

EDWARD WILLIAMS

1 SPENCER RISE LONDON NW5 1AR

PLANNING, DESIGN, ACCESS AND SIGNIFICANCE APPRAISAL

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1.0 INTRODUCTION

1. This is a Planning, Design, Access and Significance Appraisal in respect of proposal to create a basement that extends under the footprint of the existing house at No. 1 Spencer Rise.



2. A pre-application site meeting took place on 1 September 2017 with Ms Laura Hazelton when the initial plans were discussed (ref. **2017/4115/PRE**). The pre-app response helpfully agreed the following:
 - the basement excavation would have minimal impact in design terms due to its limited visibility;
 - the size and position of the lightwells are considered acceptable; and
 - the basement is unlikely to cause harm to neighbouring amenity (subject to any amenity issues associated with excavation works)
3. The proposal incorporates the Council's design suggestions by incorporating a simple metal grille to the front lightwell which is considered more in keeping with the character of the house and the area.
4. The application is accompanied by the following plans:
 - A1/1SR/0300/Rev A Site location plan;
 - A1/1SR/0301/Rev A Existing site plan;
 - A1/1SR/0200/Rev A Existing ground floor plan;
 - A1/1SR/0201/Rev A Existing first floor plan;
 - A1/1SR/0202/Rev A Existing roof plan;
 - A1/1SR/0203/Rev B Existing front elevation;
 - A1/1SR/0204/Rev A Existing rear elevation
 - A1/1SR/0205/Rev A Existing section A;
 - A1/1SR/0206/Rev A Existing section B;
 - A1/1SR/0207/Rev A Existing section C,D;
 - A/1SR/1000/Rev C Proposed lower ground floor;
 - A/1SR/1005/Rev A Proposed ground floor plan;
 - A/1SR/1040/Rev A Proposed section A;

A/1SR/1041/Rev A Proposed section B;
A/1SR/1042/Rev A Proposed section C,D.

5. The application is also supported by
- Ground Investigation and Basement Impact Assessment Report prepared by ground&water dated 1 April 2018;
 - Structural Design, Construction Sequence and Temporary Works prepared by Vincent & Rymill dated March 2018;
 - Tree Report prepared by Tre Tec dated April 2018; and
 - Draft Construction Management Plan Pro Forma.

2.0 THE SITE

6. No. 1 is at the west end of a short terrace of three 2-storey houses with a butterfly roof behind a strong parapet.



7. It is within the Dartmouth Park Conservation Area.
8. Spencer Rise was developed in the 1870s with simple terraces containing smaller artisan dwellings. It was developed by several builders in a range of styles. The roofline is irregular, with pitched, mansard and butterfly roofs all used. All houses are built of stock brick with a range of decorative plaster details. Some have basements and semi-basements.
9. The terrace of three is sandwiched between 3-storey pitched roof (to the west) and butterfly/flat roofed (to the east) terraces that step down a noticeable slope to the west.
10. The pitched roof houses to the west (nos 1a, b and c) were developed later than most houses in the road.



3.0 PLANNING HISTORY

11. The site has no relevant planning history.

4.0 PLANNING POLICY

12. The relevant operational policies are in:

- Dartmouth Park Conservation Area Appraisal and Management Statement (2009);
- The National Planning Policy Framework (2012); and
- Camden's Local Plan (2017); and
- Camden Planning Guidance Basements (2018).

Dartmouth Park Conservation Area Appraisal and Management Statement

13. No. 1 is within Sub Area 3 Dartmouth East of the Conservation Area which was designated in 1992. It is identified as making a positive contribution to the character and appearance of the Conservation Area.
14. The Conservation Area Appraisal points out that the unaltered front gardens make an important contribution to the streetscape and character of the residential area. The proposal incorporates a metal grille to the front lightwell to be as inconspicuous as possible. No railings around the lightwell are proposed.
15. Our assessment is that the house makes a positive contribution to the appearance of the Conservation Area and is outside the setting of the listed buildings. Accordingly there is no presumption against alteration that does not harm the character of the Conservation Area.

The NPPF

16. This expresses current national policy on the impact of development on heritage assets. **NPPF para 17 bullet 10** identifies the relevant core planning principle: *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*

17. **NPPF Glossary** explains what heritage assets are: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).* The Conservation Area is the only relevant designated asset. The site is not within the setting of any listed buildings.
18. **NPPF para 128** sets out the duty of an applicant: *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...*
19. **NPPF para 132** says *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.*
20. **NPPF para 134** says: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*
21. The influential 2008 English Heritage Report **Conservation Principles, Policies and Guidance** set out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and concludes they can be grouped into four categories:
 - *Evidential value: the potential of a place to yield evidence about past human activity;*
 - *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative;*
 - *Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; and*
 - *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*
22. The proposal does not engage any of the above as issues. It has been sensitively designed following pre-app advice to have no impact on the evidential, historical, aesthetic or communal value of the property.

Camden Local Plan

23. **Policy G1 (Delivery and location of growth)** outlines the Council will support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations.
24. **Policy D1 (Design)** says the Council will seek to secure high quality design in development that respects local context and character and preserves or enhances the historic environment and heritage assets.
25. **Policy D2 (Heritage)** requires new development within conservation areas to preserve or, where possible, enhance the character or appearance of the area.
26. **Policy A5 (Basements)** permits basement developments where it is demonstrated 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.*
27. The application is accompanied by a Ground Investigation and Basement Impact Assessment Report and a Structural Design, Construction Sequence and Temporary Works report. The basement report concludes that that the damage assessment will fall into Category 1, 'Very Slight', to Category 0, 'Negligible'.
28. The basement has been carefully designed to have a minimal impact on the host property. It complies with **Policy A5** in the following respects:
 - it is single storey;
 - it is not built under an existing basement;
 - it is confined to the existing building footprint and does not project into the garden; and
 - it is less than 1.5 times the footprint of the host building in area.

Camden Planning Guidance Basements

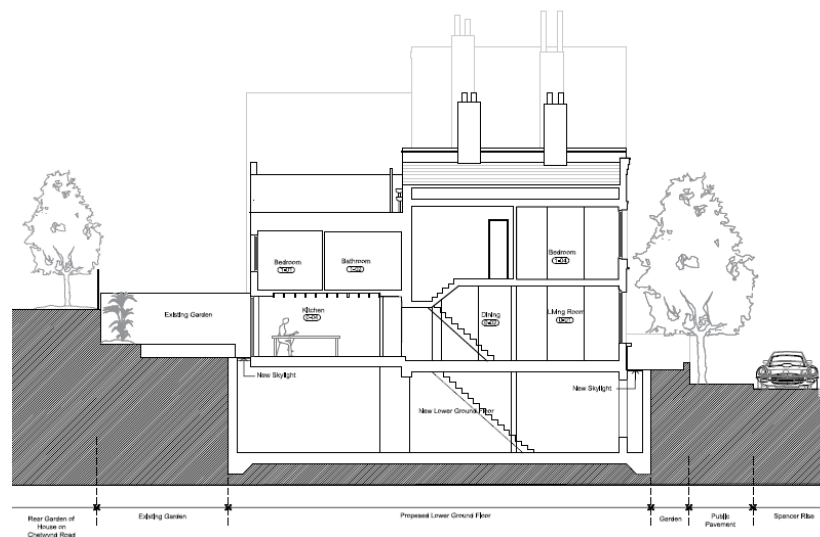
29. This Camden Planning Guidance supports the policies in the Camden Local Plan 2017 and forms a Supplementary Planning Document ("SPD") which is an additional material consideration in planning decisions.
30. This guidance states basement development must not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; and the architectural character and heritage significance of the building and area.
31. **Para 2.13** states where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the host building, or the character and appearance of the surrounding area, or

the relationship between the building and the street. It points out lightwells may need to be covered by a grille, have no railing, and be of a size appropriate to the host building and garden.

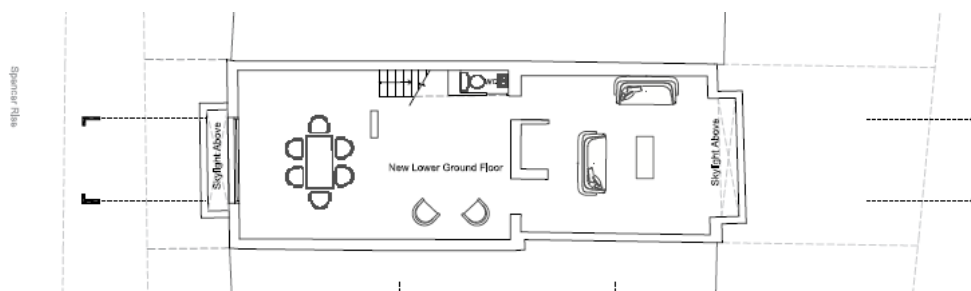
- 32. **Para 2.20** highlights where front light wells are proposed, they should be secured by a metal grille which sits flush with the natural ground level, rather than railings.
- 33. The guidance says a single storey basement should not exceed 4m in height. The application is consistent with this.

5.0 THE PROPOSAL

- 34. The application seeks consent to construct a single storey basement under the footprint of the existing house. The basement is 3950mm in depth with an internal floor to ceiling height of 3040mm.



- 35. The extension will accommodate living / dining space. Front and rear lightwells will bring daylight to the basement.



36. The application is accompanied by full engineer's report which confirms the structural stability of the host building and neighbouring properties will not be put at risk.
37. It is also supported by a Tree Report prepared by Tre Tec dated April 2018 which shows the pavement tree to the south east of the house will be protected whilst the building operations are taking place.

6.0 HERITAGE IMPACT

38. The relevant heritage asset is The Dartmouth Park Conservation Area. There are no listed buildings within Spencer Rise or the immediate area.
39. The proposed basement is limited to the footprint of the existing house. The modest grilled lightwell to the front of the property will be inconspicuous. The rear lightwell has been designed to be as discreet as possible positioned close to the house and modest in size to have little impact on the setting of the property. There are no open lightwells with railings.
40. The proposal will not have a harmful impact on the character and appearance of the Conservation Area.
41. Following the case law in South Lakeland, the statutory test requires the proposal not to harm the character or appearance of the Conservation Area. The proposal satisfies this test.

7.0 ACCESS

42. The site has a very high PTAL score of 5. Tufnell Park tube station (Northern Line) is a 5-minutes' walk about 370m to the east. There are several bus stops within 500m including routes C11, C2, 214, 4, 134 and 390. Gospel Oak surface line is 862m from the site.

8.0 CONCLUSION

43. The Council is respectfully invited to permit the application.