritage policies; and
- **Section 6** sets out our conclusions.

Section 2 Background Information

a) Site and Surrounding Area

- 2.1 The application relates to the ground floor flat of an existing three storey semi-detached residential building located on the northern side of Elsworthy Road. The building forms part of a row of 10 properties between Elsworthy Rise and Primrose Hill Road (no's 2-20 even). The application site and its immediate context is depicted in the aerial photograph below.
- 2.2 The property falls within the Elsworthy Road Conservation Area, but is not a listed building or locally listed building. The Conservation Area Appraisal and Management Strategy (CAAMS) notes the property as being a positive contributor. Photograph 2 (overleaf) depicts the street elevation of no.10.



Photograph 1. Aerial view of application site

- 2.3 The property was originally constructed in the 1880's as a single dwellinghouse with a cellar, ground floor, first floor and second floor. The property was subdivided in the early 1970's into three self-contained flats. The ground floor flat, subject of this application, comprises three bedrooms, two at the front of the property and a third to the rear. The living room is located to the rear of the property. A kitchen and bathroom occupy the central space.



Photograph 2. Street view of application site

2.4 To the rear is a raised terrace area at ground floor level, which has stepped access to a garden which lies approximately 1 – 1.5m lower. Below the terrace, there is access to a cellar that stretches beneath the entire property (Photograph 3). The garden has access to the rear from King Henry’s Road, and includes a detached brick garage (Photograph 4). Additional photographs of the application site and the surrounding area are provided in the Design and Access Statement by Zac Monro Architects.



Photograph 3. Existing Rear Elevation



Photograph 4. Existing Rear Garden Building

2.5 The surrounding area is predominately residential in character with similar late Victorian dwellings.

b) Relevant Planning History

i) Application Site

2.6 As set out above, the application building was originally constructed as a substantial family dwelling. On 26 May 1971, planning permission (ref: 15/8/10612/R) was granted for:

“The conversion of 10 Elsworthy Road, N.W.3. into three self-contained flats and erection of a double garage in place of the existing garage”

2.7 The only other relevant history at the application site relates to tree works.

ii) Surrounding Area

2.8 There are several examples of residential extensions, garden buildings and basement/lower ground floor excavations in the immediate area which demonstrates that the LB of Camden is generally taking a positive approach to similar development proposals in this area.

2.9 It is relevant to note that the two properties either side of the application building (nos. 8 and 12 Elsworthy Road) both benefit from planning permission for basement and ground floor extensions, similar to that proposed by this planning application.

2.10 No. 8 Elsworthy Road sits to the east of the application building. Planning permission ref: 2012/5897/P was granted in July 2013 for:

‘Erection of building (incorporating part of retained existing building – roof and internal walls) comprising basement, ground and two upper floors for use as a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse (Class C3) including all external walls)’.

2.11 No. 12 Elsworthy Road is attached to the application building to the west. Planning permission ref: 2012/4744P was granted in August 2013 for:

‘Enlargement of existing cellar to create a new basement storey, including creation of a front lightwell and a sunken courtyard to the rear, extension to existing rear raised terrace and erection of a conservatory at rear ground floor level (following

removal of the existing conservatory), all in connection with existing single family dwellinghouse (Class C3)'.

2.12 As set out above, it is clear that Camden Council has been taking a positive approach to basement and garden building developments along Elsworthy Road. A selection of recent consents is summarised at Table 1 below.

Address	Reference	Development
13 Elsworthy Rd	2015/5536/P	Construction of single storey garden room, ancillary to the existing dwellinghouse and associated landscaping works.
18-20 Elsworthy Rd	2014/5413/P	Demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x7 bed single family dwelling house, 1x4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping.
32 Elsworthy Rd	2014/7477/P	Replacement of summer house & garden shed with a single storey timber structure in rear garden.
35 Elsworthy Rd	2014/5463/P	Conversion from 2 flats into single family dwelling house including excavation of basement under footprint of house and rear garden with side and rear lightwells, erection of a 2-storey curved bay to rear to replace existing 1-storey angled bay and demolition of side addition.
40 Elsworthy Rd	2011/1546/P	Erection of a single-storey timber clad garden room and shed to replace existing shed as ancillary accommodation to lower ground floor flat.
48 Elsworthy Rd	2013/2545/P	Excavation of basement, demolition of existing single storey side extension at ground floor level, and replacement with the construction of a single storey side extension, installation of a car lift in front driveway and associated landscaping of front garden, all in connection with existing dwelling (Class C3)
53 Elsworthy Rd	2016/2251/P	Excavation of single storey basement; erection of rear infill extension at upper ground floor level; infill of recessed porch to side elevation; replacement of rear window with doors
53B Elsworthy Rd	2013/7018/P	Alterations to existing dwellinghouse (Class C3), including excavation to create a new basement level of accommodation, erection of a ground floor rear extension, alterations to front entrance and to rear dormer, and installation of rooflights.
56 Elsworthy Rd	2013/5073/P	Excavation of basement with side lightwell and rear rooflights, erection of two-storey rear extension (following demolition of existing single-storey extension), removal of existing side extension, alterations to roof and fenestration all in connection with change of use from three flats to 1 x 6 bedroom flat and 1 x 2 bedroom flat (Class C3).
70 Elsworthy Rd	2015/4684/P	Erection of a 2 storey, 7 bed dwellinghouse with basement and accommodation in the roof space, following the demolition of the

		existing main dwellinghouse; extension of new basement under existing mews dwelling; alterations to fenestration and rear elevation of mews dwelling; associated landscaping works
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Table 1. Recent Consents on Elsworthy Rd

Section 3 Application Proposals

3.1 The application seeks planning permission for the following:

- Excavation and enlargement of the existing cellar to create a habitable, single-storey basement floor;
- Creation of a single front lightwell to serve the new basement;
- Erection of a part-width ground floor extension to the rear of the property and a modest single storey side infill extension; and
- Erection of a small single storey extension to the existing garage in the rear garden to create a garden room.

3.2 The works will significantly increase the quality and quantity of the residential accommodation provided at this site. The existing 3 bedroom ground floor flat will be extended and reconfigured to create a spacious 4 bedroom family home spread across ground and basement levels, extending it to 328sqm. The existing flats on the first and second floor of no. 10 Elsworthy Road will be unaffected by the application proposals. Existing and proposed layouts are depicted in Figures 1 and 2 below.

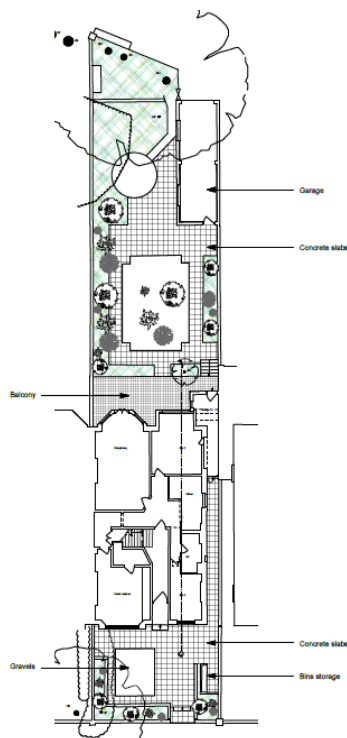


Figure 1. Existing Ground Floor Plan

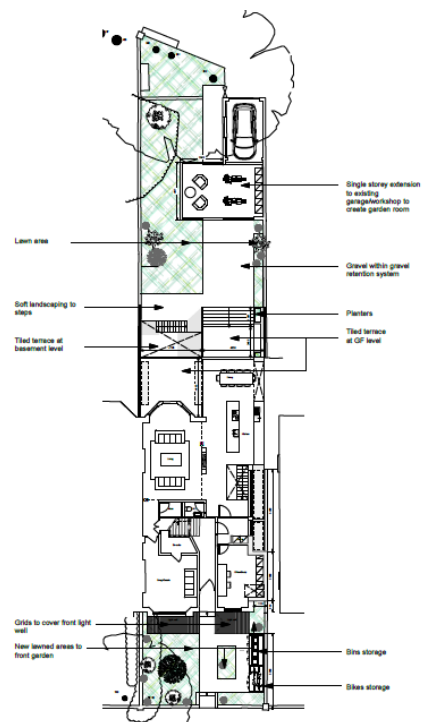


Figure 2. Proposed Ground Floor Plan

3.3 The proposals are further depicted in the application drawings, prepared by Zac Monro Architects. Relevant extracts and descriptions are provided below.

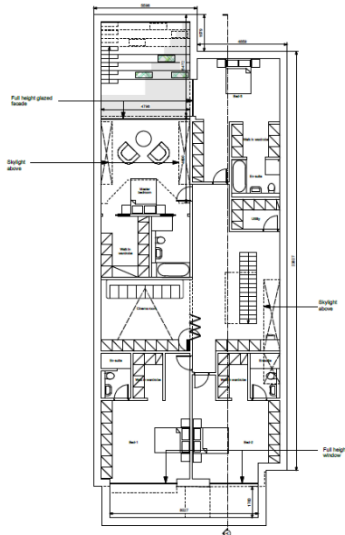


Figure 3. Proposed Basement Floor Plan

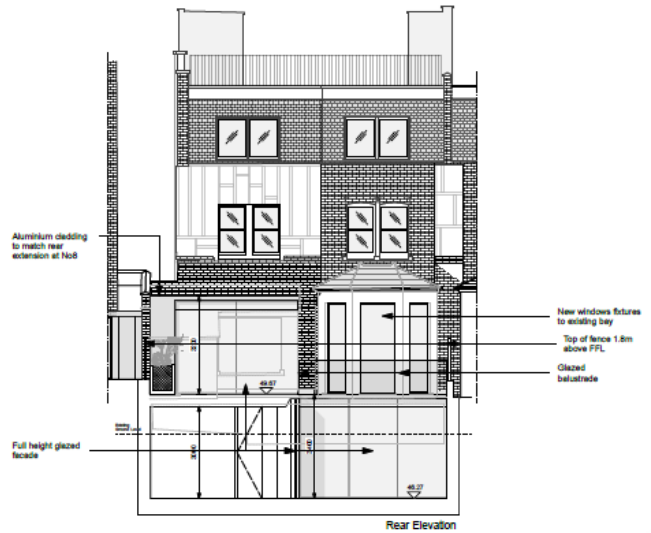


Figure 4. Proposed Rear Elevation Plan

3.4 The proposed basement will extend the full width of the site and beyond the footprint of the building above into the rear garden (in line with the approved basements in both of the neighbouring properties). Approximately 1.5m of excavation will take place below the existing cellar floor to create a floor to ceiling height of 3.0m. The new basement will provide 193sqm of additional residential floorspace and will accommodate four bedrooms, en-suite bathrooms and a cinema room.

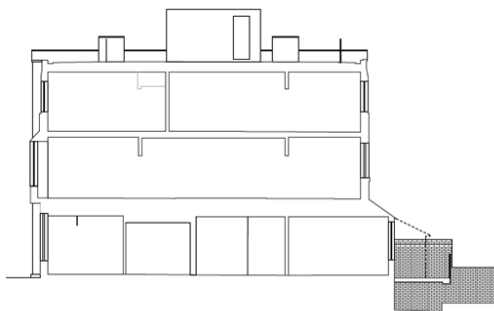


Figure 5. Existing Section Drawing

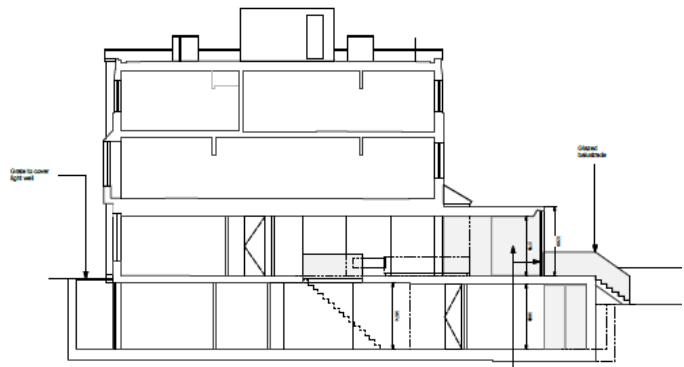


Figure 6. Proposed Section Drawing

3.5 A basement level terrace will be provided with steps up to the rear garden. The basement level will be served by two sets of full height glazed facades onto the sunken terrace. This is similar to the approved arrangement at no.8 Elsworthy Road.

- 3.6 A single lightwell will also be provided at the front of the property to ensure the basement level receives good levels of natural daylight. The front lightwell will be secured by a grille which sits flush with the ground level and will therefore have minimal visual impact. It will also have the appearance of two smaller lightwells, separated by a ground floor bridge providing access to the main entrance.
- 3.7 At ground floor level the existing rear bay, an original architectural feature of the property, will be retained. A part-width ground floor extension is proposed adjacent to the retained bay, which will extend to the same building line as the consented extensions at no. 8 and no. 12 Elsworthy Road. The single storey extension will incorporate full height glazing and aluminium cladding to match the rear extension at no. 8. The flat roof of the extension will include a skylight with the remaining space used to create a 'green roof'. The roof will not be accessible from the flat above.
- 3.8 A modest single storey side extension is proposed along the eastern elevation of the property which will infill the existing access in order to extend the width of the ground floor. Notwithstanding the side extension, the property will remain separated from no. 8 Elsworthy Road, and will continue to read as a semi-detached property with no. 12.
- 3.9 As a result of the proposed extension, the ground floor will extend to 139sqm and accommodate the main family living space and a kitchen/dining area at the rear, with a snug/guest room and study at the front of the property. It will also provide direct access to the rear garden.
- 3.10 To the rear of the property, a very generously sized garden will be retained which will incorporate high quality hard and soft landscaping. The existing detached garage will be refurbished and extended by 13sqm to create a single storey garden room. Sufficient space will be retained to park a car so that there will be no loss of on-site parking.

Section 4 Planning Policy Summary

4.1 This section of the report highlights the planning policies relevant to the proposal. In developing and assessing these proposals, the following documentation has been considered:

National Planning Policy

- National Planning Policy Framework (NPPF, 2012)
- National Online Planning Practice Guidance (NPPG, 2014)

London Plan (Consolidated 2016)

Local Planning Policy

- Camden Local Plan (2017)
- Camden Policies Map (2017)
- Camden Planning Guidance, including:
 - CPG 1 Design
 - CPG 3 Sustainability
 - CPG 4 Basement and Lightwells
- Elsworthy Road Conservation Area Appraisal and Management Strategy (2009)

a) National Planning Policy Framework (NPPF, 2012)

4.2 The NPPF was adopted in March 2012 and provides the Government's overarching economic, environmental and social planning policies for England.

4.3 The document states that at the heart of the planning system, there is a "*presumption in favour of sustainable development*", which should be seen as a "*golden thread*" running through both plan-making and decision taking. The NPPF goes on to specifically emphasise that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It states that:

"Local planning authorities should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable

development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”

4.4 Paragraph 56 states that:

“the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning”.

4.5 Paragraph 59 states that:

“Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally”. (Our underlining)

4.6 Paragraph 60 states that:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles” (Our underlining)

4.7 Paragraph 61 states that:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment”.

4.8 The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’ (paragraph 17 bullet 10 of the NPPF) that underpin the planning system which sets out that planning should:

“Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. (Our Underline)

4.9 Paragraph 126 of the NPPF sets out that heritage assets should be conserved in a manner that is appropriate to their significance. Local planning authorities should take into account:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.”

4.10 Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a ‘designated heritage asset’, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

b) The London Plan (2016)

4.11 The London Plan provides the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of the capital.

4.12 On 10 March 2015, the Mayor published the Further Alterations to the London Plan (FALP). Accordingly, the London Plan (July 2011) has been updated to incorporate the Further Alterations together with incorporating the Revised Early Minor Alterations, which were published in October 2013.

4.13 Most recently, the Mayor of London published on 14 March 2016 Parking Standards and Housing Standards Minor Alterations to the London Plan (MALP), which bring the London Plan in line with national housing standards and car parking policy. The following London Plan policies are considered of particular relevance to the current application.

- 4.14 Chapter 2 of the London Plan states that “the Mayor is clear that London desperately needs more homes in order to promote opportunity and real choice for all Londoners”. The plan has therefore set out the average annual minimum housing supply targets for each borough until 2025. The London Plan establishes two key goals, the first seeks to increase housing supply and the second seeks to optimise housing potential. These are set out in Policies 3.3 and 3.4.
- 4.15 **Policy 3.3 “Increasing Housing Supply”** states that the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford.
- 4.16 **Policy 3.4 “Optimising Housing Potential”** states that development should optimise housing output for different types of location within the relevant density range. The application proposal is consistent with both of these policy aims.
- 4.17 In terms of design, **Policy 7.2 “An inclusive environment”** requires all new development in London to achieve the highest standards of accessible and inclusive design. **Policy 7.6 “Architecture”** states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Part B of this policy sets out that developments should: (*inter alia*)
- be of the highest architectural quality;
 - be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;
 - comprise details and materials that complement, not necessarily replicate, the local architectural character;
 - not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate;
 - incorporate best practice in resource management and climate change mitigation and adaptation;
 - provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces;
 - be adaptable to different activities and land uses, particularly at ground level;
 - meet the principles of inclusive design; and
 - optimise the potential of sites.
- 4.18 **Policy 7.21 “Trees and woodlands”** states that trees and woodland should be protected, maintained and enhanced.

c) **Local Planning Policy**

i) Camden Local Plan (2017)

4.19 The Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. Those policies relevant to this application are summarised below.

4.20 **Policy H3** ‘*Protecting Existing Homes*’ sets out that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting the net loss of residential floorspace, protecting housing from conversion to short-stay accommodation and resisting development that would involve the net loss of two or more homes.

4.21 **Policy A1** ‘*Managing the impact of development*’ sets out that the Council will seek to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity. The Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. Factors to be considered include: (*inter alia*)

“e. visual privacy, outlook; f. sunlight, daylight and overshadowing; g. artificial lighting levels; h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans; i. impacts of the construction phase, including the use of Construction Management Plans; j. noise and vibration levels; k. odour, fumes and dust; l. microclimate; m. contaminated land; and n. impact upon water and wastewater infrastructure.”

4.22 **Policy A5** ‘*Basements*’ sets out that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

“a. neighbouring properties; b. the structural, ground, or water conditions of the area; c. the character and amenity of the area; d. the architectural character of the building; and e. the significance of heritage assets”

4.23 The Policy goes on to state that the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment. This application is supported by a BIA and a structural report.

4.24 This policy further states that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

“f. not comprise of more than one storey; g. not be built under an existing basement; h. not exceed 50% of each garden within the property; i. be less than 1.5 times the footprint of the host building in area; j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; k. not extend into or underneath the garden further than 50% of the depth of the garden; l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and m. avoid the loss of garden space or trees of townscape or amenity value.”

4.25 **Policy D1 ‘Design’** sets out that the Council will seek to secure high quality design in development. The Council will require that development to (*inter alia*) respect local context and character, and to preserve or enhance the historic environment. For housing, it requires a high standard of accommodation and the incorporation of best practice in resource management and climate change mitigation and adaptation.

4.26 **Policy D2 ‘Heritage’** sets out that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas.

4.27 In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

“require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area; g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.”

4.28 **Policy CC1** ‘*Climate change mitigation*’ sets out 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 that are financially viable during construction and occupation.

ii) Camden Planning Guidance

4.29 Camden Planning Guidance provides detailed advice and information on how planning policies contained within the Local Plan will be applied.

4.30 **CPG 1** ‘*Design*’ provides guidance with regard to development within conservation areas and domestic extensions and alterations. In terms of rear extensions, paragraph 4.10 states that rear extensions should be designed to: (*inter alia*)

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

4.31 The supporting text goes on to state that they should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

4.32 **CPG 3** ‘*Sustainability*’ provides detailed guidance to supplement Local Plan Policy CC1.

4.33 **CPG 4** ‘*Basements and Lightwells*’ provides detailed guidance to supplement Local Plan Policy A5.

iii) Elsworthy Road Conservation Area Appraisal and Management Strategy

- 4.34 This appraisal defines the special interest of the Conservation Area in order that its key attributes are understood, can be protected and measures and a Management Strategy can be put in place to ensure its appropriate enhancement.
- 4.35 It requires that basement development does not harm the recognised architectural character of buildings and surrounding area, including gardens and nearby trees, and that the Conservation Area character is preserved or enhanced.

Section 5 Planning & Heritage Assessment

5.1 The principal planning considerations in respect of this application are:

- The design of the proposed extensions and additions;
- The quality of the resulting residential accommodation;
- The impact of the proposed development on the amenity of adjoining occupiers and surrounding area;
- The impact on the Elsworthy Road Conservation Area;
- The impact on trees and landscaping; and
- Sustainability.

a) Design Considerations

5.2 A precedent has been established for basement development and ground floor additions in this locality by the granting of planning permission at nos. 8 and 12 Elsworthy Road, which flank the application building. The following assessment will demonstrate that the scale and form of the proposed development accords with the precedents set by these recent permissions and, importantly, with guidance set out in the recently adopted Camden Local Plan. The acceptability of each element of the proposal is considered in turn below.

i) Basement Extension

5.3 **Policy A5 'Basements'** sets out that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties, the structural, ground, or water conditions of the area. In accordance with Policy A5, the application is supported by a Basement Impact Assessment (BIA) by LBH Wembley Engineering which considers the scheme's impact on drainage, groundwater conditions and structural stability. The BIA concludes that the proposed basement excavation is unlikely to result in any specific land or slope stability issues, or groundwater or surface water issues.

5.4 In addition, the application is further supported by a Structural Report by Entuitive which provides the following conclusions:

“The development will maintain the structural stability of the existing building and neighbouring properties in the temporary and permanent stages. The engineering of basements of this kind is well understood and there are no difficult or peculiar issues that arise in this case. The development will have no adverse effects on drainage, run-off or hydrogeology. We do not consider that this site raises any unusual or adverse groundwater or drainage issues”.

- 5.5 Furthermore, prior to the submission of the application a consultation exercise was undertaken with Network Rail given the presence of an underground tunnel to the rear of the site. A subsequent written response has been received from Network Rail confirming that the scheme would not compromise the tunnel and that they accept the scheme.
- 5.6 The proposals are therefore in accordance with parts a) and b) of Camden Policy A5 in that they will not cause harm to neighbouring properties or to the structural, ground or water conditions of the area.
- 5.7 The proposed basement will extend the full width of the site and beyond the footprint of the building above into the rear garden. As shown in Figure 7 below, the scale of the proposed basement closely reflects the permitted basements either side of the application site. As a result, the proposals are consistent with the established pattern of development which has previously been found to be acceptable by LB of Camden.



Figure 7. Extract from BIA showing extent of basement excavation.

5.8 The proposals are further accordance with parts f) – m) of Camden Policy A5 as the proposed basement will remain subordinate to the host building by virtue of:

- being limited to a single storey;
- not being built under an existing basement (instead the proposal involves excavating the existing 1.5m high cellar to make the space habitable);
- not exceeding 50% of either the front or the rear garden;
- being less than 1.5 times the footprint of the host building (the proposed basement will extend to 193sqm which equates to 1.4 times the footprint of the host building);
- extending into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- not extending into or underneath the garden further than 50% of the depth of the garden; and
- retaining a reasonably sized landscaped garden along with the mature trees to the rear of the garden which contribute to its setting.

5.9 Similarly, the front lightwells will sit comfortably within the front garden and will be flush with the ground level, consistent with Camden Planning Guidance.

5.10 In the light of the above, the siting, scale and location of the proposed basement is therefore considered to be in accordance with Policy A5 and should be considered acceptable in this regard. The impact of the proposed basement in terms of surrounding residential amenity and the conservation area are considered in full within the subsections below.

ii) Rear Extension

5.11 Camden's Planning Guidance 1 sets out guidance in relation to rear extensions. The proposed rear extension is of a scale and contemporary design reflecting the existing extension at no. 8 and the permitted extension at no. 12 Elsworthy Road. In common with these neighbouring extensions, the application proposal seeks to retain the existing rear bay and accommodate a part width ground floor extension, consistent with policy guidance.

5.12 This design approach means that the rear extension respects and preserves the original projecting bay, a key architectural feature of the building, and ensures that the extension remains subservient to the host building. The rear extension does not project any further than that at no. 8 or no. 12 thereby reflecting the established pattern of development and allowing a generously proportioned and landscaped rear garden to be retained.

5.13 The high quality, contemporary appearance proposed will complement the existing building and ensure the additions are visually distinct.

5.14 The rear extension therefore accords with Policy D1 and CPG1 and should be acceptable in this regard.

iii) Side Extension

5.15 Paragraph 4.16 of Camden's Planning Guidance 1 confirms that certain building forms may lend themselves to side extensions. The application building is considered to be an example of just such a building. The proposal involves sensitively infilling the side area at ground floor level. In accordance with guidance, the side extension will be no taller than the porch and set back from the main building frontage.

5.16 The application building will remain physically separated from no. 8 Elsworthy Road at ground floor level with a clear gap above. As such, the building will continue to be read as part of a semi-detached pair with no. 12 Elsworthy Road thereby retaining the architectural symmetry of this part of the street. It will still be possible to access the rear of the property both internally via the ground floor flat and via King Henry's Road.

5.17 Accordingly, the side extension accords with Policy D1 and CPG1.

iv) Garden Building Extension

5.18 Camden Policy Guidance 1 sets out guidance in relation to the construction of garden buildings in rear gardens. In this instance, it is important to recognise that the proposal proposed a modest, single storey extension to an existing garage. No new structures will be erected in the garden.

5.19 The modest scale of the extension will ensure that the resulting building (39sqm) will remain subordinate to the host garden. Occupants of the extended ground floor flat will use the building as a small garden room/private gym. This use will not materially intensify the use of the garden. The surrounding garden will be landscaped to a high standard incorporating both hard landscaping and a grassed area of lawn. The proposed extension will be finished in sleek glazing to provide a lightweight, contemporary appearance to successfully reflect to the proposed ground and basement extensions.

5.20 Accordingly, the extension to the existing garden building accords with Policy D1 and CPG1.

b) Quality of residential accommodation

- 5.21 The primary purpose of the development proposal is to improve both the quantity and quality of residential floorspace in the ground floor flat. Accordingly, the basement and extended ground floors are designed to provide a high quality, family dwelling which accords with relevant housing standards.
- 5.22 BRE guidelines deem sunlight less important in bedrooms and, as such, all of the four bedrooms are located at basement level where natural light levels are lower. Notwithstanding this, the basement has been carefully designed to allow as much natural light in as possible with lightwells to the front and rear, full height glazing onto the sunken rear terrace and the inclusion of a number of skylights. In addition, the floor to ceiling height of basement will extend to 3.0m, comfortably exceeding the 2.5m required by the Mayor's Housing Standards, and comfortably exceeding the Nationally Described Space Standards.
- 5.23 As a result of these design features, the BRE Daylight and Sunlight Study prepared by Right of Light Consulting confirms that the proposed design satisfies all the requirements set out in the BRE guide for 'Site Layout Planning for Daylight and Sunlight'.
- 5.24 The minimum space standards set out in the London Plan require a 4 bed two storey, 6 person dwellings to be at least 106sqm. The resulting unit will extend to 328sqm, far exceeding this standard. The proposal will also retain a very generously sized rear garden providing 177sqm of private amenity space.
- 5.25 The proposals are therefore in accordance with London Plan guidance and Camden Policy D1, and should be acceptable in this regard.

d) Residential Amenity

- 5.26 The proposed extensions have been designed so as to protect surrounding residential amenity. The majority of the development comprises the basement extension beneath the footprint of the existing building, which will not be visible at ground floor level. At ground floor level, the proposed extensions are modest in scale, do not project further than the neighbouring rear extensions and are limited to a single storey.
- 5.27 As a result the proposal will not result in any loss of privacy or overlooking to neighbouring properties nor will there be loss of natural light, overshadowing or increased sense of enclosure in accordance with Camden Policy A1 and part c) of basement Policy A5. The proposals should be considered acceptable in this regard.

e) **Heritage Impact Assessment**

5.28 The application site falls within the Elsworthy Conservation Area which is a designated heritage asset. The Conservation Area was originally designated on 27 February 1973. There were two subsequent extensions on 12 November 1985 and 5 November 1991.

5.29 Its significance has been appraised by the LB Camden through the Elsworthy Road Conservation Area Appraisal and Management Strategy (CAAMS) (2009). The Appraisal describes the immediate group of buildings in which the application site sits as follows:

“Built in the 1880s the eastern end of Elsworthy Road has a greater variety of styles of architecture. The block formed by Nos 2-20 (even) differs from the rest of the area as they have their ground floor at street level. They are semi-detached with a set-back link at ground floor between the pairs of houses. Built on slightly wider plots, they are double fronted and originally had half-timbering at first floor level with peaked dormer windows and flat gable topped bays.

...The properties display a number of features of detailing and form common to others in the group. There is a consistency in height, building line, window form and proportions which, despite many alterations, give these houses an attractive and cohesive quality”.

5.30 In light of the above, the significance of this part of the Elsworthy Road Conservation Area is considered to derive from the cohesive quality and consistency of the group of ten late Victorian semi-detached dwellings and the contribution these properties make to the character of conservation area. Preserving these qualities has been centre to the applicant’s design process.

5.31 The CAAMS notes that new development in the conservation area should show special consideration to the elevational treatment, scale, bulk and massing and that future additions should not detract from the traditional alignment and elevation of the existing building typology and form.

5.32 The front elevation of the building will be largely unaffected by the proposal. The front lightwell will be secured by open grilles which will sit flush with the ground floor level to minimise any visual impact. The full height windows at the front elevation of the basement will not be visible from Elsworthy Road. Similarly, the proposed side extension is very modest, it is limited to a single storey and is recessed from the front elevation. This will be finished in robust, natural materials to ensure it harmonises with the

appearance of the host building. This small addition will have minimal impact on the appearance of the building and will not be readily visible within the street scene.

- 5.33 At the rear, the new basement storey will largely be concealed under the footprint of the existing building. The sunken terrace is limited in size and will not appear as an overly dominant feature in relation to the retained rear garden. The extension to the rear of the property will not be visible from the street and responds positively to the setting, form and scale of the host building and indeed, the adjoining buildings. Key to this is the retention of the projecting bay, an original architectural feature which contributes to the character of the building. The garden space will be retained and landscaped to a high standard.
- 5.34 Importantly, the proposed works will not detract from the consistency of the group of properties. In fact, the proposed basement and rear extension reflect those permitted in the two neighbouring properties, providing a high quality contemporary addition. The proposal will therefore continue the established pattern of development in the immediate locality.
- 5.35 Overall, the proposal represents a sensitive, well-considered addition to the host building providing additional residential floorspace. Due to the discreet location, scale and proportions of the additions, and the high quality design approach, the proposals would not have any negative impact on the building or the conservation area.
- 5.36 As a result, the proposals will preserve the character and significance of the designated heritage asset and are therefore consistent with heritage guidance contained within the NPPF, together with Camden Policy D2 and parts d) and e) of basement policy A5. In this regard, the development should be considered acceptable.

e) Trees and Landscaping

- 5.37 The application is supported by an Arboricultural Impact Assessment (AIA) prepared by Broad Oak Tree Consultants Limited. This confirms that there are five BS Category B trees considered to be of 'modest quality and value' and five BS Category C trees of 'low quality and value'. The proposed development involves the removal of three trees (T6, T7 and T8). All three trees *'are small, young trees of no visual amenity value. All of BS Category C and as such their removal should not represent a constraint, according to BS5837:2012'*.

5.38 The AIA goes onto confirm that impacts on retained trees would be minimal and provided appropriate tree protection measures are applied to avoid compaction, the trees within and adjoining the site should not be adversely affected by the proposed works. Full details of the tree protection measures are detailed within the submitted AIA.

5.39 The existing trees are highly valued by the current owner and their retention has been central to the design process as they contribute to the pleasant and green setting of the site. The proposals are therefore consistent with London Plan Policy 7.21 and Camden CPG1. The application should be considered acceptable in this regard.

f) Sustainability

5.40 The application is further supported by a Sustainable Design and Construction Statement (SDCS) by Isambard Environmental, in accordance with guidance contained within the London Plan and Camden's Local Plan. The report by Isambard Environmental confirms the following:

“The Pre-Assessment shows that, based on the available information, the development could achieve 59.34% with at least 40% of the available credits being achieved in the energy, water and materials categories. This is the equivalent of a ‘Very Good’ rating”.

5.41 The Applicant has also committed to satisfying the Council's requirement that *“10% of the project cost is spent on reducing carbon dioxide emissions in the existing dwelling”*. The SDCS provides a series of potential measures that could be introduced to satisfy this requirement, as follows:

“installing a new gas combination boiler with programmer, room thermostat and thermostatic radiator valves; installing low energy lighting throughout; providing A or A+ energy rated white goods; and insulating all exposed pipework”.

5.42 In the light of the above, the proposals are considered to be a sustainable form of development and propose a significant investment and improvement in the energy performance of the existing dwelling at this site. The proposals have been designed and will be constructed in order to satisfy the guidance within the London Plan and Camden's Local Plan. In this regard, the proposals should be considered acceptable.

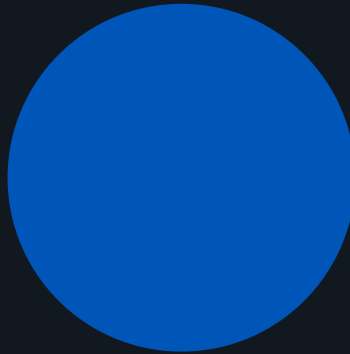
Section 6 Conclusions

- 6.1 This application seeks planning permission for a basement and ground floor extension, and garden building at no.10 Elsworthy Road, London, NW3 3DJ.
- 6.2 As demonstrated within this Statement, the application is considered to be entirely acceptable for the following reasons:
- The principle of the proposed residential extensions and alterations are acceptable and is supported at national and local policy levels;
 - It have been demonstrated that the proposed basement development would cause no harm to neighbouring properties, or the structural, ground or water conditions of the area;
 - This well-considered scheme, provides a high-quality design solution that responds positively to the design of the building. It will preserve and enhance the special architectural qualities of the conservation area;
 - The proposals will result in no harm to any trees of amenity value; and
 - Care has also been taken to ensure that the proposals will not lead to any adverse impact on the residential amenity of neighbouring residents in terms of daylight, sunlight, privacy and outlook.
- 6.3 Accordingly, it is considered that the proposals are consistent with all of the relevant planning policies and guidance at both national and local level, and are acceptable in all other respects. We therefore respectfully request that planning permission is granted without delay.

Document 1

Planning History Schedule – 10 Elsworthy Road

Application Number	Development Description	Status	Date Registered	Decision
2013/4431/T	(TPO Ref: 32H) REAR GARDEN: 2 x Lime & 1 x Norway Maple - Reduce crown back to previous reduction points. Lift canopy up to a height of 6m.	FINAL DECISION	18-07-2013	Approve Works (TPO)
2008/0396/T	(TPO Ref: 32) REAR GARDEN, ALONG REAR BOUNDARY AND FRONTING KING HENRY'S ROAD: 1 x Lime - Crown reduce by 30%. 1 x Lime - Crown reduce by 30% and clear street light. 1 x Lime - Crown reduce by 20%.	FINAL DECISION	31-01-2008	Approve Works (TPO)
TP9906206	Reduction works to two Lime trees at rear of property. (Also ref.TC9906205 Reduction works to one Acer on property)	FINAL DECISION	18-03-1999	Approve works(TPO)specified by Council
TC9906205	Reduction works to one Acer on property. (Also ref TP9906206 Reduction works to two Lime trees at rear of property).	FINAL DECISION	18-03-1999	No objection to works-TCA-Council spec
10612	The conversion of 10 Elsworthy Road, N.W.3. into three self-contained flats and erection of a double garage in place of the existing garage.	FINAL DECISION	23-02-1971	Conditional



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