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Our Ref: Studio House
Your Ref: JCG/AL/21823

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Date: 15th February 2018

Emily Whittredge
London Borough of Camden
Planning Services
2nd Floor, 5 Pancras Square
Town Hall
Judd Street
London
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Dear Miss Whittredge

**STUDIO HOUSE, HAMPSTEAD HILL GARDENS, LONDON, NW3 2PH – PLANNING
APPLICATION REF: 2017/6951/L AND 2017/6381/P
RESPONSE TO RESIDENTS COMMENTS**

I write to you in capacity as the assigned Case Officer. I am the planning consultant, acting for Mr Carmi Korine. As I am sure you are aware, Mr Korine has a householder and listed building application currently before the London Borough of Camden for a proposed basement extension beneath the existing Grade II Listed Studio House, at Hampstead Hill Gardens, London, NW3 2PH.

Following a number of local resident's comments, it is proposed that the application will be reviewed by the Member Briefing Panel, to ascertain if the application shall be determined either by delegated powers or by Planning Committee. In advance of this review by Members, it is our view that the comments raised by residents have been addressed by the supporting specialist reports which were submitted with both extant planning applications and justify that the application can be determined under delegated powers. I would like to provide a detailed response and address the key comments raised by local residents in connection with the development proposal. Before I do so it is of note that the scheme has been developed after a positive pre-application discussion and a formal response ref: 2016/5853/PRE which was provided by you, which supported the development proposal in principle subject to a Basement Impact Assessment and Tree Report and other considerations relating to undue harm to residential amenity.

The formal pre-application response was reviewed alongside the development proposal and a Householder and Listed Building planning application was submitted with the required validation documents. In addition the following specialist reports were also submitted; Design and Access Statement; Planning Statement (*including Historic Building Assessment*); Tree Survey and Tree Constraints Plan; Basement Impact Assessment; Construction Management Plan and a Schedule of Works.

The key comments raised by local residents are as follows:

- Overdevelopment of a Listed Building in a Conservation Area;
- Flood risk to neighbouring properties;
- Impact on Blue Badge and Residential Parking;
- Impact on the existing road network;
- Increase in light pollution from lightwell;
- Loss of valuable green space and landscaping;
- Stability of garden wall/garages and summer house;
- Intensification of noise;
- Garages without Planning Permission; and
- Replacement conservatory.



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Based on the foregoing this letter provides a summary of the responses to residents comments and highlights the information previously provide within the existing planning application supporting documents.

Overdevelopment of Listed Building in Conservation Areas

The formal pre-application response ref: 2016/5853/PRE identified that the principle of a basement construction beneath this building is largely acceptable from a heritage perspective subject to the findings of the Historic Building Assessment. The supporting Historic Building Assessment and Schedule of Works identifies that the proposals are considered unobtrusive, minimally invasive, resulting in or negligible loss of historic fabric and will be of a high calibre design appropriate to the significance of the adjoining and surrounding listed building. The development proposal relates to a basement extension which is contained entirely within the built footprint of the existing building and so will not be a visible structure, and will not detract from the Conservation Area. This approach is compliant with the Councils preferred approach for basement, which requires basement developments not to extend beyond the footprint of the original building for reasons for amenity. It is our view that given the basement extensions location it will have a minimal impact upon the Conservation Area and its character.

Furthermore, the London Plan Policy 3.5 Quality and Design of Housing Developments, recognises the need for new homes to have adequate sized rooms and convenient and efficient room layouts which are functional and fit for purpose, meet the changing needs of Londoners over their lifetime. Camden Local Plan Policy H3 states that existing housing should continue to meet the needs of existing and future households. The proposed basement extension seeks to provide an additional 2 no. bedrooms and en-suite and a separate shower room/utility to meet the needs of existing and future residents. The Council's pre-application response identified that the proposed basement level excavation would substantially increase the volume of Studio House, although is relative to the whole of 1 Hampstead Hill Gardens, and the basement extension will be less substantial and thus does not constitute overdevelopment of a listed building.

Based on the forgoing it is our view that the development proposal is not considered as overdevelopment of the Grade II Listed Building and will have little to now impact upon the Conservation Area, which is supported by London Plan and Local Plan policy and the formal pre-application response from Camden Council.

Flood Risk to Existing and Neighbouring Properties

With reference to the comments pertaining to flood risk. A Basement Impact Assessment was undertaken and concluded that the Environmental Agency data identified that the site is not located in a designated groundwater Source Protection Zone (SPZ); the chemical quality of groundwater beneath the site has not been classified under the EA local River Basin Management Plan; the site is located in Flood Zone 1, where the annual risk of flooding from river is less than 1 in 1,000. The potential risk from fluvial flooding on site is considered to be negligible. Based on the foregoing it is identified that the risk from various types of flooding on site or to surrounding neighbouring properties is minimal through the construction of this basement extension. The BIA identifies that perched groundwater was encountered during a subsequent monitoring visit, and if this was encountered during excavation then suitable shoring measures may be required for any excavation greater than 1.20m bgl, required for services. It is identified that groundwater levels are likely to vary seasonally and additional ground water monitoring is recommended prior construction, which could be in the form of a planning condition.

Impact on Blue Badge and Residential Parking

The supporting Construction Management Plan (CMP) clearly outlines the logistics to minimise construction impacts and relates to both onsite activity and the transport arrangement for vehicles servicing the site. The CMP identifies the importance of managing vehicle movements during the day through the use of a platform over the existing garages to load on and off goods on the site. This will make use of the existing parking restrictions at the crossover which will require the suspension of only 1 no. residents parking bay (East side of the existing garages of Studio House). The suspension will only be on an 'as required' basis, with residents able to use the bay at weekends and overnight. The parking bay to be suspended is not a blue badge bay. A search of the Councils Blue Badge and Parking Bay map identified that on Hampstead Hill Gardens there are 61 residents parking bay, 1 car club bay and 1 blue badge bay. The proposed suspension of one resident bay is viewed as having a minimal impact in relation to the parking capacity.

Impact on the Existing Road Network

The supporting Construction Management Plan (CMP) identifies indicative delivery routes to and from the site. The CMP identifies that there is expected to be occasional delivery of small plant and sundries via supplier's vehicles. Delivery vehicles will be restricted to strict site rules, predetermined site access routes and loading and unloading principles which seek to mitigate and minimise impact on the existing road network. This approach will look to limit noise, and congestion upon the local road network. Furthermore it is intended to provide a gantry over the footpath in the location of the client's garage to enable loading in and out of site without affecting the footpath or the traffic within the highway. No diversions are proposed on the existing road network on Hampstead Hill Gardens. Based on the above it is identified that the submitted Construction Management Plan has fully addressed and where necessary mitigated against any disruption of the surrounding road network.

Increase in Light Pollution from Lightwell

The proposed glazed openings within the lightwell would not result in any undue light spill, as it is limited in size and at a distance from neighbouring windows. The Councils pre-application response considered the scale and design of the lightwell is appropriate, as it will not dominate the design of the rear elevation. The pre-application response further stipulates that the proposed development is unlikely to give rise to amenity concerns in terms of privacy, light, noise or overbearing impact. On this basis it is viewed that there will be no adverse impact upon the amenity of surrounding residential properties and the lightwell will not result in an increase in light pollution.

Loss of Valuable Green Space and Landscaping

The proposed basement extension is entirely contained within the footprint of the Studio House, with a small element extending under the existing conservatory. The development does not extend into the garden area and will not result in the loss of green space or landscaping to the existing garden. However there is the exception of one category 'U' tree which will be removed in the next 10 years or less as identified in the Tree Survey. It is intended that the retention and protection of the 'C' category trees is suitable in the context of a proposal whereby retained maturity from trees is then maintained and avoidance of tree removal and mitigation requirements are avoided.

Stability of Existing, Neighbouring Properties

The proposed basement extension is entirely within the footprint of the Studio House, with a small element extending under the existing conservatory. The submitted Basement Impact Assessment (BIA) identified that the basement excavation should be undertaken in small sections. The BIA identifies that there is potential for some heave in the London Clay Formation during the excavation process, however mitigation methods such as heave protection, such as clay board, beneath the floor slab to mitigate against any residual pressure and longer term movements remaining following construction of the basement. The BIA identifies that the excavation process will take place in small

'sections' or 'bays', which will be then be infilled with concrete 'pins' in order to carry load to competent strata beneath the level of the proposed basement floor slab, thereby minimising the risk of movement and association cracking.

This method is chosen to restrict movement of the adjacent neighbouring properties and the public highway. It is envisaged that the Garden Wall, Garages and summer house will not be adversely affected through the development proposal. It is our view that the impact on neighbouring properties will be minimal and where stability issues are experienced then the appropriate mitigation approach has been identified and implemented where necessary.

Intensification of Noise

The Council pre-application response stated that the proposed development is unlikely to give rise to amenity concerns in terms of privacy, light, noise or overbearing impact. However it is acknowledged that through the construction process there will be adverse noise generated, through vehicles visiting the site and the offloading and loading of deliveries and waste from the site and general works during the construction period. However, this noise will be controlled through specific delivery times, which will be timed to avoid more than one vehicle on site at a time and general construction operating hours. No works are identified to be undertaken during noise sensitive times. Furthermore within the Construction Management Plan Appendix, the procedure to minimise, dust, noise and vibration has been provided and clearly identifies the control measures that will be employed, which is line with the GLA policy and the Control of Dust and Emission During Demolition and Construction 2014. It is noteworthy that a Noise Impact Assessment was not identified as a validation requirement within the formal pre-application response; however one will be carried out once planning permission is granted to monitor construction noise.

Garages without Planning Permission

Two residents have raised comments that the garages to the rear of Studio House were built without planning permission. It should be noted that Mr Korine, purchased the property in 1997 and the garages in question were already existing as part of the Studio House property. The proposed development for the basement extension does not propose to alter or remove the garages. It is our view that the comments made by residents regarding the lawful planning permission for the garages are not relevant to both the Householder or Listed Building applications ref: 2017/6951/L and 2017/6381/P and so can be discounted when determining the applications.

Replacement of Conservatory

A few residents have commented that the replacement conservatory is inconsistent with the design, heritage and character of the Grade II Listed building. The formal pre-application response ref: 2016/5853/PRE identified that the existing conservatory is of no historic value and was added relatively recently as an extension to the original building. The principle of its replacement with a structure of a similar mass and height to the existing is considered acceptable, subject to appropriate design detailing and materials. The principle of a contemporary glazed extension is acceptable where the design does not compete with the original detailing of the exterior and is clearly a new intervention. Based on the foregoing it is our view that the replacement conservatory is acceptable in principle.

Conclusion

The development proposal will accommodate a well-designed and elegant residential basement extension with a contemporary replacement conservatory, which will not have an adverse impact on the existing built heritage asset of 1 Hampstead Hill Gardens or the Hampstead Heath Conservation Area or the significance of the Listed Building. The proposal will have limited impact on residential amenity of neighbouring residents or surrounding adjacent buildings. The proposal does not give rise to any flooding, noise or air quality issues.



Continuation Sheet

To conclude the proposed development is entirely consistent with national, regional and local planning policy, and we therefore respectfully request that both planning application are determined under delegated powers and our recommendation for grant of planning permission.

Yours sincerely



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