

**Planning Statement**  
30 Glenilla Road, Camden

February 2018

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LONL3021

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# 1. Introduction

1.1 This Planning Statement has been prepared on behalf of the Swycher Family (the applicant) in support of an application for full planning permission to the London Borough of Camden (LBC) for the following development at 30 Glenilla Road (hereafter referred to as the site), which has been developed in close consultation with Camden officers:

*“Demolition of the existing family dwelling and redevelopment to provide a single family dwelling with associated landscaping and cycle parking”*

1.2 The site is located in the Belsize Park area of Camden (Belsize Ward) and comprises an existing detached single family dwelling. The ground plus two storey property is brick built using Flemish bond and dates from the 1930’s, but has undergone modifications at ground and upper floor levels as set out in the planning history later in this report.

1.3 The proposal seeks permission to demolish the existing building and redevelop the site to provide a contemporary six bedroom single family dwelling of the highest quality sustainable design and architecture. The proposal has been developed in careful consideration of the Conservation Area setting, neighbouring residential amenity, and in the context of recent and forthcoming neighbouring developments. This part of the Conservation Area is described as being neutral in terms of its character, representing an opportunity for change.

1.4 The applicant has engaged in extensive pre-application discussions with the London Borough of Camden (LBC) in advance of submitting the planning application. Through this collaborative process, the proposal has evolved significantly and responded to a number of the Council’s comments around design and the opportunities and constraints presented by the building’s setting. This has culminated in this submitted proposal which strikes the balance between delivering a contemporary, high quality new dwelling to the requirements of its future occupiers, while enhancing the character and setting of the Conservation Area.

1.5 This Planning Statement has been prepared to assess the proposed development against the National Planning Policy Framework (NPPF), the Development Plan and all other material planning considerations. This Statement should be read in conjunction with the supporting drawings and documents outlined below:

- Existing and proposed drawings, prepared by Ben Adams Architects;
- Design and Access Statement, prepared by Ben Adams Architects;
- Landscape Strategy (Design and Access Statement), prepared by CGD Landscape Design;
- Heritage Statement, prepared by Turley;
- Energy and Sustainability Statement, prepared by Integration Consultancy;

- Arboricultural Impact Assessment, prepared by Arboricultural Solutions LLP; and
- Basement Impact Assessment, prepared by Davies Maguire.

1.6 It is considered that the planning application submission provides sufficient information in order to allow LBC to validate and properly consider the application. These submission documents were agreed with officers as part of pre-application discussions in relation to the extant scheme.

1.7 The remainder of this report is set out as follows:

- Section 2 Site Context: provides a description of the site and the surrounding area.
- Section 3 Planning History: provides a detailed history of all planning applications for the site as set out on Camden's website, and relevant neighbouring applications and decisions.
- Section 4 Pre-application Engagement: details the process undertaken with LBC prior to submitting this application, and the evolution of the proposals.
- Section 5 Proposed Development: provides a detailed description of the proposed development, highlighting the key aspects of the scheme.
- Section 6 Planning Policy Context: sets out the planning policy framework against which the planning application should be assessed.
- Section 7 Planning Assessment: provides an analysis of the material planning considerations pertinent to the proposed development and provides a justification for the development and outlines the findings of the supporting specialist reports.
- Section 8 Summary and Conclusions: summarises the key features and benefits of the proposed development and the reasons as to why planning permission should be granted.

## 2. Site Context

2.1 The section of the Planning Statement provides an overview of the site and its surrounding area in the Belsize area of Camden. Please also refer to the Heritage Statement by Turley submitted as part of this application, which provides an in depth history of the site and wider area, and how this has evolved over time and informed the proposed development.

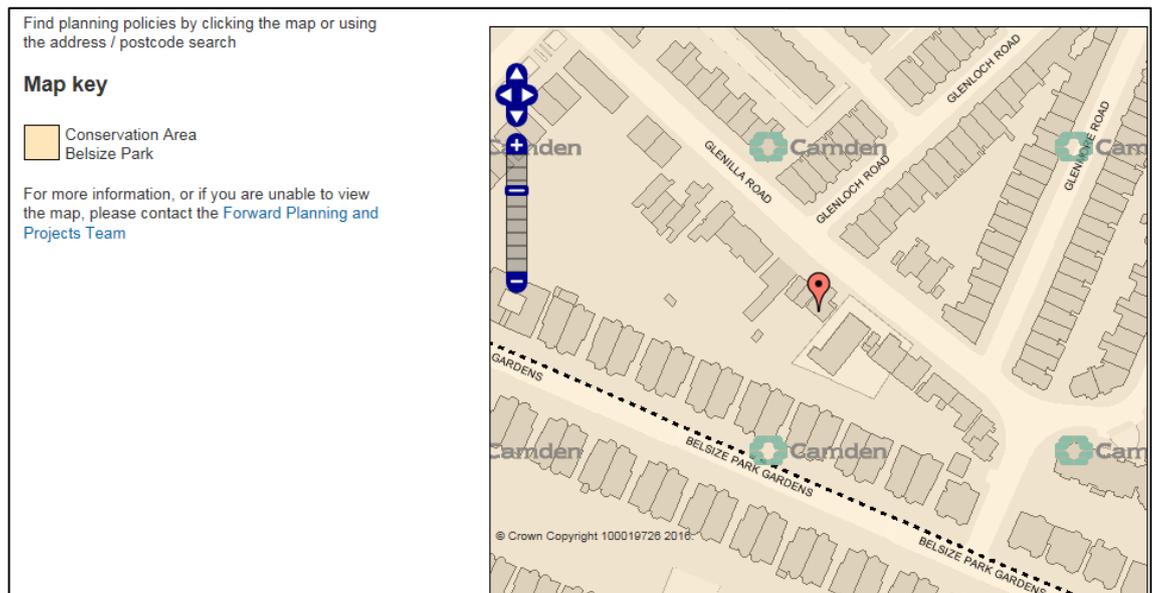
### The Site

2.2 The site located in the Belsize Park area of Camden (Belsize ward), between Hampstead Heath to the north and Primrose Hill to the south. Belsize Park London Underground Station (northern line) is located around 250m to the north east of the site, as is the Belsize Park & Haverstock Hill neighbourhood centre. Belsize Lane is also located around 200m to the north-west of the site.

2.3 More specifically, the site is located on the western side of Glenilla Road, close to the junction with Glenloch Road. The property is currently in use as a 5 bedroom single family dwelling, located within the Belsize Conservation Area (BCA). The building dates from the 1930's but has since been modified, comprising ground and two upper floor levels, as illustrated below in Figure 2. The building is neither statutorily nor locally listed. A full description of the existing building is set out in the heritage assessment accompanying this planning application.

2.4 Whilst located in the BCA, the site is not covered by any other spatial planning designations, however there a number of relevant policies that require consideration (see sections 6 and 7).

**Figure 1:** Site Location and LBC Policy Map Extract



## Site Context

- 2.5 The site is located within the Belsize Park Conservation Area. The area is generally consistent in character, being of late Victorian/early Edwardian construction. The Belsize Conservation Area Statement (BCAS) (2003) describes Glenilla Road as *'less consistent in character, having a variety of buildings of different ages, materials, styles and heights, along its southern boundaries. Sussex House is an overbearing flat block significantly larger than the other buildings in the street'*.
- 2.6 The site is located within the Glenloch sub areas of the BCA which is distinctively characterised by Edwardian terraced two storey red brick houses. In contrast to the typical red brick Edwardian architecture of the Glenloch sub area, Glenilla Road has a varied and inconsistent appearance and includes a number of properties of varying age and architectural style, particularly to the east of the site including the neighbouring properties at 28a, 28b and 26 Glenilla Road. These include a vacant former church building to the south at number 32, and more contemporary houses to the north including the recently redeveloped number 28 Glenilla Road.
- 2.7 The accompanying Heritage Statement sets out this context in full, including an assessment of significance of the existing building in the context of the Conservation Area, and the relevance and merit of the neighbouring buildings. The Design and Access Statement also fully sets out the context of the site and surrounding area.

**Figure 2: 30** Glenilla Road and neighbouring properties to the north



- 2.8 The area surrounding the site comprises predominantly residential uses and a mix of commercial uses on nearby main traffic routes (including cafes, restaurants, petrol station, a cinema and hotel), a primary school and local art gallery, all to the east of Glenilla Road, on Haverstock Hill and close to Belsize Park Underground Station.

### 3. Planning History

3.1 The planning history for the site relates primarily to tree works applications, and also to a number of applications for alterations and extensions as detailed below. Permission was granted for a roof extension and first floor rear extension in 1985; and also for a ground and first floor rear extension in 1998. The existing building has been altered and extended at ground and first floor level to the rear and as such it is assumed that these applications were implemented. Table 2.1 below sets out the full details of the site's planning history.

**Table 3.1: Site Planning History**

Ref.	Description	Decision	Date
2013/1184/T	Rear garden: 1 x Holm Oak - Fell.	No Objection to Works to Tree(s) in CA	01-03-2013
2009/0614/T	Rear garden: 1 x Sycamore - Reduce crown back to previous pruning points by approx. 40%.	No Objection to Works to Tree(s) in CA	10-02-2009
PW9802136R1	Erection of a ground and first floor rear extension As shown on drawing No 0267/01B.	Grant Full Planning Permission (conditions).	30-07-1998
PW9802136	Ground and first floor rear extension (Plans submitted)	Withdrawn Application-revision received.	24-02-1998
T9602724	Pollard 2 X London Planes in rear garden	No objection to works-TCA-Council spec.	05-09-1996
8500516	Erection of a roof extension and first floor rear extension as shown on drawings No.BL0330.12 13 14 15 16a 17a and 18a.	Grant Full or Outline Planning Permission.	30-03-1985
8402174	The erection of an additional storey and rear extension to the house as shown on drawing No.BL0330.	Refuse Full or Outline Permission	31-12-1984

#### Relevant neighbouring permissions

3.2 The most recent relevant planning consent is for neighbouring 28 Glenilla Road, which was consented at Planning Committee in 2006, and has since been implemented and completed. This application was for:

***Ref 2006/2129/P, Demolition of existing dwelling house and rear wing and erection of a new 3 storey plus basement and attic dwelling house including rear garden wing and forecourt parking and new boundary treatment.***

3.3 This implemented scheme is of relevance to the submitted proposals for 30 Glenilla Road, as it replaced the former single family dwelling with a larger, contemporary design including a basement, glazed roof top extension, rear ground floor extension and other relevant components. It also demonstrates how a high quality, contemporary design is appropriate for this part of the Conservation Area.

### **32 Glenilla Road**

- 3.4 In addition to the consent at No. 28 a planning application (Ref. 2016/6712/P) was submitted in December 2016 for the erection of 2 x 3-bedroom 3-storey plus basement dwellinghouses (Use Class C3) comprising a basement, ground, first and second floors, car parking, with hard and soft landscaping following demolition of the existing single storey church (Use Class D1) at No. 32 Glenilla Road.
- 3.5 The proposal represents a significant increase in terms of bulk, height and massing on the site, and a change of use from the existing community use. The application, and indeed this development proposal have been discussed between the respective applicants, and have been taken into account in this planning application, with regards to for example the daylight and sunlight analysis, and general principles of massing and bulk as set out in the Design and Access Statement accompanying this application. The application is currently pending determination.

**Figure 3:** Current Proposals at No.32 Glenilla Road (Adam Khan Architects)



## 4. Pre-Application Engagement

4.1 The applicant and project team have engaged in extensive pre-application discussions with LBC officers through two formal pre-application requests, in addition to ongoing productive dialogue around the refinement of the design approach and detail. This process is set out in more detail in the accompanying Design and Access Statement by Ben Adams Architects.

4.2 Initial written advice was received from officers on the initial proposals from McLaren Architects in March 2017 and is summarised below, following which further revisions and design options were submitted to the Council, and subsequent feedback received.

### ***Pre-Application Process 1***

4.3 Under the initial pre-application discussions the principle of demolishing the existing building was accepted by LBC, with the existing building not being identified as one that makes a positive contribution to the BCA. The Council raised a number of points around the design of the proposals, summarised as follows:

- *Substantial massing would make the dwelling the most prominent in the street and fails to mitigate against this in its composition articulation and massing (both back and front), which posed an amenity and design problem.*
- *The weight and bulk created by the high, flat roofline contributes to a top-heavy feature in the front elevation which seems amplified by the recesses at ground-level.*
- *The loss of the gabled roof would result in homogenous forms and rooflines of nos. 26-30 and reduce the level of interest in the streetscape.*
- *Proposal was considered to be an overbearing building that will create a sense of enclosure to the adjacent residential occupiers by virtue of its scale beyond the rear building rear line of the adjacent building at no.28 Glenilla Road.*
- *Concerns were raised around the removal of trees along the rear boundary of the garden to facilitate construction of an outbuilding.*
- *Both a Basement Impact Assessment and Daylight/Sunlight report would be required in support of any planning application.*

4.4 This initial proposal was for a new six-bedroom single family dwelling comprising basement, ground and three upper floors, with a garden studio and accompanying landscaping and planting. The form was proposed as a solid brick, box type proposal similar to the recently developed number 28 Glenilla Road, given relief through the fenestration pattern and recessed glazed third floor. As set out in the comments above, concerns were raised about the bulk and massing of the proposal, and its solidity and dominance of the streetscape.

**Figure 4:** Pre-Application 1 Design Concept



**Figure 5:** Pre-application meeting 1 alternative design



4.5 As a result alternative options were presented to the Council as shown in figure 5 above, in an attempt to address the concerns around the massing. However, it was still considered that the design was unresolved and less coherent than the previous approach, and as such was unlikely to be supported by officers. At this point, it was decided to re-start the design process, in order to re-address the opportunities and constraints of the site with an alternative design.

### ***Pre-Application Process 2***

- 4.6 Following this initial pre-application process, the applicant elected to take a different design approach and instructed Ben Adams Architects to consider the site and develop alternative design proposals, taking on board the dialogue to date with the Council and the previous pre-application schemes submitted.
- 4.7 The submitted scheme represents the culmination of the pre-application engagement undertaken on the Ben Adams Architects scheme, having taken on board the comments received from officers in a refreshed formal written response, supplemented by further dialogue and revisions that have been taken forward in the submitted scheme.
- 4.8 The design approach taken was to break down the massing of the proposed house in several ways, to directly address officer concerns and reflect the character of the built environment around the site, including neighbouring buildings and the wider Conservation Area.
- 4.9 This included revisions to the width of the building and use of the plot, the size and extent of the front porch, the general approach taken towards massing, fenestration patterns, materiality, solidity and the extent and nature of the extensions to the rear of the property. The relationship to the neighbouring properties had a key influence on the submitted proposal.
- 4.10 The design approach for the revised pre-application scheme sought to deliver the following revisions, based on officer feedback received to date:
- Setting the new home away from the boundary edge adjacent to the church (south west side) to create relief, and to maintain sight lines past the building.
  - Revised approach to massing, building hierarchy and the roofline to mediate appropriately between the neighbouring houses.
  - A series of forms are proposed, which combine to create a single coherent design that will make a positive contribution to the townscape. This adds relief from the street and interesting depth to the primary façade, while taking into account the positive aspects of the existing building.
  - The massing of each of the component form is informed by key reference points from neighbouring properties, including building lines and rooflines, in addition to key views.
  - An approach to fenestration patterns and materiality that creates visual interest and breaks down the massing of the frontage from the street.
  - Materiality is drawn from the local area, with different treatment applied to the component forms of the building.
  - The garden room is repositioned in consideration of preserving screening and views from neighbours to the rear of the site.

**Figure 6:** Pre-application meeting 2 scheme (Ben Adams Architects)



4.11 Following the second pre-application meeting officers provided detailed advice on the development proposal which can be summarised as follows:

- *Building height considered to tie comfortably with the wider street.*
- *Layered massing supported, but the porch addition was considered excessive, appearing as a bulky front extension.*
- *Depth of brick portion of the rear elevation should be reduced, with the heights of the neighbouring ground floor extensions used as reference points. Officer raised concern regarding the overbearing impact upon the rear conservatory of No. 28b.*
- *Officers seek further justification for the use of grey slates for the largest part of the body of the property.*

4.12 Subsequent to this feedback, revised proposals for the rear extensions and the front porch were submitted to the Council and received positively, while clarifications were also provided on the re-provision of car parking, which is also accepted in line with Camden's new parking policies.

4.13 These amendments form the basis of the submitted scheme, which as demonstrated in this section is based on comprehensive engagement with Camden officers and collaborative working to deliver the submitted scheme, namely a new family dwelling of the highest quality sustainable design and architecture.

## 5. Proposed Development

- 5.1 The proposal is for the demolition and redevelopment of the existing 5-bedroom single family dwelling (comprising ground and two upper floors) to provide a new 6-bedroom family home comprising a new basement level, ground and three upper floors, set within a bold and coherent design approach, informed by the detailed and extensive pre-application process undertaken with Camden as set out in the previous section.
- 5.2 The demolition of the existing building has been accepted in the pre-application process, with the existing building not being identified as one that makes a positive contribution to the Belsize Conservation Area. This proposal seeks to replace the existing building with a high quality replacement new home that will make a positive contribution to the Conservation Area for many years to come.
- 5.3 The proposed new dwelling includes a new basement level, ground and three upper floors to provide a six-bedroom family home. Alongside this the proposal includes a studio garden room, and comprehensive landscaping and boundary treatments. Car parking space is re-provided at the front of the house, while cycle and waste storage is appropriately provided as set out on the submitted plans. A sustainability assessment is submitted as part of this application, illustrating the performance and quality of the design, and its longevity.

**Figure 7:** Proposed Development



5.4 The proposal is one of high quality design and architecture, using relevant precedents, high quality materials, and an approach that will represent a significant improvement on the existing neutral property. Following the second pre-application meeting and the formal advice issued by officers in September 2017, the following elements have been refined and incorporated into the development proposal:

- The front porch element has been substantially reduced in size, reducing its overall bulk;
- Deeper reveals have been added to the windows express solidity and substance of the brick;
- Soldier courses have been added at the top of the windows and at the parapets of the brick volumes to demonstrate solid brick construction; and
- Introduction of grey brick materiality to the front façade of the roof volume replacing the previously proposed slate/shingles materiality.
- Amendment to the rear first floor massing to create relief to neighbouring 28a and 28b Glenilla Road.

5.5 It is considered that this new design is one that will make a positive contribution to the streetscape and conservation area, successfully resolving a challenging transition between the modernist homes with a more box like form to the north of the site, and the new proposal to the south which is currently under consideration by Camden at 32 Glenilla Road. This design is however not dependent on number 32 coming forward and is considered to stand alone in a positive and appropriate way.

## 6. Planning Policy Context

6.1 This section of the Planning Statement provides an overview of the relevant national, regional and local planning policy context, which has informed the application proposals.

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.

6.3 The Development Plan for LBC comprises:

- The London Plan (2016, with alterations as amended); and
- The Camden Local Plan (2017).

6.4 In addition to the adopted Development Plan, the following documents are also material considerations (of varying weight) in the determination of this application:

- National Planning Policy Framework (2012);
- National Planning Practice Guidance;

The relevant supplementary planning guidance and documents (SPGs/SPDs), including:

- Belsize Park Conservation Area Statement (2003);
- Camden Planning Guidance CPG1 – Design;
- Camden Planning Guidance CPG2 – Housing;
- Camden Planning Guidance CPG3 – Sustainability;
- Camden Planning Guidance CPG4 – Basement and Lightwells;
- Camden Planning Guidance CPG6 – Amenity;
- Camden Planning Guidance CPG7 – Transport; and
- Camden Planning Guidance CPG8 – Planning Obligations.

6.5 The relevant planning policies of the London Plan which are considered in the following section and are pertinent to development proposal are set out below.

- Policy 3.5 Quality and Design of Housing Developments;
- Policy 7.4 Local Character;
- Policy 7.6 Architecture;
- Policy 7.8 Heritage Assets and Archaeology;
- Policy 6.3 Cycling;
- Policy 6.13 Parking;
- Policy 5.2 Minimising Carbon Dioxide Emissions;
- Policy 5.3 Sustainable Design and Construction; and
- Policy 5.7 Renewable Energy.

6.6 The relevant planning policies of Camden's Local Plan which are considered in the following section and are pertinent to development proposal are set out below.

- Policy H1 – Maximising housing supply;

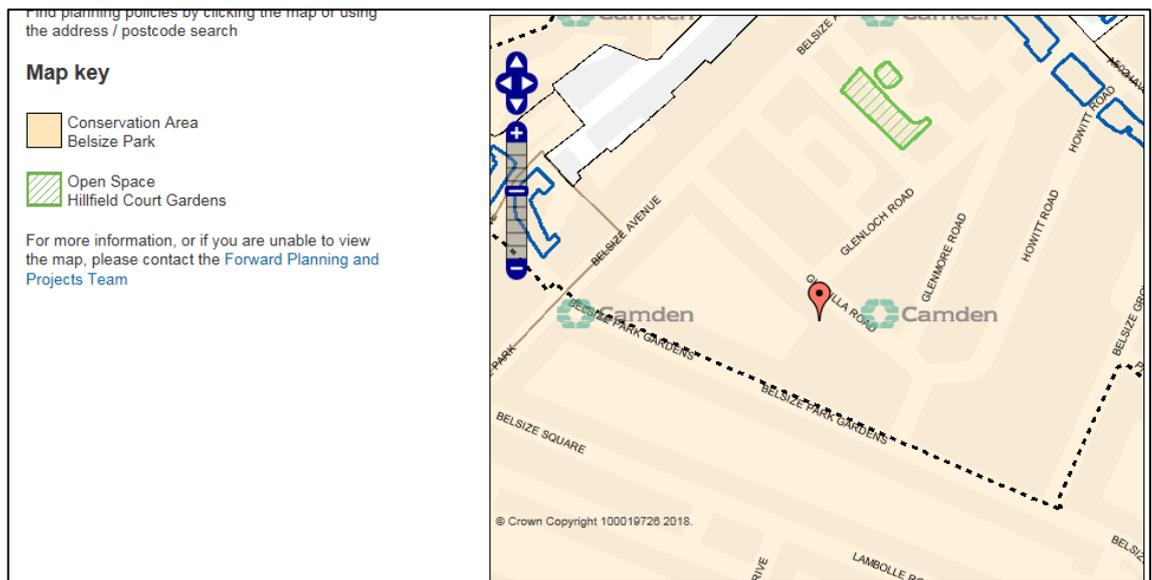
- Policy H6 – Housing choice and mix;
- Policy H7 – Large and small homes;
- Policy A1 – Managing the impact of development;
- Policy A3 – Biodiversity;
- Policy A4 - Noise and vibration
- Policy A5 – Basements and Lightwells;
- Policy D1 – Design;
- Policy D2 – Heritage;
- Policy CC1 – Climate change mitigation;
- Policy CC3 – Water and flooding;
- Policy CC5 – Waste;
- Policy T1 – Prioritising walking, cycling and public transport;
- Policy T2 – Parking and Car-free development.

6.7 The development proposal is assessed against these policies in the following section of this Planning Statement.

***Planning Policy Designations***

6.8 As set out briefly above, the only spatial policy designation for the site is the Belsize Conservation Area. The site is in the vicinity of other designations including designated Neighbourhood Centres, designated Open Space and designated walks.

**Figure 8:** Camden Policy Map extract (2017)



## 7. Planning Assessment

- 7.1 This section of the Planning Statement seeks to address the key planning considerations associated with the proposal and demonstrates its compliance with adopted planning policy.

### **Principle of Redevelopment**

- 7.2 Whilst the site is located in the BCA, the building is one that is not identified as making a positive contribution to the character and setting, as set out in the Conservation Area Statement. The building will be demolished and replaced by one of contemporary design, comprising the highest quality sustainable design and architecture, which will enhance the streetscape and complement the contemporary buildings found to the north of the site. Furthermore, it is considered that re-development presents an opportunity to introduce a high quality contemporary designed building that seeks to positively respond to the varied pattern of development along the south-west side of Glenilla Road.
- 7.3 The proposed development would deliver a 6-bedroom unit, which is regarded as the same level of priority as the existing 5-bedroom unit under Policy H7, retaining and enhancing the family sized home and extending its longevity through renewal.
- 7.4 The residential use is protected in line with Camden's Local Plan policies H1 and H7, which states that residential is the priority use. The proposals would involving the replacement of an existing dwelling thus preserving the residential use of the site in accordance with Policy H1, and of a size acceptable under Policy H7 and Camden's planning guidance CPG1 and CPG2.

### **Residential standards**

- 7.5 The proposals have been refined to ensure the proposed replacement dwelling is of the highest possible standard of residential design quality. London Plan Policy 3.5 sets out the overall minimum space standards for dwellings (under Table 3.3) under the policy three-storey 6bedroom dwellings should be a minimum and 129sqm (GIA). The current proposals generously exceed these minimum requirements.
- 7.6 The specific sizes of the main habitable rooms are also generously proportioned, including floor to ceiling heights which exceed the 2.5metre requirement (across 75% of the GIA) required by the Mayor's Housing SPG (2017) and London Plan Policy 3.5. Furthermore, ample storage space is provided on each level of the new property.
- 7.7 The proposed development would also ensure the replacement dwelling has an improved standard of inclusive access with level access proposed to the property at the front and side entrances. The proposals have been designed to be consistent with building regulations Part M4 (2). Additionally, whilst not a requirement under building regulations the proposals incorporate a passenger lift to provide level access between basement through to third floor levels, representing a significant improvement on the existing access and circulation conditions in the house.

- 7.8 In terms of private amenity space, the proposals include a comprehensive and appropriate landscaping strategy, which includes greening and planting around the property area in line with Camden Planning Guidance CPG 6 which seeks to protect, inter alia, residential amenity, privacy and outlook. A new garden room is proposed, in addition to a landscaped rear garden comprising hard and soft landscaping as set out in the accompanying Landscaping DAS. An arboricultural report is also provided with this application, assessing the condition of existing trees around the site and setting out the strategy for retention and replanting where appropriate.
- 7.9 The proposed new dwelling exceeds the minimum space standard for a 6-bedroom dwelling of 129 sqm as set out in adopted London Plan policy 3.5 Quality and Design of Housing Developments. In addition, considerable storage is provided as illustrated on the submitted plans.
- 7.10 In terms of cycle parking, the proposals include provision for 2 bicycles in secure area within the proposed dwelling as illustrated on the ground floor plan, through the secondary access on the main frontage. The proposed provision is subsequently in accordance with London Plan Policy 6.9 (Table 6.3) which requires 2 spaces per dwelling.
- 7.11 As part of the application's supporting Daylight, Sunlight and Overshadowing Report (discussed in greater detail in amenity section of this statement) an internal assessment of the habitable rooms was undertaken. In terms of internal daylight quality within the proposed development the, report demonstrates that all of the key habitable rooms will be fully compliant with the BRE Guidelines. Furthermore a lightwell is proposed in order to provide daylight to the bedroom at basement level.
- 7.12 Reference London Plan and Camden policies around residential quality and standards, particularly those set out in London Plan policy 3.5 Quality and Design of Housing Developments, which sets out standards for individual dwellings, but also goes on to examine the contribution of proposals to their wider context, contribution to the streetscape and sense of arrival. In this sense, the treatment of the boundary wall and main Glenilla Road frontage has been a key focus of the design, to be sympathetic to the character of the street and Conservation Area, providing an enhancement on the existing situation as set out below and in the submitted Design and Access Statement.

### **Design & Heritage**

- 7.13 The proposed new development seeks a new high quality detached residential dwelling (Figure 9) within a predominantly residential part of the conservation area. As outlined in the previous sections the current application scheme's design has been refined in response to an extensive process of pre-application engagement with LB Camden Officers. The Design and Access Statement by Ben Adams Architecture sets out the design approach in detail, while the Heritage Statement by Turley sets out the context of the Conservation Area and neighbouring built environment, assessing the impact and appropriateness of the proposed development.
- 7.14 The proposed design approach directly responds to the highly distinct and varied character of the Site's immediate surroundings and that of the wider area. The proposals will introduce a contemporary designed development, composed of a series

of forms that gradually step up in scale from the street frontage. This form intends to reduce the sense of bulk and comfortably sits between its neighbours. The proposed building will be further set back into the plot to the present condition, referencing the building line established by modern development immediately to the south west, as well as allowing for more developed landscaping to the front of the building.

- 7.15 The height of the proposed building will in part be taller than the existing building. However it will not be taller to such an extent that it would be inappropriate and appear overly dominant in the street scene, or affect neighbouring residential amenity. The proposals will form a high quality contextual addition to the street of a similar scale to the adjacent building at no. 28 and the proposal at number 32. The form of the propose building references its context by comprising both angular, horizontal elements of buildings to the north-west and pitched roof forms of buildings to the south east of the site.
- 7.16 The front façade of the proposed building references the detail, texture and materiality of the surrounding area and wider BCA. Windows will be set into the brickwork with deep brick reveals to emphasise the solid brick construction of the walls. Brick string courses will also be situated between each floor, defining each element of the building. Further interest will be articulated on the middle block and a refined and reduced entrance porch with the use of repetitive brick diamond patterning, created by recesses within the brickwork, adding a contemporary character to the façade.
- 7.17 The proposal includes a modest porch integrated into the two-storey red brick massing on to the front of proposed building. This will add visual interest to the front façade, referencing the local projecting bays of existing architecture, introducing a more visually assertive entrance to the building. In response to pre-application feedback, the porch now contains openings to break up the massing of this element.
- 7.18 The rear elevation (Figure 10) is treated in a similar design and form to that of the front facade, with simpler detailing which reflects the traditional hierarchy of the two elevations. This has been informed by pre-application advice where concerns were raised regarding the bulk of the rear elements, particularly the single storey ground floor which was considered to be overly tall, dominating the rear elevation. Following this feedback the architects refined that the middle volume of the building to echo the sloping roof form of the pitched volume, sloping away from the neighbours.
- 7.19 Further to this the pitched roof to the ground floor has been replaced with a less intrusive flat roof. The fenestration pattern at ground floor level will take the form of five evenly spaced bays with simple, slim window openings providing a degree of formality to the façade and a strong verticality, consistent within the BCA. The eastern and western elevations will also treated in a simpler manner to reflect their lesser importance and visibility from public areas of the conservation area.
- 7.20 In keeping with the design approach, the scheme proposed the use of high quality materials throughout as demonstrated in the Design and Access Statement, which reflect the fine urban grain and character of the site's surroundings. The use of red brick to the middle volume and porch, and the use of grey brick construction of the pitched volume of the building, will enable the building too successfully integrate into the wider street scene to a greater extent than the existing building.

**Figure 9:** Glenilla Road elevation (Ben Adams Architects)



**Figure 10:** Proposed Rear Elevation (Ben Adams Architects)



### ***Heritage Assessment***

- 7.21 The application's accompanying Heritage Statement, prepared by Turley Heritage provides a detailed assessment of the proposals and its impacts upon the identified heritage assets. The statement considered the contribution of No.30 Glenilla Road to the significance of the Belsize Conservation Area as a whole is limited, and the existing building makes only a neutral contribution to the character and appearance of the conservation area. This is consistent with the Council's assessment in the adopted Conservation Area Statement.
- 7.22 The statement concludes that the application proposals will deliver new development on the Site of a carefully considered, contemporary design that will complement the character and local distinctiveness of the surrounding townscape of BCA and the variable character of its immediate environs.
- 7.23 In particular, the statement notes that the form and scale of the proposed new dwelling are considered to be consistent with the varied character of the street scene and this part of the conservation area. The proposed design and materiality of the new dwelling references the architectural character and detailing of historic buildings in the surrounding area. As a result, the proposed scheme improves the Site's contribution to the character and appearance of the BCA, introducing a high quality, bespoke new house with integrated landscaping to both the front and rear of the Site in place of a non-descript building that does not contribute positively to its significance. The application proposals will, therefore, enhance the character and appearance of the conservation area.
- 7.24 Through Camden Local Plan Policies D1 and D2 planning guidance CPG1 the Council seeks to secure high quality design in development. Proposals are required to, inter alia, respect the local context and character, preserves or enhances the historic environment and heritage assets, comprises details and materials of high quality, which complement the local area and be of a sustainable design and construction.
- 7.25 London Plan Policy 3.5, 7.4, 7.6 and 7.8 aims to secure high quality design in new housing development of an architecture which responds appropriately to the character and appearance of the local historic environment.
- 7.26 In this instance, as outlined above the proposal will introduce a contemporary designed dwelling, using high quality and sustainable materials and details, which sits comfortably within in its local context respecting and enhancing local character and appearance. Furthermore, the contemporary approach to the new dwelling is of a design that will ensure the dwelling makes a positive contribution to the character and appearance of the conservation area and is considered an enhancement compared with the neutral contribution made by the existing property at the site.
- 7.27 As such, it is considered that the proposals are in accordance the London Plan's design and heritage Policies 3.5, 7.4, 7.6 and 7.8 and the aims and objectives of Camden Local Plan policies D1 and D2 and Camden's planning guidance CPG1 related to design and heritage.

## **Landscaping – (including Arboriculture)**

- 7.28 The proposal involves landscaping improvements to both the front and rear of the property of a design which will improve the overall visual appearance of the site. The Site's boundary will be defined by a replacement low grey bricked wall in line with the boundary treatment of No. 26. Additional soft landscaping is proposed through the introduction of green walls to the Site's neighbouring sides in addition to the inclusion of a small specimen tree. A green roof is proposed to be introduced to the flat porch roof to further soften the appearance. The proposals also involving re-paving the hard landscaped areas with reclaimed granite setts laid to SUDs requirements.
- 7.29 The site's existing rear garden will be re-landscaping using a mix of soft and hard landscaping and new trees to enhance biodiversity and preserve the green and leafy character of the conservation area. The rear single storey element of the building will also incorporate a green roof using wildflower turf to further soften the proposed building's appearance and preserving the existing 'green ribbon' of rear gardens.
- 7.30 The landscaping strategy also involves the introduction of a modest garden room at the end of the rear garden using materials to match that of the new dwelling and will utilise a green roof to soften views from neighbouring properties. Whilst this will result in the loss of a tree, it is identified as diseased in the application accompanying Arboricultural Impact Assessment (AIA), prepared by Arboricultural Consultants LLP. All replacement and new planting will be of appropriate species as set out in the AIA accompanying the application, and as set out in the landscaping strategy.
- 7.31 London Plan Policies 3.5, 5.3 and 7.4 seek to secure high quality residential development which incorporates the use of sustainable design and construction methods into both the building and landscaping design, to preserve the local character of an area.
- 7.32 Camden Local Plan Policies A3, D1 and D2 confirm the Council will seek to protect and secure additional trees and vegetation in conservation areas and within the design of new proposals for development. Policy CC2 seeks to encourage new development to promote a range of methods to encourage diversity in the Borough.
- 7.33 The proposed inclusion of green roofs using wildflower turf, recycled paving materials and the introduction of new vegetation as part of the landscaping strategy ensures the proposals meet the requirements of these policies.
- 7.34 As such, it is considered that the proposals are in accordance with London Plan Policies 3.5, 5.3 and 7.4 and Camden Local Plan Policies A3, D1, D2 and CC2.
- 7.35 For further details of the landscaping strategy please refer to the accompanying strategy prepared by CGD Landscaping and incorporated into the Ben Adams Architects Design and Access Statement and the supporting AIA.

## **Energy and Sustainability**

- 7.36 The proposed scheme has been designed to ensure it meets or exceeds both energy and sustainability targets. The applicant commissioned Integration Consultancy Ltd to

prepare an Energy and Sustainability Statement in support of the development proposal for the site. The statement demonstrates that the proposed development would via approved methodologies have a 19.1% improvement in carbon dioxide (CO<sub>2</sub>) emissions over the Target Emission Rate outlines in the national Building Regulations 2013 through the introduction of energy efficient measures, passive and active design (Be Lean) and renewable energy systems (Be Green).

- 7.37 The proposed design will achieve its targets via the following strategies:
- High-Efficiency Building – The scheme uses high performance building fabric, low energy building services systems such as Mechanical Ventilation with Heat Recovery and LED lighting throughout; and
  - Local Renewable Energy – Following a Low and Zero Carbon Technology feasibility study, the scheme will provide 4sqm of solar thermal collectors (located on the flat roof).
- 7.38 For further details regarding the scheme’s compliance and strategies please refer to the accompanying Energy and Sustainability Statement. Further to this the proposed development incorporates various sustainable interventions within the landscaping strategy as described above including the use of green roofs and walls, reclaimed granite sett paving in line with suds requirements and rainwater harvest measures to irrigate the rear garden.
- 7.39 The proposed development will create a modern home based on a highly efficient, air tight thermal envelope, making use of a central glazed atrium to provide excellent natural ventilation, as well as daylight access to the building. Additionally the scheme will feature water saving devices and reclaim and reuse existing materials and bricks where possible.
- 7.40 In terms of waste collection the proposal includes a dedicated waste and recycling bin store to the front of the site.
- 7.41 Subsequently the proposed design set above meets the objectives of London Plan Policies 5.2, 5.3 and 5.7 and Camden’s Local Plan Policies CC1, CC2, CC3 and CC4, which require proposals involving new development to reduce carbon dioxide emissions and mitigate impacts of climate change and promote the efficient use of resources within the development.

## **Amenity**

- 7.42 The proposed development has been sensitively designed to minimise any impact upon the daylight and sunlight to the neighbouring properties as well their visual privacy and outlook, whilst optimising the daylight and sunlight potential within the proposed building. The height, bulk and massing of the proposal has evolved in response to officer comments in this regard, particularly in terms of the rear elevation and its relationship to the neighbouring property at 28b. The evolution of this element is set out in the Design and Access Statement.

- 7.43 The applicant commissioned The Chancery Group to undertake a daylight and sunlight assessment in support of this planning application. The results of the daylight and sunlight assessment for the neighbouring properties at 17, 32 and 37 Glenilla Road and 18-20 Belsize Park Gardens demonstrate full compliance with the BRE Guidelines against the existing site conditions (2017).
- 7.44 In regards to 28b Glenilla Road, with the exception of one minor Vertical Sky Component shortfall (which is not considered material), all windows and rooms assessed will be fully compliant with the BRE Guidelines following construction of the proposed development. Furthermore the assessment confirms in terms of overshadowing the rear garden of 28b Glenilla Road will be fully compliant with BRE guidelines following construction of the development proposal.
- 7.45 In terms of daylight quality within the proposed building, the assessment demonstrates that all of the key habitable rooms will be fully compliant with BRE guidelines.
- 7.46 As such the development proposal is in accordance with policy approaches for managing the impact of development upon the amenity of surrounding occupiers under Camden's Local Plan Policy A1 and planning guidance CPG6 as the proposal would preserve the residential amenity of surrounding occupiers in terms of privacy, overlooking and overshadowing.

#### **Basement Development**

- 7.47 The proposal includes the provision of a single storey basement as part of the redevelopment of the site. The principle of basement development was accepted by officers in their pre-application advice dated 8<sup>th</sup> March 2017, and as proposed will provide valuable ancillary residential facilities for the future occupiers of the house.
- 7.48 In accordance with officers' pre-application advice, Camden Local Plan Policy A5 and Planning Guidance CPG4 the applicant has submitted a Construction Method Statement / Basement Impact Assessment (CMSBIA) (prepared by Davies Maguire) and Basement Impact Assessment (BIA) in support of this application. Policy A5 requires applicants to demonstrate that the proposal would not cause harm to neighbouring properties; the structural, ground or water conditions of the area; the character and amenity of the area; the architectural character of the building and the significance of heritage assets.
- 7.49 The BIA sets out the construction process while setting out a series of mitigation measures to protect neighbouring residential amenity, particularly around noise, dust and vibration impact, in addition to construction logistics.
- 7.50 The accompanying BIA concludes that the proposed development is unlikely to result in any specific land or slope stability issues or groundwater issues, although a flood risk assessment may be required to address the potential for surface water issue. However, the subsequent CMS notes that in regard to flood risk the environmental agency notes that a flood risk assessment is only required, when the site is within zone 1, if affected by sources of flooding other than rivers and the sea, for example surface water drains.

7.51 Further to this CMS note that although the BIA have noted that Camden's SFRA and Flood Risk Management Strategy indicate a potential for surface water flooding, however;

- The map of surface water runoff in Camden North in the Flood Risk Management Strategy states that Glenilla Road would be subject to 0.01m of ponding in a 1 in 75-year return period, the minimum value across the map.
- The map of groundwater flood risk in the Flood Risk Management Strategy shows Glenilla Road not in an area susceptible to groundwater flooding.
- The Updated Flood Risk for Surface Water Flooding in the Camden SFRA shows that there is a local area on Glenilla Road that has a low to high risk of flooding (up to 1 in 30-years), however our site is not located within this area, so can therefore be taken as very low risk (less than 1 in 1000-year) shown below in Fig. 14.
- The DG5 Internal Sewer Flooding map shows that 1 property in a large area around the site has been subject to sewer flooding, suggesting this is not a critical area.

7.52 Therefore, from the above findings it is clear that the site is not in a location at risk to surface water flooding, and as such a flood risk assessment is not required.

7.53 Additionally we note that the recent redevelopment no.28 Glenilla Road (Ref. Ref 2006/2129/P) permitted and single storey basement (which has subsequently been built out) and the current proposals for no.32 Glenilla Road (Ref. 2016/6712/P) are also proposing basement development. Neither scheme has identified potential for flood risk.

7.54 The proposals are therefore in accordance with Camden Local Plan Policy A5 and Planning Guidance CPG4.

## **Transport**

### ***Cycle Parking***

7.55 2 cycle parking spaces are required for a single dwelling under both the adopted and draft versions of the London Plan (Policy 6.3) identified in tables 6.3 and 10.2 respectively, which is echoed by Camden Local Plan Policy T1. The proposal subsequently accords with policy by providing 2 spaces in the access corridor on the southern side of the ground floor, as indicated in the proposed drawings.

### ***Car Parking***

7.56 The proposals would result in minimal change to the existing parking area and would involve the retention of the site's existing off street parking. This approach is in line with Camden's newly adopted Local Plan policy T2 and was confirmed with officers at the pre-application stage. The applicant/existing occupier is redeveloping the property to be their long time primary home, and as a redevelopment the re-provision of the existing car parking is supported as set out in the supporting text to Local Plan Policy T2 (in paragraph 10.20).

***Refuse and Servicing***

- 7.57 A landscaped waste and recycling store is located at the front of the property adjacent to the porch area. This will allow on street waste collection to take place as per the existing arrangement, in line with Camden guidance.

## 8. Summary and Conclusions

- 8.1 In summary, this proposal seeks to demolish the existing single family dwelling, and replace it with one of the highest quality sustainable design and architecture. The existing building is identified as being neutral in the context of the Conservation Area, and indeed has a number of detracting features, and as such represents an opportunity for renewal to the benefit of the long term residents of the property and wider street scape and Conservation Area.
- 8.2 The proposed design, which has been refined through extensive pre-application discussions with LB Camden officers, directly responds to the highly distinct and varied character of the site's immediate surroundings and that of the wider area. The proposals will introduce a contemporary designed development that complements the existing built environment, and will provide heritage and townscape benefits for Glenilla Road and the wider Conservation Area.
- 8.3 The proposal has been developed with a comprehensive hard and soft landscaping strategy as part of a low carbon development, which will ensure the longevity of the building, while high quality materials have been chosen to both complement the character of the Conservation Area and neighbouring buildings, and also to provide significant visual interest as a key component of the high quality design and architecture.
- 8.4 The proposed house will provide a high standard of residential accommodation, meeting all housing standards as set out in the London Plan, while introducing a lift to provide inclusive access throughout the property, providing a lifetime home in line with building regulations. The standard of residential amenity will be high as illustrated in terms of daylight and sunlight, while the garden studio provides additional flexible living space.
- 8.5 The proposals have also been developed in consideration of recent developments and consents in the immediate area, in addition to emerging neighbouring proposals at 32 Glenilla Road for the sake of completeness. Overall the proposed development is considered acceptable in planning terms and is in accordance with the Development Plan and material considerations, providing a high quality replacement family dwelling to Camden that will make a positive contribution to the Conservation Area and local townscape.

## Appendix 1: Schedule of Submission Documents

Submission Document	Consultant
Existing & Proposed Plans and Drawings	Ben Adams Architects
Design & Access Statement	Ben Adams Architects
Application & CIL Forms	Turley
Covering Letter	Turley
Planning Statement	Turley
Heritage Statement	Turley
Daylight, Sunlight and Overshadowing Report	The Chancery Group
Energy and Sustainability Statement	Integration Consultancy
Construction Method Statement & Desk Study & Ground Investigation Report (Including Basement Impact Assessment)	Davies Maguire/GEA
Arboricultural Impact Assessment	Arboricultural Solutions LLP

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