

THE PLANNING AND HERITAGE STATEMENT
&
THE DESIGN AND ACCESS STATEMENT
MAY 2018

6 ALBERT TERRACE, LONDON NW1 7SU



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1.0 INTRODUCTION

1.1 This combined Planning and Heritage Statement & Design and Access Statement is submitted in support of a householder planning application, including demolition in a conservation area, for the proposed development works at 6 Albert Terrace, London NW1 7SU.

1.2 This application has been the subject of a detailed Pre-Application Consultation (2018/0586/PRE).

1.3 It is to be read in conjunction with the following:

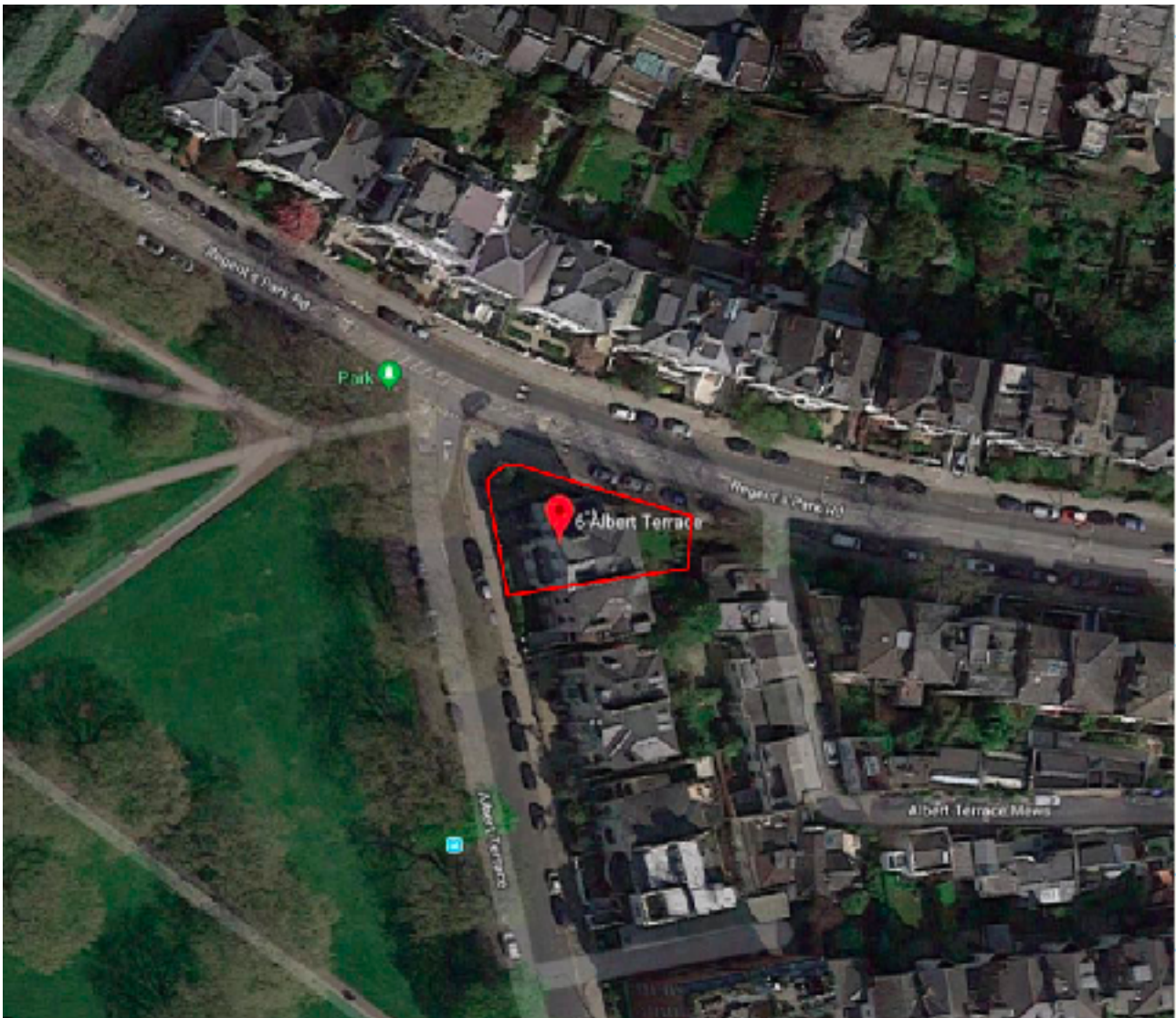
- Completed Householder Application Form (Including demolition in a conservation area);
- Completed Certificate of Ownership;
- Completed Community Infrastructure Levy (CIL) Form;
- Existing and Proposed Drawings;
- Structural Engineering Proposals, Site Investigation Analysis and Basement Impact Assessment;
- Construction Management Plan;
- Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan;
- Noise Impact Assessment.

2.0 THE SITE AND SURROUNDING AREA

2.1 The subject Site comprises the building at 6 Albert Terrace, London NW1 7SU. It is located within the 'Camden Town with Primrose Hill' electoral ward and within the administrative boundary of the London Borough of Camden.

2.2 The Site has an approximate area of 0.045 hectares and comprises a semi-detached five storey property (including an existing lower ground floor level) that is used as a single family residential dwelling (C3 use). The building did comprise 6 self-contained flats until permission was

granted in 2003 to reinstate it back into a single house. Further detail's on the site's relevant planning history is provided in Section 4.0.



Aerial View of 6 Albert Terrace

2.3 The Site is situated on the corner of Albert Terrace and Regent's Park Road. It is therefore bound to the north by residential properties along Regent's Park Road, and fronts onto Albert Terrace, facing Primrose Hill Park. The rear of the Site backs onto the rear of the properties along Albert Terrace Mews.

2.4 With the exception of three small planted trees and some box planted hedge/shrubs, the front of the building is primarily hard surfaced and is formed of a private driveway and light-well

that is used as a lower ground floor terrace area. The rear of the Site is formed of a garden with six mature lime trees, a lawn, patio and sunken trampoline.

2.5 As well as the vehicular access along Albert Terrace there is a side gate for pedestrian access along Regent's Park Road.

2.6 The Environment Agency identifies the Site as falling within Flood Risk Zone 1.

3.0 HERITAGE CONTEXT

3.1 The Site does not comprise a statutorily listed building. It does, however, fall within the setting of the following:

- (a) "Drinking Fountain at Junction with Albert Terrace" (Grade II Listed) - this is located opposite the Site on the west side of Albert Terrace;
- (b) "Primrose Hill" (Grade II Listed Park) - this is located opposite the site to the west of Albert Terrace;
- (c) "K2 Telephone Kiosk at Junction with Prince Albert Road" (Grade II Listed) - this is located at the southern end of Albert Terrace;
- (d) "36 Regent's Park Road" (Grade II Listed) - this is located to the east of the site on the north side of Regent's Park Road

3.2 The Site is also located within the Primrose Hill Conservation Area (Sub-Area 1). Within the Conservation Area Statement all the buildings at 1-6 Albert Terrace (including the Site) are identified as unlisted buildings that make a positive contribution to the special character and appearance of the area. To the north of the Site is a terrace of buildings along Regent's Park Road, which are also highlighted as making a positive contribution to the special character and appearance of the area.

3.3 The Site is an Italianate Villa, which is a form of building typology that dominates the principal and secondary roads within Sub-Area 1 of the Conservation Area. It is decorated with Stucco plasterwork, which again is a characteristic of the villas within the area. The facade consists of strong horizontal bands and rusticated quoins on the corners of the building. The windows are well defined with projecting surrounds with decorative keystones and heads, projecting cills and hoods and console brackets. Detailed scrolls decorate the projecting eaves and parapets. The building is painted stucco with painted timber single glazed sash windows and casement doors. There is a decorative metal balcony with canopy overhang at first floor level to the front elevation.

3.4 Albert Terrace and Regent's Park Road are identified as principal roads and together with Gloucester Avenue form part of the planned suburban 19th century Southampton Estate. They are of a consistently generous width with wide pavements and gently curving forms.

4.0 RELEVANT PLANNING HISTORY

Application 2017/2819/P

Rebuilding of side extension and boundary wall, extension to existing basement and creation of sub basement level with 2x skylights to the front light well, installation of air handling units at lower ground floor level, landscaping and other alterations.

Refused 13/10/2017

Application 2011/3948/P

Excavation and extension of an existing basement to encompass the front garden area of a single dwelling house (Class C3) with associated plunge pool, lantern and domed ground lights.

Refused 21/10/2011

Application 2008/1301/P

Amendments to planning permission granted 27/10/07 (Ref 2007/1294/P). namely for excavation of a sub basement with the provision of three roof lights in front garden adjacent to Albert Terrace.

Granted 03/06/2008

Application 2007/1294/P

Extension and conversion of basement including works of excavation to create an indoor swimming pool and associated alterations to single-family dwelling house.

Granted 29/10/2007

Application 2005/2693/P

Alterations to lower ground floor level including two new windows and door of lower ground floor level flat (Class C3).

Granted 26/08/2005

Application 2004/2579/P

The erection of a side extension at second floor level.

Refused 18/08/2004 and Appeal Dismissed 13/06/2005

Application 2003/2623/P

First floor extension. Alterations to existing windows and provision of new windows and installation of new windows.

Granted 19/12/2003

Application PEX0300139/P

The change of use and works of conversion from six self contained flats to a single family dwelling house.

Granted 22/08/2003

5.0 THE PROPOSED DEVELOPMENT

5.1 This planning application seeks householder planning permission for

“A lateral extension to the existing lower ground floor level, partial demolition and rebuild (in facsimile) of the boundary wall to the North West and the installation of air handling units at lower ground floor level”

5.2 The various alterations are listed as follows:

5.2.1 Perimeter Wall

- Demolish and rebuild sections of the perimeter wall (in facsimile) to enable the lower ground floor extension.
- Repair other sections of the wall to the North West to match existing.

5.2.2 Lower Ground Floor Extension

- Lower the floor level of the existing lower ground floor by 430mm to provide a 3m internal floor to ceiling height.
- Extend the lower ground floor laterally to provide additional amenity space.
- Remove small low level window.
- Lower Cills of 2no. windows onto front light well and provide casement doors.

5.2.3 Replace 2no Condenser Units and install and Air Handling and Heat Recovery Unit

- Replacement of 2No. condenser units in rear half light well.
- AHU and HRU grilled door at rear lower ground floor level for new internal plant.

5.3 The guiding design principles of this application are based upon the advice received from a Pre-Planning Application Consultation (2018/0586/NEW) and also have acknowledged the reasons for refusal of Application 2017/2819/P.

6.0 PLANNING POLICY FRAMEWORK

6.1 This section provides an overview of the Development Plan and other planning policy and guidance relevant to the consideration of this proposal.

Policy Framework

6.2 Planning policy operates at three levels.

6.3 At national level, Central Government sets out national planning policy in the form of the National Planning Policy Framework (NPPF). The NPPF focuses on a presumption in favour of sustainable development.

6.4 The NPPF is supplemented by the National Planning Practice Guidance. This has since been revised and updated and replaces a number of older guidance notes and complement in the NPPF.

6.5 At regional level, the Mayor's London Plan consolidated with alterations since 2011 (March 2016) represents the regional spatial strategy for London

6.6 Local Level is currently supported by the London Borough of Camden's Core Strategy (2010), Development Policies (2010). However, an emerging Local plan (2016) has been prepared by the council and is currently at Examination.

The 'Development Plan'

6.7 Section 38 (6) of the Planning and Compulsory Purchase act requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

6.8 The statutory Development Plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act (2004) is the adopted Core Strategy (2010), the adopted Development Policies Document (2010), and the Consolidated London Plan (2016).

6.9 The NPPF and NPPG also form a material consideration in the determination of planning applications.

6.10 The LB Camden also has the Camden Planning Guidance's (CPG's) that provide additional guidance to support the Core Strategy and Development Policies Document. The Supplementary Planning Documents (SPDs) also form a material consideration in determination of planning applications. The most relevant of these with regards the lower ground floor extensions is CPG Basement March 2018

6.11 The relevant planning policies and guidance are detailed and considered on a topic basis in Section 7 alongside the analysis of the relevant planning and heritage issues

Listed Building and Conservation Areas Act

6.12 The Site is located within the Primrose Hill Conservation Area and is within the setting of nearby statutorily listed structures, buildings and a park. Consequently, it will be necessary to '*pay special attention the desirability preserving or enhancing the character and appearance of the Conservation Area*' as required by Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990. As the Site falls within the visual catchment of these assets, appropriate consideration of potential impact to the setting is required.

Relevant Policies

6.13 Camden Local Plan 2017

H3 Protecting Existing Homes

A1 Managing the Impact of Development

A3 Biodiversity

A4 Noise and Vibration

A5 Basements

CC1 Climate Change Mitigation

CC2 Adapting to Climate Change

CC3 Water and Flooding

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

Camden Planning Guidance

CPG1 Design (updated March 2018)

CPG3 Sustainability (updated March 2018)

CPG6 Amenity (updated March 2018)

CPG7 Transport (September 2011)

CPG8 Planning Obligations (updated March 2018)

CPG Basements March 2018

CPG Amenity March 2018

CPG Housing (Interim) March 2018

Primrose Hill Conservation Area Statement 2000

London Plan 2016

NPPF 2012

7.0 DESIGN

Perimeter Wall

7.1 The condition of the perimeter wall is very poor with signs of significant movement particularly in front of the row of mature limes. Please see the following images highlighting the cracks. The retaining wall to the proposed lower ground floor extension is to be piled, and as the piling operation requires a 1m clear area around the proposed pile, this may mean that at least two sections of the boundary wall to the north west may need to be carefully removed to enable

the piling process. Drawing 181(T).100.E9 Existing Side Elevation (Section C-C) illustrates the likely locations of the sections to be removed. Any section of wall that is required to be removed will be carefully dismantled, brick by brick, and then reinstated in facsimile, using the existing bricks, in order to retain the existing patina.



Crack A



Crack B



Crack C



Crack D

7.2 In front of the row of lime trees the wall has at least 3 visible vertical structural cracks (A-C in the images) running the depth of the wall and a further crack to the North West (D) has been identified. It is considered that this may create, if it has not already, a future health and safety liability. These cracks will need to be repaired. Please note a separate planning application has been submitted proposing to rebuild the boundary wall fronting the limes trees (which incorporates cracks A-C).

Lower Ground Floor Extension

7.3 It is proposed to lower the existing ground floor slab by 430mm to create a 3m internal floor to ceiling height which would be appropriate for a significant house such as this. The existing lower ground floor level is not visible outside the boundary of the property therefore it can be concluded that its lowering would not adversely impact the conservation area.

7.4 The proposed development is for a lateral extension of the lower ground floor to create additional amenity and ancillary space for the enjoyment of the family dwelling. Such forms of development are often appropriate in such locations as this, where the above ground extensions are often more likely to impact the setting of the heritage assets and the sensitive character of the surrounding area. It is, therefore, an acceptable form of development in principle, subject to meeting the specific requirements set within Policy A5 (Basements) which the following paragraphs assess.

7.5 It is proposed to laterally extend the lower ground floor to the north west (under the front and side gardens) increasing the existing lower ground floor footprint of 167 sqm by a further 33 sqm (Gross External Area). This represents an increase in the overall existing lower ground floor area by 19.7%. Gross External Area, the area which includes perimeter walls, is the definition employed by the local authority for the purposes of assessing compliance with Policy A5. This definition has been adopted in this proposal.

However for the purposes of assessing if a development is liable for a Community Infrastructure Levy (CIL) a Gross Internal Area, the area excluding the perimeter walls, is required. The additional Gross Internal Area for this development is 27.5 sqm which is below the CIL threshold of 100 sqm. A completed CIL form has nevertheless been submitted along with this application.

It is considered that this is a very modest extension and that in terms of “siting, location, scale and design” with regards to both the host building and the existing lower ground floor it is considered to be **subordinate** under any definition of the term. Appendix A illustrates this relationship.

Policy A5 Basements - Criterion a to e - will not cause harm to neighbours properties, structural, ground or water conditions, the character of the building, area or any heritage assets.

7.6 A comprehensive Basement Impact Assessment (BIA) has been prepared in support of the planning application. The document determines the existing geotechnical ground conditions and recommends an excavation and construction sequence to minimise impacts to both the natural and built environment. It concludes that all potential impacts associated with the extended lower ground floor can be mitigated through appropriate design and standard construction practices.

7.7 Most importantly, the submitted BIA shows that the scheme poses a risk of damage to neighbouring properties no higher than the Burland Scale 1, 'very slight', in accordance with part (n) of emerging Planning Policy A5.

7.8 The lower ground floor extension will extend beyond the footprint of the existing dwelling underneath the front and side gardens to the North West. It is a policy requirement that any section of the below ground extension provide a clear 1m planting zone above and therefore because of this lowering of levels a change in level (via a staircase) is required to link the existing lower ground floor with it's lateral extension. This area of the garden is currently used for off-street parking, a light-well and terrace, and therefore is entirely paved. The proposed development will not increase the extent of non-permeable surface on the Site and therefore, by association, surface water runoff. Nonetheless, the proposed development includes for Sustainable Urban Drainage (SUDs) measures to improve the site's current drainage, including the introduction of a permeable paving.

7.9 Survey results, provided, in the BIA, demonstrate that the Site does not lie within a zone risk of flooding form rivers and seas or contamination. Furthermore, it confirms that the proposed development will not adversely affect drainage or damage the water environment.

7.10 The Site is not located within an Archeological Priority Area and therefore the findings of archeological remains are considered highly unlikely.

7.11 It should also be noted that none of the lower ground floor extension would be visible above ground. Above the proposed extension would be a 1000mm planting zone for flexibility on any potential future planting proposals. The current lower ground floor that extends under the front driveway does not currently have this planting capability and so this proposal is considered an improvement upon the existing condition. It should be noted that as part of the pre-application consultation it was proposed that only 400mm zone for future planting be allowed as it was considered highly unlikely that the driveway would be replaced by a planted front garden and that the amount of excavation could be minimised. However the advice received was that there should still be an allowance of the requisite 1000m planting zone above the proposed extension. Therefore this requirement has been included in this proposal and the change in level from the lower ground floor to the extended area reflects this requirement.

Policy A5 Basements - Criterion f - not comprise of more than one storey.

7.12 The extension is a lateral below-ground extension to the existing lower ground floor and comprises of a single storey continuation of the lower ground floor connected by a staircase due to the requirement of the 1m planting zone beyond the footprint of the house.

7.13 Policy A5 states that a single storey for a basement to be approximately 3-4m in height. The build up of the below ground extension is as follows:

- 400mm - reinforced suspended concrete slab
- 400mm - service zone
- 2800mm - floor to ceiling height
- 150mm - floor build up
- 250mm - ground bearing slab

This totals 4m which therefore complies with Policy A5 and Criterion f.

Policy A5 Basements - Criterion g - not to be built under an existing basement.

7.14 The proposed below ground extension does not sit below the existing lower ground floor but extends laterally from it albeit at a lower level. This entire lower ground floor level (including the stepped extension) sits directly below the raised ground floor (and garden). Therefore the proposed extension does not sit under an existing basement (or lower ground floor) and complies with Criterion g.

Policy A5 Basements - Criterion h - not exceed 50% of each individual garden area (front, side and rear) within the property.

7.15 The definition of what is a front, side and rear garden is not clearly defined in policy documents. However as part of the Pre-Application Consultation clarification was sought on this matter. The advice received was that the dominant forward front and rear building lines define the garden areas. This definition might raise contradictions as some areas forward of the front elevation would be defined as 'side garden' (where the building line steps back) which might appear counter-intuitive. However having highlighted this discrepancy as part of the consultation, this application has proceeded by using the Planning Authority's recommended definition. Appendix B provides the illustration of this and therefore calculates the garden areas as follows:

Front Garden Area	- 91 sqm
Side Garden Area	- 54 sqm
Rear Garden Area	- 153 sqm

The proposed extension of the lower ground floor into each garden is as follows:

Lower ground floor extension into front garden	- 25 sqm (27.5% of garden area)
Lower ground floor extension into side garden	- 27 sqm (50% of garden area)
Lower ground floor extension into rear garden	- 0 sqm (0% of garden area)

Therefore the proposal does not exceed 50% of any individual garden (as defined by the Local Planning Authority). No extension impedes the rear garden.

In addition;

“The unaffected garden must be in a single area and where relevant should form a continuous area with other neighbouring gardens”.

The unaffected areas of the front, side and rear gardens all form a continuous unaffected area.

“Sufficient margins should be left between the site boundaries and any basement construction”.

A sufficient margin has been left between the site boundary and the basement construction for landscaping. It should also be made clear that above the below-ground extension 1m of soil is also proposed so there is plenty of planting volume to sustain growth of vegetation and trees in the future if required.

The proposal is therefore in accordance with Criterion h.

Policy A5 Basements - Criterion i - be less than 1.5 times the footprint of the host building in area.

7.16 The area of the existing footprint of the building is 149 sqm (GEA) and the extent of the combined existing and proposed lower ground floor area is 200 sqm (GEA). The extent of the lower ground floor is therefore 1.34 times the footprint of the host building, which is less than 1.5 times, and therefore the proposal is in accordance with Criterion i. Appendix C illustrates this relationship.

Policy A5 Basements - Criterion j - extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation.

7.17 The full depth of the host building from the principal front elevation to the principal rear elevation is 12.2m. The maximum extent of the lower ground floor under the front garden is 2.25m which is 18.5% of the depth of the host building, which is less than 50%, and therefore the proposal is in accordance with Criterion j. Appendix D illustrates this relationship.

Policy A5 Basements - Criterion k - not extend into or underneath the garden further than 50% of the depth of the garden.

7.18 The proposed lower ground floor extends 2.25m from the principal front elevation of the existing building which is 50% the distance from the elevation to the front boundary of the site and therefore is in accordance with Criterion k. Appendix E illustrates this relationship.

Policy A5 Basements - Criterion l - be set back from the neighbouring property boundaries where it extends beyond the footprint of the host building.

7.19 The property is semi-detached with a property to the south, 5 Albert Terrace. However the proposed lower ground floor extends beyond the footprint of the host building to the north and therefore is not close in proximity to the neighbouring building. The proposed development is therefore in accordance with Criterion l.

Policy A5 Basements - Criterion m - avoid the loss of garden space or trees of townscape or amenity value.

7.20 There are nine trees on Site. Three are at the north end of the Site (T1 magnolia and T2 and T3 cherry) which were planted in 2009. These are described as category C (of low value) and are proposed to be removed to facilitate the basement works, but would then be replaced like for like. The Officers Delegated Report for application 2017/2819/P (where a similar replacement was

proposed) advises, “Tree Officers agree that these trees are of low amenity value and can be classified as category C, and that similar replacements would be acceptable.” Their replacement in this application is therefore also considered acceptable.

7.21 The remaining six limes in the rear garden are more mature specimens and apart from one are all classified category B. They are protected by a Tree Preservation Order and also by the fact that they lie within the conservation area. These are to be retained and the accompanying Arboricultural Impact Assessment (AIA) and Tree Protection Plan set out the tree protection measures of these specimens during construction. The proposed lower ground floor extension is to the front, and not to the rear of the Site, and therefore will have no impact on these trees.

7.22 It should also be noted that a further mature specimen (possible a Japanese maple) is to be positioned in a planter within the front lower ground floor light well. It is considered that this will add additionally amenity value to both the house and to the wider conservation area. There is no loss of garden space or trees, indeed, there is proposed a 1m planting zone and an additional tree therefore this proposal is deemed an improvement and therefore in accordance with Criterion m. Appendix E illustrates the location of this tree.

7.23 Apart from the three low value trees, which are to be replaced, the existing outdoor space to the front and side of the property consists of hard standing which has provided off-street parking and driveway facilities for the property for many decades. The provision of off-street parking facilities is unusual in the area and considered to help mitigate against the existing high pressures placed on local public parking facilities. Given the huge and rare benefits of such off-street parking in this area it is proposed to retain the driveway. In retaining the driveway the proposed extension will not therefore be removing any planted areas as none exists.

7.24 However the proposed extension does allow for a 1000mm planting zone above the proposed extension which can give future owners of the property flexibility on how they choose to use the front garden area. The existing lower ground floor that extends into the front garden does not have a planting zone above it and therefore the proposal is considered to provide additional benefit under Criterion m.

7.25 The proposed extension to the lower ground floor requires the infilling of a small window at low level externally in the side elevation. The window provides little amenity value to the existing lower ground floor and cannot be seen from the wider conservation area. It's removal is therefore considered acceptable.



Low level window to be infilled.

7.26 It should be noted that as part of a separate application it is proposed to lower the cills of the two windows that face the front lower ground floor light-well. These windows are currently the only method to access the light-well terrace area which is clearly not a suitable form of access. The windows are to be replaced with casement doors in a similar style to the existing windows providing quality family access into this terrace area which is considered to be of huge benefit to the amenity value of the household. These windows are not visible from the wider conservation

area and therefore their alteration is considered acceptable. The proposal to lower these cills also forms part of this application. See following image.



Existing access to front terrace.

Policy A5 Basements - Criterion n-u - ensure that basements do not harm neighbouring properties, amenity, landscaping and trees.

7.27 A Basement Impact Assessment (BIA) and Arboricultural Impact Assessment (AIA) has been submitted that demonstrates that the proposal will not harm any neighbouring properties, amenity, landscaping and trees.

Other Minor Alterations

7.28 It is proposed to replace the two condenser units in the rear half light well and provide AHU and HRU grilles at the rear lower ground floor level for the new internal plant. The plant is discreetly located at the rear and would have no impact on the appearance of the host building.

Internal Layouts

7.29 Whilst the internal layouts and interiors are not strictly a matter for this planning application, as the building is not statutorily listed, it is important to note that none of the original historic fabric remains from this Victorian house. This was all removed when the property was converted into 6 flats (the date of which is unclear). When the property was reinstated back into a single family dwelling house, in 2004, the interiors were refurbished at that time. The quality of that work is not considered high and therefore the re-configured layouts and interiors proposed have been tailored for the benefits of a contemporary family of 6. It is also proposed to remove the lift in order to reinstate the original proportions of the primary rooms of the property.

Noise

7.30 A Noise Impact Assessment has been prepared for the proposed development to consider the noise impact of the proposed ancillary plant as mentioned previously.

7.31 Policy CS14 of the Core Strategy and Policies DP26 and DP28 of the adopted Development Policies seek to ensure the amenity of residential areas are not unduly impacted upon by development, particularly in relation to noise generated by new development. Policy DP28 states that development will not be permitted if it exceeds Camden's Noise and Vibration thresholds.

7.32 The assessment included the sourcing of background noise data through monitoring on Site to appropriately consider how the noise generating activities of the proposals, including

entertainment uses/activities and plans and machinery noise, would impact on surrounding residential areas, as well as a future occupier of the development.

7.33 The assessment found that the noise generated from the proposals would be within the noise parameters set by the LB Camden and concluded that the scheme would not have a detrimental impact on the amenity of adjoining properties, subject to the inclusion of an acoustic enclosure around the condenser units.

7.34 Overall, subject to the mitigation measures identified above, the proposals would protect residential amenity in accordance with Policies DP26 and DP28 of the adopted Development Management Policies.

7.35 The works associated with the lower ground floor extension, by virtue of its subterranean location, are not considered to have an impact on the amenity of adjoining occupiers in terms of overlooking or loss of light.

Construction Management Plan

7.36 A Construction Management Plan (CMP) has been prepared in support of the planning application. It considers the construction impacts throughout the excavation and construction phases, with a number of mitigation measures identified. These include times where works can take place, noise, vibration, dust and air quality control measures, the appointment of 'good neighbour' policies, and the appropriate collection and disposal of waste products associated with the excavation works. Managing the impact on the amenity of surrounding areas in this manner, ensures the proposals will accord with the objectives of Policy DP26 of the Development Management Policies.

7.37 Additionally consideration of vehicle and traffic movements has also been covered in the CMP and provides the selected routes and times that vehicles associated with the demolition and construction of the facility will follow, ensuring the impact to the surrounding area is minimised as much as practicable.

7.38 The CMP will be finalised prior to the commencement of works on site with the Council to ensure it's adequacy. In the meantime, the neighbours will receive correspondence notifying them of the planning application, detailing the scope of the draft management plan and providing them with contact details should they have any queries or concerns.

Sustainability

7.39 A sustainability statement is not required for a scheme of this size. Having said this, and in accordance with Policy CC1, the proposed development will aim to minimise the effects of climate change and meet the highest feasible environmental standards that are financially viable during construction and occupation. In accordance with Policy CC2, the development will adopt appropriate climate change adaptation measures

8.0 DESIGN PARAMETERS

Use

8.1 The single family dwelling use remains unchanged albeit in a better quality environment with improved amenity and additional recreational areas. This considerable investment proposed by the applicant will improve and maintain the long-term character of this prestigious dwelling.

Appearance

8.2 The appearance of the building will remain unchanged.

Scale

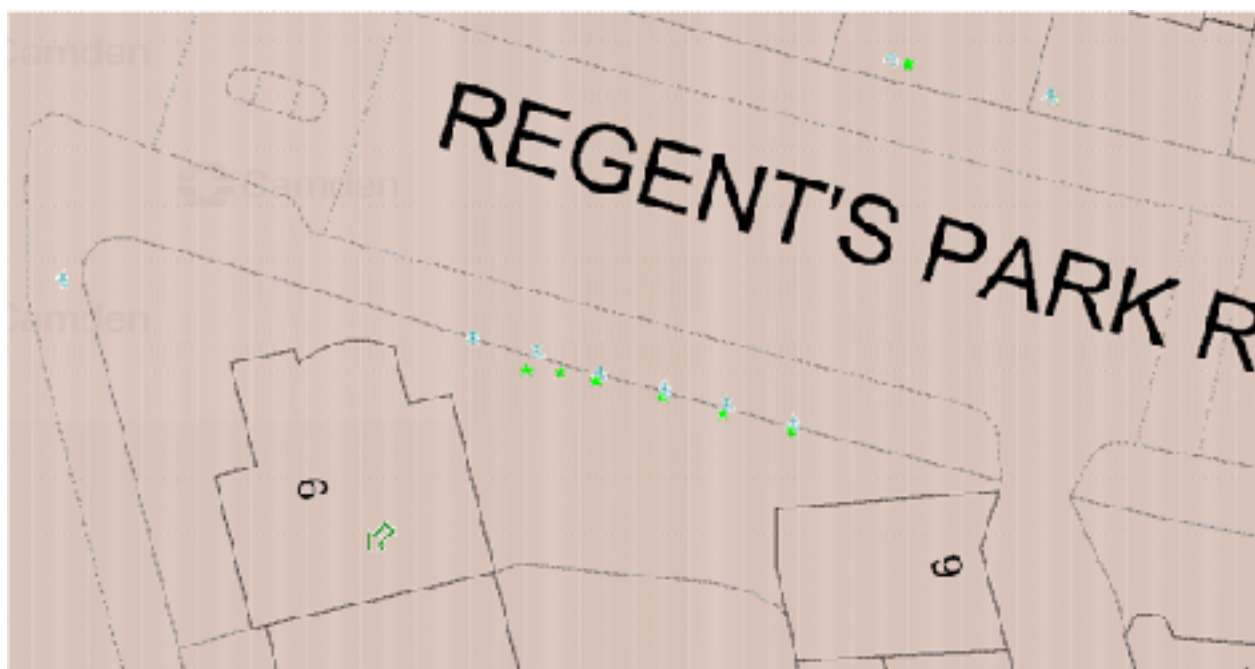
8.3 The scale of the proposal is subordinate, or in keeping, with the architecture of the host building.

Layout

8.4 The proposed layouts are considered to enhance the amenity of the host building for the owners, who have a family of 6, without impacting the wider conservation area.

Landscape Strategy

8.5 The proposal retains and protects all the significant mature lime trees in the rear garden which are protected under a TPO - ref 'S4 - 6 Albert Terrace' (see extract below) and replaces the three low grade trees to the front of the property with similar.



Tree Preservation Order Extract

8.6 It is also proposes to plant a mature specimen tree in the front light well to improve the visual amenity from inside and outside the property.

8.7 There is concern that below ground extensions can have an impact on the water environment by reducing the area for water run off and soak away. It is therefore proposed that permeable paving will replace the existing paving. This will allow surface water to drain between

the blocks into a socially designed sub-base. In addition a slot drain will be installed along the front of the vehicle entrance, which will ensure run off water is efficiently removed.

8.8 1m of planting zone is proposed above the subterranean extension and a suitable margin has been allowed for between the basement development and the site boundary - both these factors provides a suitable volume for growth of plants and trees in the future if required.

Vehicular Links

8.9 The proposed development does not alter the existing vehicular access to the property and does not put any additional pressure upon the local parking facilities.

Access

8.14 Access to the property remains unchanged.

9.0 SECTION 106 OBLIGATIONS

9.1 Details of a Section 106 Agreement will be discussed with the Council during the course of the application. However it is currently envisaged that the development is likely to be subject to the following:

- Construction Management Plan
- Highway Contribution

10.0 CONCLUSION

10.1 This combined Planning & Heritage Statement and Design & Access Statement has been prepared on behalf of Mark Golinsky in support of a planning application for the extension of a

lower ground floor and other minor alterations to an existing family dwelling located at 6 Albert Terrace, London NW1 7SU.

10.2 This application has acknowledged all the comments from last year's refused application 2017/2819/P.

10.3 The designs within this application are the subject of a detailed Pre-Application Consultation that was carried out this year with both the Conservation Officer and Senior Case Planning Officer.

10.4 The design of the lower ground floor level has been carefully considered in the context of LB Camden's adopted and emerging planning policy to ensure it's complete compliance with local requirements. The application is also supported by a robust Basement Impact Assessment and a Construction Management Plan to ensure the structural integrity of the existing building and neighbouring properties is maintained and that disturbance during construction of the development is limited as much as possible for the amenity of local residents. This statement has also demonstrated that the nature of the proposed development will not result in any harm or detrimental impact to the heritage value, character or appearance of the building, surrounding conservation area or nearby statutorily listed assets.

10.5 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act, the application proposals comply with the Development Plan, including relevant policies from the London Plan, Core Strategy, Development Policies and Local Plan.

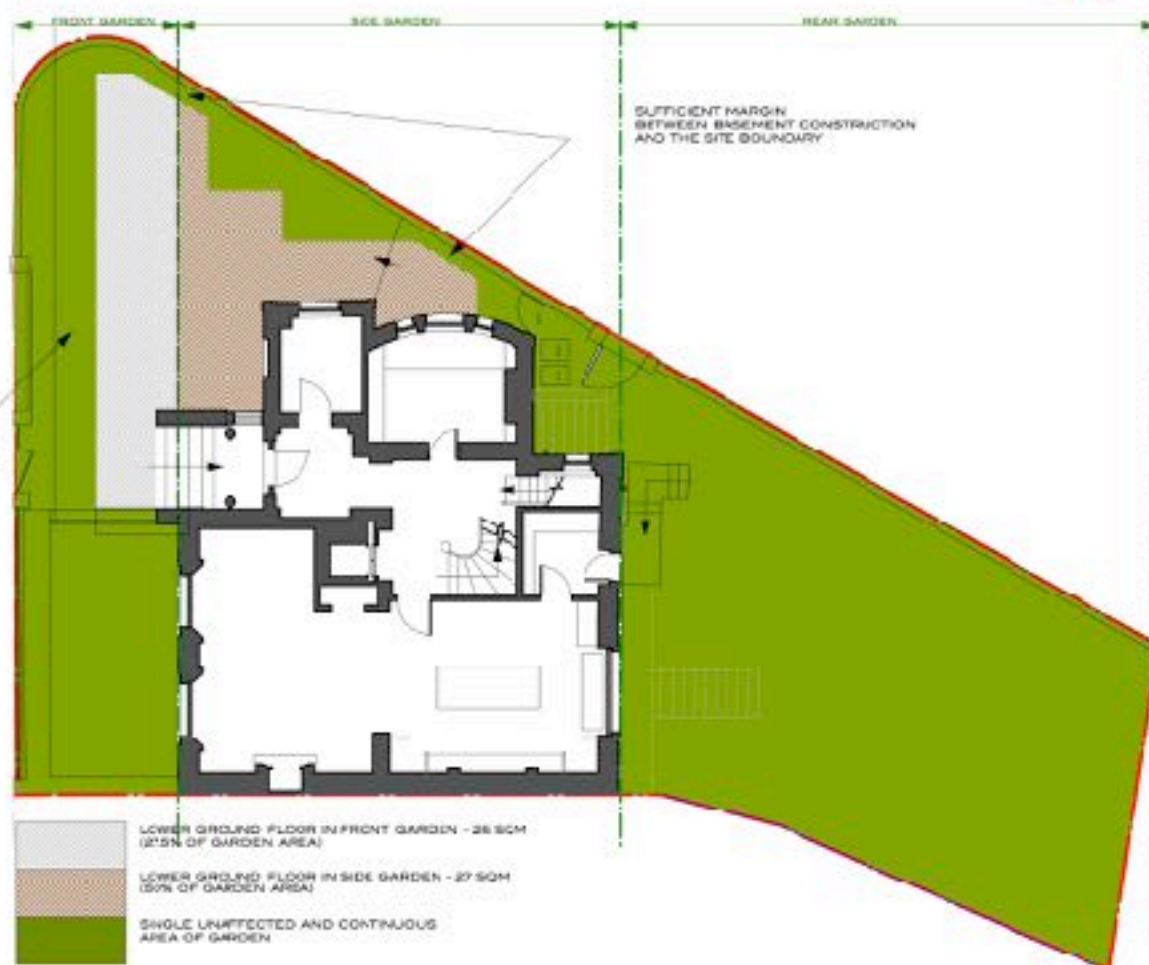
10.6 Overall, the proposed scheme presents an excellent opportunity to provide additional amenity floorspace to an existing family dwelling that has minimal impact to the character and appearance of the the building and local area, whilst also ensuring the protection of all trees considered to hold most amenity value and maximising sustainability benefits wherever possible.

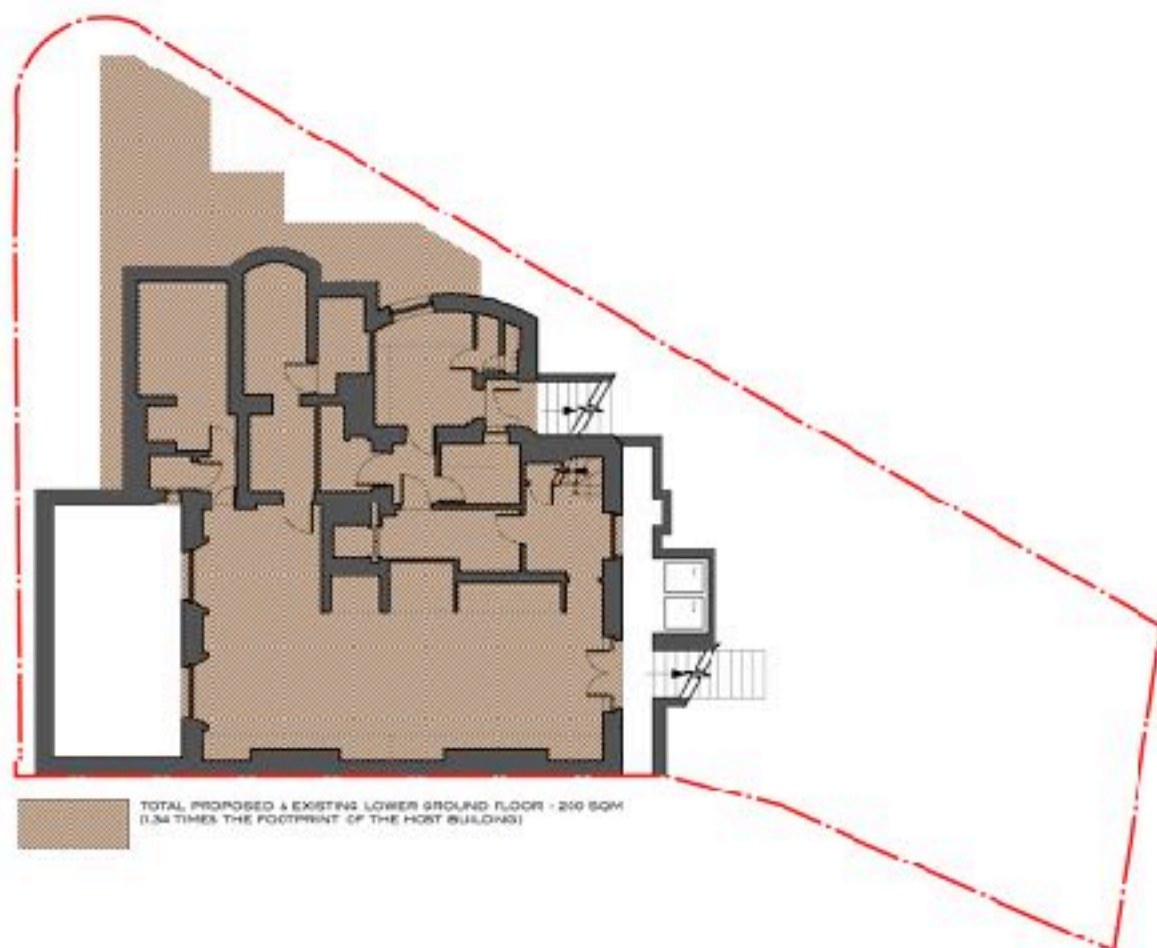
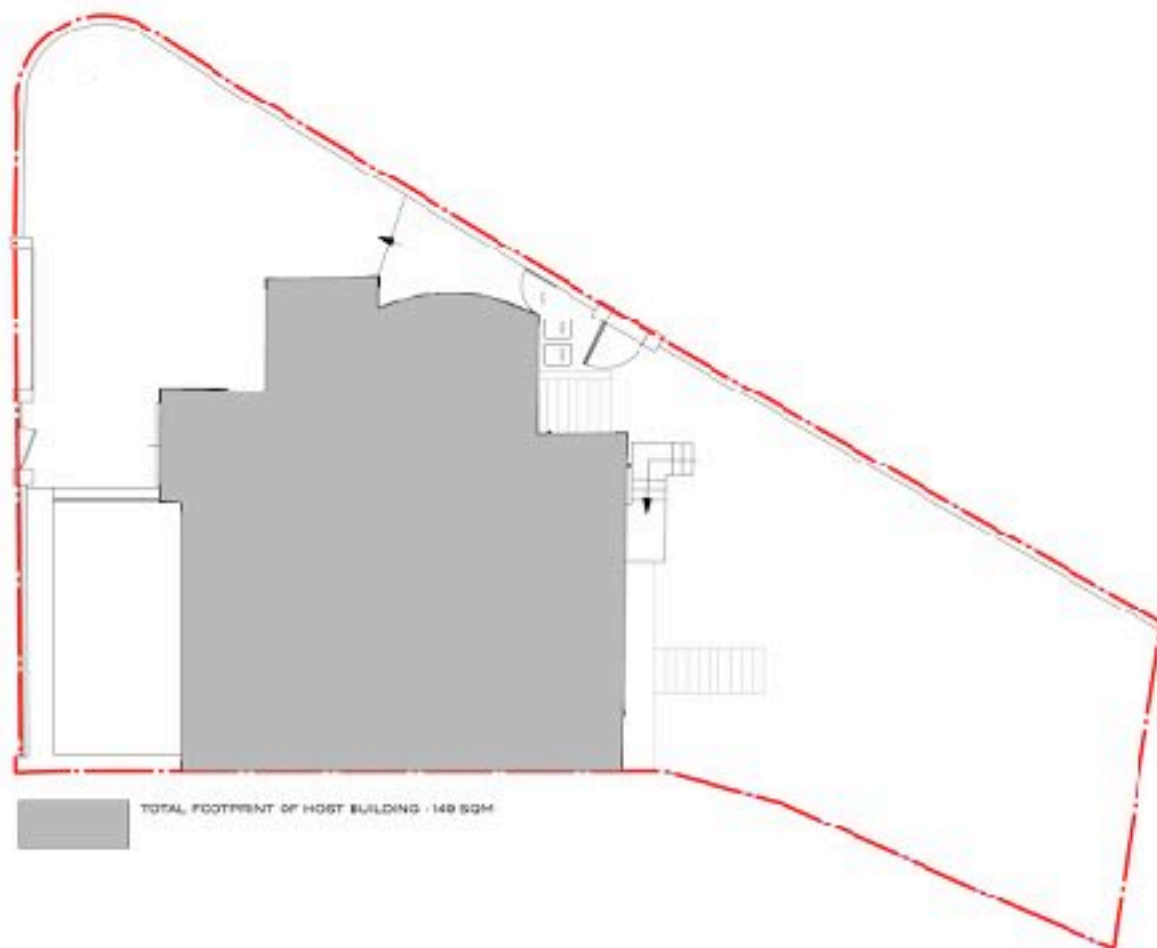
10.7 It is therefore duly requested that the proposals that constitute this application be consented.

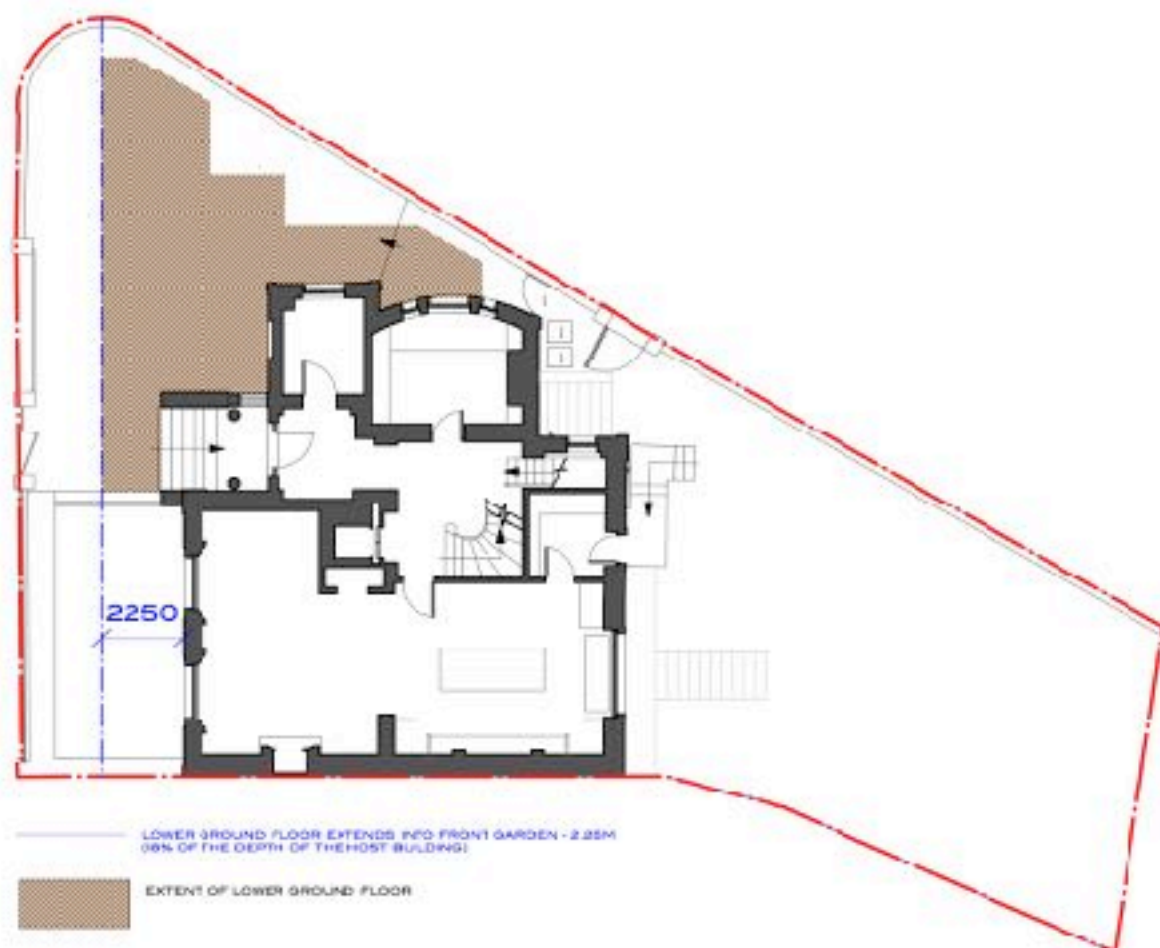
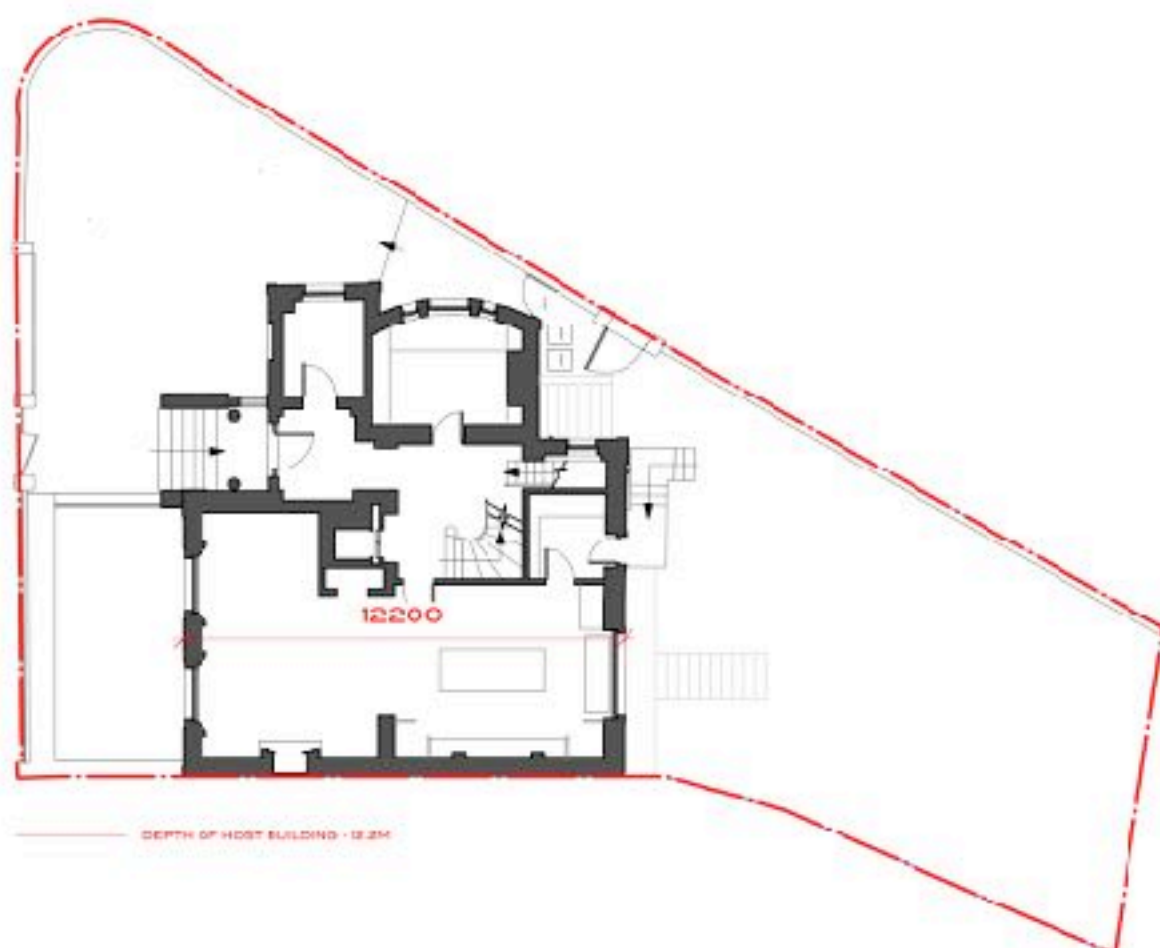
APPENDIX A
PROPOSED EXTENSION SUBORDINATE TO THE HOST BUILDING



APPEND X B (CRITERION H)
PROPOSAL DOES NOT EXCEED 50% INDIVIDUALLY OF THE FRONT, THE REAR AND THE SIDE GARDEN







APPENDIX E (CRITERION K)
PROPOSAL DOES NOT EXTEND UNDERNEATH THE FRONT GARDEN FURTHER THAN 50% OF THE FRONT GARDEN

