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Development Management

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Dear Alexia & Lida Kokorelia,

Town and Country Planning Act 1990 (as amended)
Re: Flat 1, 44 Goldhurst Terrace, London, NW6 3HT

Thank you for your enquiry received on the 17th February 2015, regarding the proposed excavation to create a basement floor with associated alterations namely the installation of lightwell with walkable Luxcrete floor panels at rear ground floor level to allow light to the new basement accommodation.

After discussing your plans over the phone on 16th and 30th March 2015, I would advise that you take note of the following.

Background

The site is located on the western side of Goldhurst Terrace. It comprises a four storey, mid terraced building which is sub divided into flats.

While the building is not listed it is identified as being a positive contributor to the South Hampstead Conservation Area. The site is not in the direct vicinity of any listed buildings.

Relevant History

There have been various applications on this site, but the most relevant is the previous application 2014/7221/P relating to the erection of a single storey extension at rear lower ground floor level, which was granted on 02/02/2015.

It is noted as the application is recent and the works may have not been implemented. Such works sought in this letter would be related and would affect the previous permission. You are therefore advised to submit a new planning application for both the single storey rear extension and the basement area with associated changes.

Proposal

- Excavation of ground to create a basement level

- Insertion of lightwell with walkable Luxcrete floor panels at ground level to the rear area
- Installation of front lightwell

Policy

The Council's planning policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policies CS5, CS13, CS14 of the Core Strategy, policies DP16, DP22, DP23, DP24, DP25, DP26, DP27, DP28 of the Development Policies Document are relevant to the application. Policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011 are also relevant.

Camden's Development Policies Document is supplemented by planning documents to provide further detailed guidance, including Camden Planning Guidance including CPG1 'Design' 2013, CPG 4' 'Basement and Lightwells' 2013 and CPG6 'Amenity' 2011, whilst the South Hampstead Conservation Area Character Appraisal and Management Strategy will assist with detailed design guidance relevant to the property and its surroundings.

Principle of proposed basement

Basement and lightwells

The policy for Basement and Lightwells comes under DP27 within the Camden Development Policies Document. The proposal complies with this policy in that the height and the depth of the basement is considered to be subservient to the footprint to the host property.

The Conservation Area Statement is also relevant where it identifies basement extensions and associated lightwells as having the potential for a detrimental impact either cumulatively or individually on the character and appearance of the area.

It is considered that the proposed basement and lightwells are acceptable in principle. The proposed basement would not substantially go beyond the footprint of the host property and both lightwells are relatively subservient and are enclosed.

The Conservation Area Statements considers that front lightwells are not appropriate, however the front lightwell would be enclosed with a relatively small flush grille in front of the bay window. It is also acknowledged that there has been permission granted for front lightwell elsewhere on this street. Therefore the principle is considered acceptable.

Basement Impact Assessment

A Basement Impact Assessment (BIA) would be required for the proposed excavation. The details for what should be included in a BIA are included in Camden Planning Guidance 4 – Basement and Lightwells in conjunction with Camden Geological, Hydrogeological and Hydrological Study (available on our website). A BIA is required to ensure that all relevant site constraints are considered prior to excavation.

The relevant policies are within DP27 and Camden Planning Guidance CPG4 to assess its impacts. You are advised to thoroughly examine the requirements of these policies prior to submission. You will be required to identify whether or not the area is at risk of slope stability, subterranean water or surface water flooding. A section on the screening of these impacts along with scoping for risks identified needs to be produced along with a Burland Scale qualifying structural stability impacts to neighbouring properties. You are advised to submit a comprehensive

and accurate Basement Impact Assessment demonstrating the harm to the application site, neighbouring sites or those surrounding. Professionals (Geologists and Engineers) involved in the preparation of this document need to be suitably qualified and chartered as per paragraph 2.11 of CPG4. It is often required for Basement Impact Assessments to be independently verified based upon a number of factors including size, positioning and potential impacts, such assessment would be at the applicant's expense. You will be informed during the application process should this be necessary we will then obtain quotes from various independent assessors which would then have to be agreed by the applicant to carry out the services. A poorly detailed or inaccurate Basement Impact Assessment can lead to a refusal of an otherwise compliant scheme, hence the need to take due consideration when preparing this part of a submission.

The construction phase of a large basement can have a significant impact on the amenity of adjoining and nearby properties. Given the scale of the excavation and extensions proposed, and that the site is located in a conservation area, it is considered that the proposal should include a draft Construction Management Plan outlining how these impacts will be minimised.

Standard of Accommodation

It is recommended that the basement created would be configured so that the residential accommodation which offers the best means of escape, outlook and configuration possible (to all habitable rooms). The proposed rear window which faces out to the rear narrow lightwell enclosed by the walkable Luxcrete floor panels at ground level is not ideal. However, there are no objections in principle considering such residential accommodation would be ancillary and subservient to the host flat above.

Other Matters

Trees & Landscaping

The South Hampstead Conservation Area Appraisal and Management Strategy seeks to ensure that basements do not result in a loss of trees or landscaped character. While it is not clear from the information submitted, it appears that there are several large trees in the vicinity of the proposed works, including on adjoining sites. As such it is recommended that a tree survey and arboricultural report be commissioned to demonstrate that the proposed works would not affect the trees on site and outline how they should be protected during site works. The drawings should also include indicative planting proposals if applicable.

S106 agreement

Should the any form of basement excavation and development be considered acceptable, there may be a requirement for the applicant to enter into a Section 106 agreement. The Section 106 would be intended to secure a financial contribution to protect the highway/footway for the duration of the works.

A Highways Contribution for the protection of the highway and footway during construction works would also be sought as part of any Section 106 agreement. Such a contribution may be refunded subject to the roadway and footway being left in an acceptable condition (as inspected by the council) following the completion of the works.

Building Control

Please consider use of Council's Building Control services for assessment of the final build drawings. For more information, please visit their website, <http://www.camden.gov.uk/ccm/navigation/environment/building-control/>.

Certificate of Ownership

Please note that as the proposal includes works to party walls it would be necessary to notify all freeholders and leaseholders of the adjoining sites prior to submitting the application. Certificate of Ownership B should be completed on the application form.

Required Documentation

Please submit the following documentation with the application:

- All relevant architectural drawings (inc. detailed sections of lightwells and site plan)
- Design & Access Statement
- Basement Impact Assessment
- Tree Survey & Arboriculture Statement

Conclusion

In summary the provision of the above proposals are likely to be considered favourable in accordance to recommendations set out above.

Should you wish to submit a formal planning application, you are encouraged to offer a well configured residential accommodation which offers the best means of escape, outlook and configuration possible (to all habitable rooms). In any prospective submission, the proposed lightwells would need to be designed carefully on would need to integrate successfully with the remainder of the property, adjoining buildings and the South Hampstead Conservation Area.

Please note that the information contained in this letter represents an officer's opinion based on the level of information supplied and is without prejudice to the further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 4546.

Yours sincerely,

Raymond Yeung
Planning Officer – West Area Team