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Date: 30/01/2018
Our ref: 2017/6712/PRE
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35 Pilgrim's Lane
 London
 NW3 1SS

www.camden.gov.uk/planning

Dear Tristan Wigfall,

Re: Demolition of existing two storey side extension and replacement with three storey side extension with rooms at attic level, further excavation at basement level, front and rear dormer, front and rear rooflights, alterations to boundary wall, all to dwelling (Class C3).

Thank you for submitting a pre-planning application enquiry which was received on 04.12.2017 together with the required fee of £426.00 which was received on the 11.12.2017. This advice is formulated based on the information submitted, previous planning history and meeting at the Council's offices.

The meeting has covered a wide range of considerations which have been discussed between the architects, applicant, planning officer and conservation officers. The current advice in relation to revised documents in response of the advice provided at the meeting.

1. Drawings and documents

- 1.1 The following documentation was submitted in support of the pre-application request:
- Pre-application Report January 2018
 - Minutes and actions dated 13/12/2017 and 11/01/2018
 - Dwgs nos.: P01 01; P02 01; P03 01; P04 01; P05 01; P06 01; P07 01; P08 01; P09 01; P10 02; P11 02; P12 03.

2. Proposal

- 2.1 The applicant wishes to receive the Council's view on:
- Principle of basement excavation and design;
 - Three-storey side extension with rooms at attic level;
 - Roof alterations to include front and rear dormer, as well as front and rear rooflights;
 - Alterations to boundary wall.

3. Site description

3.1 The application site is the end of terrace a row of 5 terrace properties, located on the north-west side of Pilgrim's Lane, at the crossroads with Denning Road, which lies within Hampstead Conservation Area. The property is considered to make positive contribution to the conservation area, as well as the terrace row it is part of.

3.2 The application site is a four storey dwelling to include rooms in attic and a lower ground floor level. It has been extended previously with a two storey side extension and terrace on top, visible from both Pilgrim's Lane and Denning Road.

3.3 The appearance of the buildings within Hampstead Conservation Area in proximity to the application site is fairly mixed in terms of old and new. Numerous modern extensions and new built units are inserted within historic pattern of development, contributing now to its character and overall atmosphere of the area.

4. Relevant planning history

4.1 Planning history of the application site:

9005277 - 35 Pilgrim's Lane - Erection of rear extension at first floor level as shown on drawing no(s) 331/103 105 106 107 203 205 206A. – **Granted 15/05/1991**

9500415 - 35 Pilgrim's Lane - Alteration of bay window to include a doorway and replacement of existing fence to roof terrace with brick parapet as shown on drawings nos. 80P1 and 80P2; as amended by letter dated 17th May 1995. – **Granted 22/06/1995**

5. Relevant policies and guidance

5.1 The relevant policies that would apply to this proposal are Camden Local Plan 2017, Camden Planning Guidance, The London Plan 2016 and the NPPF 2012. The following policies will be taken into consideration:

- **National Planning Policy Framework (2012)**
- **London Plan (2016)**
 - Policy 7.4 – Local Character
 - Policy 7.6 – Architecture
- **Camden Local Plan 2017**
 - Policy G1 Delivery and location of growth
 - Policy D1 Design
 - Policy D2 Heritage
 - Policy A1 Managing the impact of development
 - Policy A5 Basements
 - Policy T3 Transport infrastructure

Policy CC2 Adapting to climate change

- **LDF Supplementary Guidance**

- CPG 1 – Design 2015
- CPG 4 – Basements and lightwells 2015
- CPG 6 – Amenity 2011
- CPG 7 – Transport 2011
- CPG 8 – Planning Obligations 2015

- **Hampstead Conservation Area Statement**

5.2 The Council is reviewing and updating its Camden Planning Guidance documents to support the delivery of the Camden Local Plan following its adoption in summer 2017. The update is being carried out in two phases to manage the amount of material to be consulted on at any one time and ensure that relevant revised CPG documents take into account the emerging London Plan and changes to national planning policy due in early 2018. Please refer to the Council's website for further [details](#).

6. **Assessment**

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

- Principle of basement development and its design;
- Design and heritage;
- Amenity;
- Planning Obligations.

Principle of basement development

- 6.2 Policy A5 states that *"In determining proposals for basements and other underground development, 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 and where appropriate, a Basement Construction Plan."* Further guidance on the processes and recommendations for Basement Impact Assessments is set out within CPG4 (Basement and Lightwells 2015) and associated Camden geological, hydrogeological and hydrological study 2010 (referred to below as the 'Arup report').
- 6.3 As such, any planning application for additional excavation into the garden on this site would need to include a Basement Impact Assessment (BIA), which has been prepared in accordance with the processes and procedures as set out within CPG4.
- 6.4 This site is subject to an underground development constraint, such as subterranean groundwater flow and slope stability. As a result, the submitted BIA will be required to be independently assessed by a third party, at the applicant expense, to satisfy the Council that the development would not lead to any unacceptable impacts on the groundwater flows, land stability and surface flows of the area should the development be granted.

- 6.5 For completeness please ensure that the report details the author's own professional qualifications. Please also note that CGP4 requires the following qualifications for the different elements of a BIA study or review:

Surface flow and flooding

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

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

Subterranean (groundwater) flow

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

Land stability

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

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

- 6.6 As the BIA will require a third party audit, it will be expected that your report is in line with the Council's Pro Forma. A Basement Impact Assessment AUDIT: Instruction form has been included for your information, please see Section B for a full list of items to be included in your Basement Impact Assessment (BIA). You will need to fill out this section of the form and return to us alongside any formal submission.
- 6.7 Please note that the Council's approved provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charges a fixed fee dependant on the category of basement audit. These categories and the relevant fixed fees are set out below. Considering the existing hydrological constraints on site such as surface water flow and flooding, your proposal might fall within Category B. The Campbell Reith Audit will certify this category once you applied and completed the Pro Forma.

Category A - £997.50

Residential or commercial development with single storey basement where the Screening Stage of the Basement Impact Assessment indicates no matters of concern which need further investigation.

Submitted BIA anticipates no significant impact relating to:

- land stability or impacts, buildings or infrastructure;
- groundwater flow or surface water flooding and underground tunnels

Category B - £3045

Residential single basement or commercial development with single or double basement where the Screening Stage of the Basement Impact Assessment identifies matters of concern which need further investigation

Submitted BIA anticipates potential impact:

- to a listed building;
- on land stability;
- on groundwater flow;
- on potential for surface water flooding ;
- on underground tunnels or infrastructure; and
- cumulative impact on ground stability and the water environment

Category C

Exceptional development (in terms of geometry, area, depth or complexity) which may be a single or double basement with potential complications. This category would be charged at an agreed rate on a case by case basis taking consideration of the complexity.

Submitted BIA anticipates potential for significant impact:

- to a listed building;
- on other buildings and or with land stability issues;
- to groundwater flow and potential for surface water flooding ;
- underground tunnels or infrastructure; cumulative basement impacts;
- relating to significant technical issues raised by third parties

Basement design

- 6.8 Hampstead Conservation Area Statement, under policy H2 indicates that excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area, and states that extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.
- 6.9 Policy A5 of the Local Plan notes 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. Furthermore, it is highlighted that policy A5 stresses that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.
- 6.10 Policy A5 stipulates that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to the host building. It also highlights

that basement development should be less than 1.5 times the footprint of the host building and that it should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation. It is noted that the property has been extended previously at the lower ground floor/basement level, and the current proposal includes further excavation to the front of the building and to the rear, with an overall area of approximately 12sqm out of an existing of 85sqm, which would be in line with the Council's policies.

- 6.11 CPG4 states that the Council will only permit basement development where it does not cause harm to the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees. Furthermore, it states that basement developments that extend outside of the footprint of the building can have a greater impact than smaller schemes. Larger basement developments can reduce the area for water to runoff and soak away and also reduce the ability of the garden to support trees and other vegetation leading to poor landscaping, loss of amenity and local character. In addition, larger basements would require more extensive excavation resulting in longer construction periods and greater number of vehicle movements to remove the soil, which would have greater impact on the neighbouring properties through noise, disturbance, traffic and parking issues. It is therefore suggested that considering the proposed extension of the basement beyond the footprint of the building, additional landscaping would contribute positively to the environmental impacts and improve the setting of the host property.

- 6.12 The basement excavation would include the reconfiguration of lower ground floor level to include deeper excavation to allow greater room height at the ground floor level for the living, kitchen and dining areas, and also further projection to the front and rear. The basement extension would manifest externally through two closed lightwells with walking glass on, to the front and side of the extension. There is an established character along Pilgrim's Lane and Denning Road, in relation to front lightwells, and therefore this would be in line with policy A5 and considered acceptable in principle. The proposed lightwells, due to their size and location, are considered to be subordinate to the host building, and would preserve the existing character and appearance of the host building and streetscene.

Three-storey side extension including attic

- 6.13 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 is relevant to the application: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used.

- 6.14 Policy D2 stresses that the Council will seek to manage development in a way that retains the distinctive characters of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area. It is added that the character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses.

- 6.15 It appears that historically the application site was comprising two plots occupied by two structures, which have been combined later on, resulting in a terrace property with a side extension. The extension was altered significantly through time. The current proposal would involve the demolition of the existing side extension and replaced with a three-storey extension with attic.
- 6.16 In relation to side extensions, CPG1 highlights that they should be not taller than the porch and set back from the main building, followed by general principles included in the Hampstead Conservation Statement to detail that the extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. Side extensions should be single storey and set back from the front building line.
- 6.17 Considering the current circumstance where there is an existing two-storey extension on site, it is considered that its replacement with a structure of a similar bulk and scale would be acceptable in principle. The proposal would be set back from the front elevation by 1.11m, similar with the existing set back, preserving a subservient position.
- 6.18 The shape and design of the side extension has been carefully considered, to respond positively to views from both sides, Pilgrim's Lane and Denning Road, as well as towards Hampstead Heath, located at the end of Pilgrim's Lane, north of the application site and follows on from previous Officer advice. As such, the proposed extension's bulk and scale have been modelled to respond positively to the corner plot, whilst supporting a close relationship with the host building and streetscene.
- 6.19 The proposed side extension would have a simple form, extending from the existing front elevation with 3m, which is less than half the width of the existing dwelling, and enlarges towards the rear to a width of 4.3m, facing Denning Road with an oblique wall. The roof slopes would follow the angle of the existing ones, with the ridge lowered than the main one, to emphasise its subordinate nature and respect to the host building. It is noted that the proposal includes a rear rooflight projecting out of the roof slope. It is advised the rooflight should be conservation style and not project above the roofslope itself.
- 6.20 The existing side extension, steps down in height to a single storey, adjacent to the neighbouring building at No. 49 Denning Road. In order to emphasise the simple and clear cut form of the proposed three storey element, this side of the extension is proposed to be treated externally with stained larch cladding, which is considered to relate positively to the host building and its relation to the neighbouring one. Behind the timber cladding it is proposed a terrace, to be accessed from the first floor. As the current extension has already a large terrace facing Denning Road, the proposal would relocate this terrace on the side, in a more subservient and coherent manner. Full details of the proposed materials should be submitted in support of the forthcoming planning application.
- 6.21 Careful consideration has been given to the extension's details and proposed materials, taking into account its relation to the host building and neighbouring ones, as well as long views towards Hampstead Heath. The extension would cover bathrooms and extended living areas which have been cleverly addressed in the exterior treatment. As such, the non-habitable spaces have been addressed by hit

and miss brickwork whilst the habitable ones with large openings and good quality windows, with a small exception on front elevation.

- 6.22 On the front elevation, the extension would include a hit and miss brickwork at ground floor level and a wide clear window at the first floor, taking reference to the openings on the host building. On the side elevation facing Denning Road, the extension would make reference to the existing bay window at ground floor level, by retaining the window openings and pillar dimensions, and proposes at upper levels white powder coated window cuffs which respond to the ubiquitous white painted timber window which is welcomed.
- 6.23 Following the pre-application discussion with conservation officer and applicant, the proposal brings forward a contemporary Peterson Pink/Red brick in a Flemish bond and concave pointing for the proposed brick surface. It is considered that the proposed materials would contrast subtly and complement the property's existing brick whilst remaining distinct and modern. The roof of the proposed extension would include natural slate roof tiles which are proposed also for the building's main roof.
- 6.24 Overall, the proposed extension presents a mixture of a simple form carefully considered detailing which is considered to respond positively but in a contemporary manner to the prevailing character and immediate context of the site.

Alterations to the rear elevation

- 6.25 The proposed basement excavation would result in a rationalisation of the existing levels and allow for a better use of the existing rear garden, by being accessed from the living spaces at the lower ground and ground floor levels. The lower ground floor opens to the rear garden through large sliding doors, projecting from the boundary wall. It is suggested that the amount of glazing is uncharacteristic for a lower ground plan form and it should be reduced in width, and proposed adequate door nibs.
- 6.26 The proposal includes also a balcony to project at the ground floor level, set back from the neighbouring building's two-storey extension, accessed through double doors which would replace the existing window. Section drawings show a thin balcony's platform which projects up to a depth of 2.25m. In the event of a future planning application, further details would be required to support its structural stability.
- 6.27 The existing window openings on the rear elevation of the main building would be altered to include modern window openings. These are considered to fit in with the existing rear elevation.
- 6.28 The rear of the proposed side extension would be similar in bulk and scale with the existing and would include a terrace at the first floor level accessed through double doors. The terrace would be bordered by louvered screen towards the neighbouring rear gardens to overcome overlooking. In the event of a future planning application, the submission should include a side elevation of the extension and the timber screen, in order to better understand the impact on the building's rear elevation as a whole so Officers can assess this element of the proposal.

Roof alterations

- 6.29 The proposal includes the faithful continuation of the terrace with the introduction of a new dormer window to main building's front slope. The proposed dormer would have a similar design and dimensions as the ones existing at the similar adjacent terrace buildings. The dormer would be in line with CPG1 guidelines in relation to distances from the ridge and boundary wall. It is therefore considered that this would preserve the character and appearance of this terrace group.
- 6.30 Adjacent to the dormer it is proposed a rooflight to the front roofslope. Concerns are raised that front alterations to the surrounding roof slopes in terms of rooflights is not a characteristic of this group of terraced buildings and of this stretch of Pilgrim's Lane therefore, this should be removed from any forthcoming planning application.
- 6.31 To the rear of the main building the proposal includes a rear dormer, with similar bulk, scale and detailed design as the neighbouring ones within the terrace group. This would also comply with the guidelines included in the CPG1. Adjacent to the dormer it is proposed a rooflight. It is noted that the proposed roof plan shows a larger rooflight than in elevation. The proposed dimensions of the rooflight as shown in rear elevation is considered acceptable, however this needs to be conservation type, flushed with the roof slope.

Boundary wall

- 6.32 The proposal includes the rebuild of the boundary wall, to match adjoining properties. It is suggested that the boundary wall should firstly retain the bulk, scale, detailed design and materials of the existing wall. In the event of a future planning application, further details would have to be provided in order for Officers to establish its acceptability.

Amenity

- 6.33 Policy A1 of Camden Local Plan 2017 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be designed to protect the privacy of both new and existing dwellings to a reasonable degree and that the Council will aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.
- 6.34 In relation to the excavation of the lower ground floor, as stated above the BIA assessment would have to take into consideration any impact caused to the neighbouring amenities and propose mitigation measures if necessary. It is advised that the applicant should engage with the neighbours at an early stage, to inform them about the proposed works. In this way, the neighbours would be able to provide local knowledge of any ground manifestations within existing basement levels and in the event of a future planning application, they would be less likely to raise great concerns.

- 6.35 Due to the properties position as well as the detailed proposals bulk, scale and detailed design, the proposed three-storey extension is not considered to cause significant harm to the neighbouring amenity. However, further consideration of amenity issues will be assessed throughout the process of the application, taking into account any correspondence which is received during the consultation process.
- 6.36 Consideration has been given to the proposed terrace facing the rear and the front of the building, and it is considered that the proposed screen to the rear and timber cladding to the front would overcome harmful overlooking. The proposed coloured elevations show planting at this level, however this is not shown in the proposed plans. It is suggested that a planter on the first floor terrace level would add additional screening and contribute positively to the streetscene.
- 6.37 To the rear, the proposed balcony at the ground floor level to its location and position, is not considered to cause significant harm to the amenity of the neighbouring buildings in terms of overlooking.

Planning Obligations

- 6.38 The use of planning obligations is an important tool in managing the impacts of development and assisting the delivery of necessary infrastructure to support the London Plan and Camden's Local Plan documents. They will be used to ensure that the strategic objectives of the Core Strategy and Development Policies are met through requirements attached to individual development proposals.
- 6.39 As result of the proposed basement excavation, a Construction Management Plan, as a well as highways and streetworks contribution, will be required as part of a Section 106 Legal Agreement. The highways contribution can be refunded provided that, as a result of the works, the adjacent highway is left in a good state of repair.
- 6.40 Due to the close proximity of the proposed excavation to the street pavement, an Approval in Principle application might be required to be submitted and receive consent from the Highways Authority. This is a separate process to planning permission.

7 Conclusions

- 7.1 The acceptability of the basement extension will be mainly determined by the Campbell Reith Audit's assessment of the BIA report to show that no impact will be caused to the adjacent properties. As such, it is very important that the supporting documentation in the form of the BIA report to be prepared by professional bodies and address all the relevant issues involved in the construction of the basement.
- 7.2 It is advised that the proposed three-storey extension has a clean, simple form which is subservient to the host building but it is distinctive through good quality detailing and materials. It is suggested that the proposed scheme would be supported in the event of a future planning application, subject to:
- The proposed front rooflight should be removed;
 - The proposed rear rooflights are to be conservation type, flush with the roofslope;

- Elevation and section of the rear/side element of the building should be provided;
- Provision of planting areas at first floor terrace;
- Details of the boundary wall; and
- Details of the materials proposed for the extension.

8 Planning application information

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

- Completed and signed planning application forms for Householder Planning Permission;
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Design and Access Statement;
- The appropriate fee;
- Basement Impact Assessment;
- Draft Construction Management Plan;
- Please see supporting information for planning applications for more information.

8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice in close proximity of the application site. The Council must allow 21 days from the consultation start date for responses to be received.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Nora Constantinescu (0207 974 5758)

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

Yours sincerely,

Nora Constantinescu
Planning Officer - Planning Solutions Team