
Planning Statement

South Lodge, Heathside, NW3 1BL



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1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of the applicants, Nick and Amanda Raphael, in support of an application for planning permission and listed building consent at South Lodge, Heathside for the following development:

Replacement of existing non-original rear extension to provide new extension at ground and basement levels, replacement of non-original window adjacent to front door, lowering of existing floor level in part of existing basement, internal rearrangement including demolition of some non-original features throughout all levels of the property and external repairs/restorations including re-pointing of existing brickwork, replacement of slates to roof and replacement of railings at roof level.

- 1.2. This statement provides the background information relating to the site and a detailed assessment of the proposals in relation to relevant planning policy. Specifically, it sets out that the proposals will result in a development that responds appropriately to the specific characteristics of the site context and the Development Plan.

- 1.3. This document is divided into the following sections:

- **Section 2** describes the existing site and surrounding area;
- **Section 3** outlines the planning history of the site and pre-application discussions;
- **Section 4** provides a description of the proposed development;
- **Section 5** outlines the relevant Planning Policy Framework;
- **Section 6** analyses the main planning and design considerations in the determination of the application; and
- **Section 7** draws together our conclusions in respect of the overall proposals.

2. Site and Surroundings

- 2.1. The property is a four bedroom semi-detached house arranged over five storeys (basement, ground, first, second and part third floors), located on Heathside adjacent to Hampstead Heath. The house is Grade II listed (jointly with neighbouring East Heath Lodge (No. 1)). The garden walls and gates of both properties are also Grade II listed under a separate record.
- 2.2. Living space for the property is predominantly at ground and basement levels. To the front and side (western) elevations, the ground floor level is elevated from the surrounding ground level with the main front door accessed via a half-flight of steps.
- 2.3. A gentle slope in the site ensures that the elevation to the front and side does not extend to the rear of the property. Here, the ground floor opens directly onto the gardens with no change in levels.
- 2.4. This change in levels results in the existing basement level below the original house having a degree of outlook to the front of the property. However, the existing floor to ceiling height is low in significant areas of the basement (only 1.9 metres) and impacts upon the usability of this part of the house.
- 2.5. The first, second and third floors offer bedrooms together with ancillary bathrooms and storage rooms.
- 2.6. Though the majority of the house reflects its historic character, some previous internal alterations means that the layout of rooms does not necessarily reflect the original layout of the house. This results in some idiosyncrasies, for example a bathroom at first floor level is access directly from a room at second floor level, via a non-original and incongruous staircase.
- 2.7. Additionally, an extension to the rear of the building is non-original and is understood to date from the 1970s. This space provides additional living accommodation but does not reflect the historic character of the rest of the property.
- 2.8. The building is set within extensive private gardens to both the front and rear and is set well back from the street. The mature planting along the boundaries of the property offers significant privacy to the property such that despite its semi-detached nature it has a character of sitting within its own plot.
- 2.9. To the east, immediately across East Heath Road is Hampstead Heath itself and the mature planting and relative openness to the front of the property is also a reflection of the property's setting.
- 2.10. The immediate surrounding area is residential in nature and made up predominantly of large, semi-detached and detached dwelling houses similar to the existing property on the application site. Properties are distinct and sit within their own plots.

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- 2.11. Even in this context, the grounds around this property are extremely generous resulting in large distances to neighbouring buildings. To one side, the property immediately adjoins its semi-detached pair and to the front there is no neighbouring building given the presence to Hampstead Heath.
- 2.12. To the rear, the boundary and the side elevation of a property on East Heath Road is a minimum of 30 metres from the existing elevation of the building. On the remaining side, the distance to the boundary is at least 12 metres and the distance to the side elevation of the next property on Heathside is approximately 25 metres.
- 2.13. The property and its neighbours therefore enjoy privacy and seclusion from one another.
- 2.14. The property is located within the Hampstead Conservation Area. The relevant Conservation Area and Streetscape Audit highlights the contribution of the property to the character of the conservation area and particularly the Christ Church / Well Walk sub-area. Particular reference is made in the Audit document to the '*sweeping lawns and bow windows*' of both this property and its semi-detached neighbour.



Figure 1 – Viewing the property from within the front garden on Heathside



Figure 2 - The property viewed from Heathside with views limited by mature trees and the boundary wall

2.15. Historic England's listing for the two adjacent properties is as follows:

Semi-detached pair of houses. c1785; alterations c1820. Multi-coloured stock brick with red brick dressings. Stone string above 2nd floor windows. 3 storeys and semi-basements. No.1, 2 windows; No.2, 6 windows plus recessed single window bay. No.1: main doorway at rear with modern porch; garden front with C20 French window approached by steps. Gauged red brick flat arches to recessed sashes with shutters. 1st floor verandah to extension with tented canopy. No.2: good original doorcase with open dentilled pediment on Corinthian columns with Tower of Winds capitals and entablature; fanlight with C20 lantern. Panelled door approached by steps with cast-iron railings. Gauged red brick flat arches to recessed sashes with shutters. Early C19 2 storey splayed bay addition with cast-iron balcony to 1st floor with hipped canopy. INTERIORS: not inspected. HISTORICAL NOTE: No.1 was formerly the home of Arthur Bliss (EH plaque). No.2 (South Lodge) was listed on 14/05/74.

2.16. A fuller appraisal of the property's history has been undertaken by KM Heritage and is submitted alongside this document.



Figure 3 – View of the rear of the property, including the non-original extension



Figure 4 – The extensive rear garden and extension roof viewed from the second floor

3. Planning History and Pre-Application Discussions

Planning History

- 3.1. A review of the Council's online planning history records highlights only a small number of applications made with regard to works to trees within the garden which are not relevant to the current proposal.
- 3.2. No other records have been found for works or alterations to the property itself since the approvals given in the 1970s to allow the ground floor extension to the house.
- 3.3. The proposals should therefore be considered on their own merits within the context of extant policies and protecting or enhancing the property as a heritage asset.

Pre-Application Discussions

- 3.4. In advance of the submission of this application, formal pre-application discussions were held with planning and conservation officers from the Council. A scheme incorporating replacement of the existing rear extension, amendments to the existing basement floor level and refurbishment of the internal fabric of the building was presented and officers visited the site to view the existing property both internally and externally.
- 3.5. A written response was issued in February 2018 (Ref: 2017/5884/PRE). In summary, this set out that the following principles were considered to be generally acceptable:
 - The majority of the proposed internal alterations;
 - Replacement of the window adjacent to the front door;
 - Replacement of the existing extension;
 - The footprint of the proposed new extension;
 - The principle of a basement below the extension, subject to technical assessment;
 - The lowering of parts of the existing basement floor, subject to evidence that there will be no loss of historic fabric as a result;
 - The roof level alterations; and
 - A general comment that the proposal will not harm the amenity of neighbours on matters including light and noise.
- 3.6. Officers requested some alterations to the scheme presented at pre-application stage, specifically:
 - Reconsideration of the lightwell and railing to the new basement to reduce their scope;

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- The roof form of the extension should be reconsidered;
- The junction between the extension and the main house should be reviewed;
- The ground floor cloakroom should not be partitioned;
- The lobby to the dressing room at first floor level should be removed to reduce partitioning; and
- The existing internal stair to the third floor should be retained.

3.7. With the general principles of the development considered to be acceptable, the outstanding queries raised by officers have been addressed in finalising the proposal prior to formal submission for planning permission. Most specifically, the appearance and junction of the extension have been altered and changes have been made to the internal alterations in line with officer recommendations. However, these have predominantly focused on detailed design changes with the overall scheme

3.8. A more detailed overview of the proposed development is set out in Section 4 below.

4. The Proposed Development

- 4.1. The proposal is a conservation-driven proposal that looks to significantly restore original features where these have been previously removed and enhance the overall contribution of the building as both a family dwelling and a heritage asset. As such, as well as the alterations noted below it is also proposed to generally refurbish and repair the building's existing fabric through actions such as re-pointing of brickwork and replacement of roof tiles on a like-for-like basis.
- 4.2. Externally, the existing non-original ground floor rear extension will be removed and replaced with a replacement providing accommodation at both ground and basement levels. At each level, the new floorspace will be directly connected and integrated with the existing floorspace within the main house.
- 4.3. The footprint of the replacement extension is only marginally greater than that of the existing rear extension. In terms of design, the extension is proposed to be of a lightweight metal structure with crittall-style windows and a slate-covered pitched roof. Though distinct from the historic fabric of the listed building, the design is intended to complement the main house structure and enhance its appearance relative to the existing structure.
- 4.4. This new accommodation at basement level will be set in from the site's boundaries on all sides. The basement will extend beyond the footprint of the ground floor structure only modestly (1.5 metres) on the west side and a walk-on rooflight will be placed at the north side to allow appropriate lighting to the new living accommodation at the lower floor level. Both of these aspects face into the property's own extensive gardens rather than towards any immediate boundary to neighbouring properties.
- 4.5. The new basement level accommodation is not below the historic elements of the listed building, nor does it extend below the existing basement level. A single level of basement accommodation will be maintained with the new floorspace below the replacement extension connected to the existing basement at that level.
- 4.6. Other external alterations are very limited. At ground floor level, it is proposed to replace one non-original window adjacent to the main front door and at roof level it is proposed to replace the existing dormer structure to allow easier access to the existing roof terrace area via a widened stairway.
- 4.7. Internally, some alterations are proposed at all levels of the existing building. At basement level, the new accommodation below the rear extension will be connected through to the existing basement areas. Where usable head height is currently limited, the existing (but non-original) basement floor level will be lowered by 0.9m to ensure the entire building can be used fully and without restriction. This limited lowering maintains the hierarchy of each floor level with the basement clearly subordinate to the principal living spaces.
- 4.8. The enhanced basement will house a family room, plant and laundry room and a bedroom with en-suite bathroom. Given the levels of the site, the bedroom will have an outlook into the front garden area.

- 4.9. At ground floor level, internal changes are limited to the restoration of heritage features and removal of some non-original internal partitions to create a more usable layout of rooms and spaces. This includes the removal of a non-original alcove in the current kitchen (which will subsequently be used as a reception room) and an existing door off the entrance hall being re-hung to swing into the adjacent room.
- 4.10. At first floor level the proposal includes the removal of the secondary staircase and the associated wall and door, to form a large shower room. It is proposed that the inner door and walls in the bathroom lobby area are removed and the wall separating the proposed bathroom and lobby area is removed to form one large bath and shower room. The bathroom's main entrance is from the first floor landing. However, it is proposed that the bathroom will have access to the master bedroom via a new opening which will appear as part of the wardrobe from the master bedroom in order to maintain a traditional layout of rooms.
- 4.11. At second floor level, alterations predominantly relate to creating a more logical and usable layout with each of the bedrooms at this level having access to its own en-suite bathroom facility. A generally traditional layout of rooms is maintained as part of these alterations.
- 4.12. Where existing doors are being taken out of use, these will be maintained in situ to allow these to be reutilised at a later date if required. The existing partition wall on the landing will also be removed, to increase the landing area and increase light levels from the rear window. The rear window itself will be replaced on a like for like basis.
- 4.13. At third floor level, alterations are limited to the existing dormer structure being enlarged to allow for improved staircase access and increased light levels, as already discussed above.
- 4.14. The overall increase in floorspace as a result of the development will be modest with 103 sq m of additional floorspace created in addition to the existing area of 516 sq m. Of this additional floorspace, the majority of this is the additional area of basement located under the replacement rear extension.
- 4.15. In more general terms, the external manifestation of this proposal is limited and predominantly focuses on the replacement of the non-original rear extension and repair of existing features. Internally, these proposals intend to replace missing heritage features and detailing, including cornices and panelling, and offer revisions to the layout of the property that both reverse previous non-original changes and enhance the overall usability of the house.
- 4.16. Following the property being in the ownership of a single family for a number of decades, it has recently been purchased by new owners who now want to undertake these works in order to support their use of the property as their own family home for the foreseeable future.

5. Planning Policy Framework

- 5.1. The 2004 *Planning & Compulsory Purchase Act* requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. In this case the development plan comprises;
- *The London Plan (as amended since 2011, including by the Minor Alterations to the London Plan (MALP) published in March 2016);*
 - *The London Borough of Camden Local Plan (adopted June 2017).*
- 5.3. Other documents of relevance to the application are:
- *The National Planning Policy Framework, adopted March 2012;*
 - *The National Planning Practice Guidance, first published March 2014; and*
 - *Various Camden Planning Guidance documents which offer more detailed advice with regard to specific aspects of development in the Borough.*

The National Planning Policy Framework

- 5.4. The development that is the subject of this application has been considered in light of the National Planning Policy Framework (*NPPF*), which provides a direction for planning on a national scale and the expectation that all local planning documents will be in general conformity with the *NPPF*.
- 5.5. One of the most important aspects of the *NPPF* is the 'golden thread' of a presumption in favour of sustainable development that runs through all of the policies contained within.
- 5.6. In particular, paragraph 7 of the *NPPF* indicates that there are three dimensions to sustainable development: economic, social and environmental, and that these dimensions give rise to the need for the planning system to perform a number of roles:
- 'an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

*a **social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*

*an **environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.’*

5.7. Having regard also to paragraph 14 of the *NPPF*, the second half of this paragraph refers specifically to how the presumption in favour of sustainable development should be seen as a ‘golden thread’ running through decision-taking. Specifically it refers to:

- *‘approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - a. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - b. *specific policies in this Framework indicate development should be restricted.’*

5.8. With specific reference to heritage assets, paragraph 128 of the *NPPF* states:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.’

5.9. Additionally, paragraph 131 of the *NPPF* states:

‘In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

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- *the desirability of new development making a positive contribution to local character and distinctiveness.'*

5.10. These parameters have been considered in the development of the proposals for this property and are discussed further elsewhere in this statement.

6. Planning Considerations

6.1. Consideration and assessment of the proposed development with regard to local and national planning policies and guidance is set out under the following headings:

1. *Design and Heritage*

- a. Proposed Design*
- b. Impact upon the Listed Building*
- c. Impact upon the Conservation Area*

2. *Subterranean Development*

3. *Residential Amenity*

4. *Landscaping and Trees*

6.2. Further information on a number of these matters is provided within the various supporting documents that are also submitted as part of this application. Due reference is given to relevant supporting documents and these should be considered for a more detailed assessment of relevant matters.

1. Design and Heritage

6.3. As noted previously, the existing building is a Grade II listed building, that positively contributes to the Hampstead Heath Conservation Area. Therefore, consideration of the design of the proposed amendments to the existing property has been the central driver of proposed a scheme that offers a positive contribution to both of these heritage assets.

a) Proposed Design

6.4. *Local Plan* Policy D1 states that the Council will seek high quality design in development that respects local context and character.

6.5. The driver of all design changes proposed at this property is to update the usability and functionality of the house but doing this in such a way as to maintain and enhance its historic qualities. Within the main house, this means minimising intervention into original features and layouts as much as possible whilst also reversing previous changes where these have resulted in illogical layouts.

6.6. This means that the overall character of the property as a historic dwelling house is maintained. Proposals enhance the existing building by working with it to enhance the fabric and form of the house. This is not a proposal to alter the property from its current form and character.

6.7. The most extensive externally visible change to the property is the replacement of the existing (but non-original) extension with a new structure. The proposed design offers a lightweight addition that reduces the overall mass compared to the existing structure. This is particularly true of the roof structure – the replacement of a mansard-style roof with a flat roof allows more of the fabric of the original house to be revealed.

6.8. Through the use of bronze-coloured metal frames and glazing, the extension adopts a design that differentiates this from the original house but also respects and reflects the qualities of the main house. In particular, the colouring responds to that of the existing brickwork.

6.9. Furthermore, the extension's position to the rear of the dwelling means that it will not be visible in views from the public realm. The original dwelling house will remain the clear primary form and design within the site's setting and this will be enhanced by the introduction of a replacement extension that is of a lighter form than that currently on-site.

6.10. The proposed basement has been designed to ensure that it functions as one with the main house. The existing portion of the basement area is limited in terms of available headroom and therefore the proposed lowering of the floors to match the proposed floor level of the basement extension will create a more usable space in within the house without having an external visual impact. The basement extension and lowering of the existing floor level will not be visible and therefore does not impact up on the external character of the property.

6.11. The proposal therefore results in an enhanced property that respects the building's existing character and does not materially alter the context in which the property sits. Therefore, these proposals are in accordance with policy D1.

6.12. Further detailed discussion is provided within the Design and Access Statement that forms part of this submission.

b) Impact upon the Listed Building

6.13. Policy D2 states that the Council will preserve and enhance heritage assets and their settings. In this case, there are two relevant assets, namely South Lodge itself as a Grade II listed property and then the Hampstead Heath Conservation Area in which it is situated.

6.14. A full assessment of the historic development of both the property and the Conservation Area is set out within KMHeritage's Heritage Appraisal that forms part of this submission. Further discussion in regard to the Conservation Area is also provided separately below.

6.15. With regard to the house, the proposed amendments to the internal layout have been designed to ensure that the house has improved functionality, whilst ensuring that key elements of the historic plan form have been maintained.

6.16. In general terms, the range of internal alterations and improvements proposed reflect the position that was discussed with officers during pre-application discussions. Layouts and changes that were assessed as appropriate have been taken forward, with the proposals also tweaked to address those items raised as potential concerns by officers.

6.17. Specifically, the following changes to the proposals have been made compared to those discussed during the pre-application process:

- A rooflight has been provided adjacent to the extension to provide natural light to the new basement level. This removes the need for a lightwell and railings which minimises any impact upon the setting of the garden;
- A simpler, lighter design has been adopted for the replacement extension which increases the fabric of the original building that is visible;
- The extension has been further separated from the original house with the use of a glazed link element. This offers clearer demarcation between original and new elements whilst also revealing more of the original fabric of the house;
- Internally, the proposed ground floor cloakroom will maintain the original room form without portioning;

- The amount of partitioning has also been reduced around the first floor bedrooms and dressing rooms to minimise the change in room layout compared to the traditional layout expected; and
 - The existing stair to the third floor level is being maintained such that this access and the rooms above maintain the original layout and form.
- 6.18. It should be emphasised again that the overall intention of this programme is to enhance the quality and appearance of the property as a historic dwellinghouse alongside improving its usability. In many cases, enhancing usability goes hand-in-hand with reversing previous alterations that have created illogical layouts that do not reflect the traditional form of the house.
- 6.19. This includes reinstating missing features internally, including cornices, skirting boards and panelling, and repairing and restoring fabric externally including repointing of the brickwork with matching mortar, replacement of roof slates where needed and provision of more traditional railings to the roof of the house.
- 6.20. As advised by officers, where access to rooms will be changed then the original form and access points will be maintained. For example, doors will not be replaced and instead locked out of use if not required. This means that such changes are reversible if required in the future.
- 6.21. The largest alteration proposed is the replacement of the rear extension. As already discussed above, the replacement of the existing non-original feature with an alternative that offers an enhanced design offers a positive contribution to the setting of the listed building.
- 6.22. With specific regard to the limited lowering of parts of the existing basement, in line with officer comments the drop in the level of the floor has been kept to a point (0.9 metres) such that the usability of the existing floorspace is enhanced but without altering the existing hierarchy of the different levels of the property. The basement will clearly remain subsidiary to the primary floors of the house.
- 6.23. As noted within the details structural assessments, works are required to the existing basement floor level regardless of whether or not it is lowered. Additionally, the slab is not original and thus no historic fabric will be lost as a result of these works.
- 6.24. The approach proposed ensures that the existing space can better serve the requirements of a family dwelling house. Additionally, there will be no external manifestation of these works. This is particularly relevant to the front elevation of the property – the existing fenestration will not be altered in appearance and there is no proposal to add a lightwell or similar at this location.
- 6.25. Overall, with regard to the house the conclusions noted within KMHeritage's Appraisal are worth noting as follows:

'overall the proposals are primarily focused on areas of the building that have already seen alteration, and are intended to restore missing details and features as well as provide modern family accommodation. The building is now in a tired and out-dated state and would benefit considerably by a sympathetic refurbishment. The proposals will not harm any elements of the building's significance but rather will enhance it through the carefully considered interventions and restoration work proposed.

The works will preserve and enhance the special architectural and historic interest of the listed building and its setting'

6.26. Due consideration has been given to the proposals to ensure that they preserve and enhance the character of the listed building as required by Policy D2.

c) Impact upon the Conservation Area

6.27. In addition to considering the effects of development upon the building itself, the terms of Policy D2 also require a consideration of the proposals within the wider Conservation Area.

6.28. The secluded location of the property is such that there are only limited views of the building within the Conservation Area. The front of the property is visible from within Heathside, albeit significantly set-back from the road behind gardens walls and the canopies of mature trees. Additionally, parts of the roof and upper floors can be viewed from East Heath Road either between or over the properties on that street. Again, these views are quite limited – this is not a property that is clearly visible from numerous locations.

6.29. As a result, this property is not a key view or contributor to the character of the Conservation Area. Notwithstanding this, the overall drive of the proposed works to the building will result in an overall enhancement of the building's appearance and thus also to its contribution to the Conservation Area.

6.30. Predominantly, this results from the intention to repair and restore the exterior of the building where it has been degraded previously. Additionally, though only visible in private views the replacement of the non-original rear extension with a new design that is more in-keeping with the main dwelling house will enhance the overall appearance and contribution of the property to the Conservation Area.

6.31. Therefore, this proposal will have a small but positive impact upon the appearance of the wider Conservation Area in accordance with the expectations of the Policy D2.

6.32. This is also discussed further within the submitted Heritage Appraisal prepared by KMHeritage.

2. Residential Amenity

- 6.33. When proposing any development, it is necessary to assess how this could impact upon amenity enjoyed by both future residents of the proposed development and any existing residents living nearby. In accordance with the expectations of Policy A1, though the scale of development proposed here is only modest a consideration of how this relates to existing neighbouring properties has been undertaken.
- 6.34. When considering amenity for residential properties, the most relevant items are noise, privacy, overlooking and daylight/sunlight. Impacts upon such items can arise when there is a material change in the relationship between existing buildings and a proposed development.
- 6.35. In this case, the change in the relationship between the existing property and its neighbours will be negligible following the proposed development.
- 6.36. External changes to the massing of the building are limited only to the replacement of the rear extension and by reducing the height of this element compared to the existing there is actually a small positive impact. Therefore, this proposal will not impact upon levels of daylight and sunlight enjoyed by neighbouring properties.
- 6.37. The use of the property is unchanged as a single family dwellinghouse and it is not proposed to install additional plant equipment as part of the refurbishment of the property. As such, the noise environment enjoyed by all local residents will not be altered.
- 6.38. It is not proposed to introduce any new windows at a level above the ground floor. Therefore, no new opportunities for potential overlooking will be created and privacy of residents in all properties locally will be maintained.
- 6.39. Overall, the proposed alterations will not have any material impact upon the residential amenity of neighbouring residents – such limited external alterations means that the building and its relationship with its neighbours are effectively unchanged.
- 6.40. Alongside this, the changes proposed mean that the usability of the dwelling as a family home will be further enhanced and thus this improves the amenity for those residing in the house.
- 6.41. The proposal therefore meets the requirements of Policy A1.

3. Subterranean Development

- 6.42. Any proposal for subterranean development must be considered in the context of Policy A5 which requires an application to satisfactorily demonstrate that the development will not cause harm to the following:
- Neighbouring properties;

- Structural, ground or water conditions in the local area;
- The character and amenity of the area;
- The architectural character of the building subject to the development; and
- The significance of heritage assets.

6.43. In terms of the current proposal, the new subterranean element is modest and contained below the proposed replacement extension to the rear of the property and forms an extension to the existing basement that exists below the main dwelling. Therefore, this is not a new basement but an addition to an existing level of accommodation.

6.44. Given the very low ceiling height in part of the existing lower ground floor level, a modest lowering of part of the existing basement is also proposed, however this will be an internal alteration only and will not result in any external manifestation.

6.45. Policy A5 also sets out a series of physical parameters which most basement development is required to adhere to. This proposal addresses each of these parameters as follows:

- *not comprise of more than one storey;*
 - The extended basement will only be a single storey, adjacent to the existing basement level.
- *not be built under an existing basement;*
 - The additional basement accommodation will be an extension of the existing level. It will not be built under an existing basement level.
- *not exceed 50% of each garden within the property;*
 - The modest additional basement accommodation will be significantly less than 50% of the area of each garden. There is no additional basement to the front of the property and the limited space to the rear is immaterial relative to the rear garden area.
- *be less than 1.5 times the footprint of the host building in area;*
 - The additional basement is almost entirely contained under the footprint of the replacement ground floor extension which itself almost exactly replicates the footprint of the existing extension. As such, the footprint is significantly less than 1.5 times that of the host building.
- *extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;*

- The basement does not extend beyond the depth of the host building. Even if the extension itself is excluded from the definition of the principle elevation, this basement will not extend beyond the stated limit.
 - *not extend into or underneath the garden further than 50% of the depth of the garden;*
 - The depth of the garden is at least 30 metres when measured from the rear of the existing dwelling. The proposed basement does not extend beyond the footprint of the building and therefore falls well within the stated maximum limit.
 - *be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and*
 - The basement will not extend beyond the footprint of the host building. Regardless of this, the basement has also been set in from the boundaries to the neighbouring properties.
 - *avoid the loss of garden space or trees of townscape or amenity value.*
 - With the basement contained below the footprint of the replacement extension, this will not impact upon the existing gardens. Significant and extensive garden areas will be maintained with no material manifestation of the basement visible within the garden.
 - A full assessment of arboriculture matters has been prepared and is discussed further below.
- 6.46. The proposal therefore meets each of the relevant physical parameters noted under Policy A5. It is a modest addition adjacent to the existing building and is fully contained below the replacement extension. It does not extend into the large gardens that surround the building and has no material manifestation beyond the small roof light to the rear of the extension.
- 6.47. In addition to working within the required physical parameters, in order to address the potential cumulative impacts of this development a Basement Impact Assessment has been prepared by Site Analytical Services, also incorporating a Ground Movement Assessment prepared by Fairhurst, and has been submitted as part of this application. The BIA assesses all of the key matters set out above as required and should also be read in conjunction with Structural Engineering Report and Subterranean Construction Method Statement, Flood Risk Assessment and Drainage Strategy prepared by Elliott Wood.
- 6.48. The submitted documents should be read fully to consider the technical assessment of the proposed basement level. However, the detail provided based upon the testing on-site that has already taken place and the desk-based analysis concludes that this subterranean development can be undertaken without impacting upon either the host building or neighbouring properties.

- 6.49. This is most clearly demonstrated by the findings of the Ground Movement Assessment which confirms that the risk of damage to neighbouring buildings as a result of this development will be at most 'very slight' (Level 1) as measured using the Burland Scale.
- 6.50. As such, the proposed subterranean extension is an appropriate form of development in the context of both the context of the property and the surrounding area. The BIA and other structural documents confirm that all relevant geotechnical and structural matters will be achieved to ensure the protection of drainage, groundwater and stability matters in accordance with the requirements of Policy A5.

4. Landscaping and Trees

- 6.51. Policy A3 sets out that trees and vegetation should be protected during and following development. Within this proposal, there are only limited external works that will impact upon the existing trees and garden, namely the slightly larger rear extension and the associated basement level immediately below it.
- 6.52. The property enjoys a large mature garden that will be predominantly unaffected by these proposals. With the house on-site not being materially extended or repositioned relative to the existing building's footprint, the relationship between the house and its landscaped garden will not be materially changed.
- 6.53. With specific regard to trees, a full Arboricultural Impact Assessment has been prepared by Landmark Trees. This has assessed all trees either on the site or within close proximity to it.
- 6.54. A total of 13 trees have been assessed, of which 12 are within the property's own gardens and one is within the garden of a neighbouring property on East Heath Road but immediately adjacent to the boundary with South Lodge.
- 6.55. The Assessment concludes that only one tree, the weeping willow in the adjacent garden, will be affected by the proposed development. Even this impact is very low, potentially affected just 7% of that tree's Root Protection Area. All other trees will experience no material impact from the proposed development.
- 6.56. To further protect all trees, the Assessment also proposes a range of mitigation methods to be applied either before or during the construction period including trial pits to confirm the location of roots to the weeping willow, tree protection barriers and appropriate management of construction during the build programme.
- 6.57. All such protective methods can be secured through appropriately worded conditions on any planning permission granted.
- 6.58. Given the above, all trees and landscaping will be protected and the expectation of Policy A3 can be met in full.

7. Conclusions

- 7.1. This application proposes a range of alterations and additions to the existing Grade II listed dwelling house to both restore the property but also enhance its usability as a family home for the foreseeable future. This is achieved by using an approach to amend and enhance the existing building and ensure that its historic qualities and appearance are revealed as far as possible.
- 7.2. The property requires a sympathetic overhaul both internally and externally. The proposed alterations achieve this – externally, elements such as the existing brickwork, roof covering and detailing such as railings will be restored and upgraded to ensure the qualities of the property are best revealed.
- 7.3. Internally, missing details will be restored and replaced. Layouts will be amended to increase usability but many of the changes proposed reverse previous interventions to restore these back to nearer to an original layout.
- 7.4. Where changes are made, these will be reversible. For example, where internal doors are no longer required these will be maintained and locked out of use. At a future date, these doorways could be utilised again.
- 7.5. The greatest change is the replacement of the existing but non-original rear extension. The replacement adopts a very similar footprint to the existing but with a design that is more respectful of the setting of the original house. The extension will read as a contemporary but complementary addition, clearly linked to but also separated from the more historic structure.
- 7.6. Additional floorspace is predominantly achieved through a basement level below the extension. Aside from the modest rooflight behind the extension, there will be no external manifestation of the basement. As such, the hierarchy and setting of the original house will not be altered.
- 7.7. The modest external changes also mean that the altered house will have not materially change the relationship between this property and its neighbours on all matters of amenity.

These alterations will enhance both South Lodge and its contribution to the wider Conservation Area whilst also ensuring the property's usability for the foreseeable future and therefore reflects all requirements of relevant planning policies.