

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

6 ALBERT TERRACE MEWS, LONDON NW1 7TA



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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 Mews, London NW1 7TA.

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:

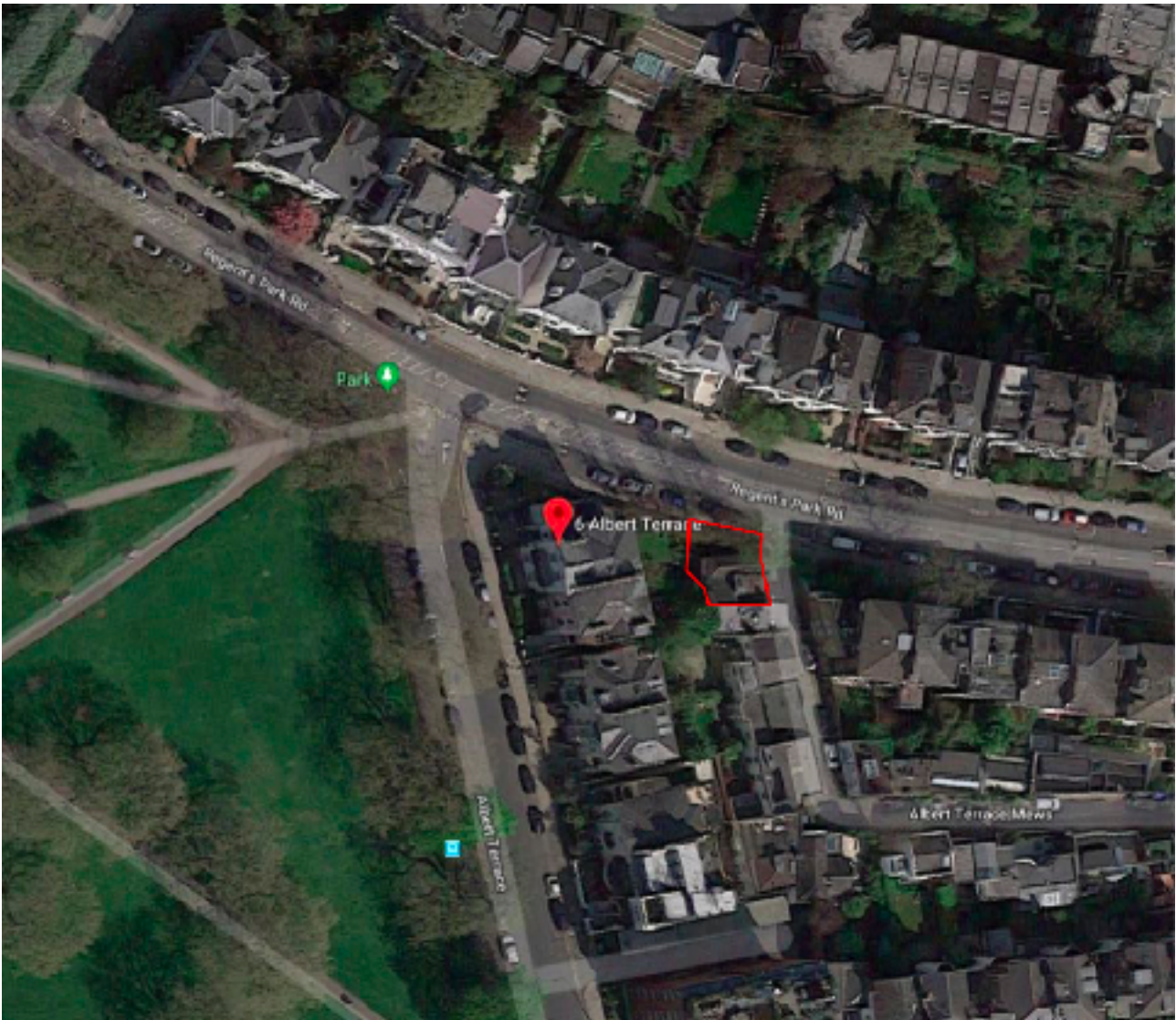
- Completed Householder Application Form (Including demolition in a conservation area):
- Completed Certificate of Ownership;
- Completed Community Infrastructure Levy (CIL) Form;
- Existing and Proposed Drawings;
- Structural Engineering Proposals, Site Investigation Analysis and Basement Impact Assessment;
- 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 Mews, London NW1 7TA. 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 0.012 hectares and comprises a semi-detached two storey mews property (with a roof terrace) that is currently used as a single family residential dwelling (C3 use). The original historic mews property was extended at some point with a 2-storey

side extension. It's exterior appearance might indicate that it was extended in the early 20th Century.



Aerial View of 6 Albert Terrace

2.3 The Site is situated at the western side of the junction between Albert Terrace Mews and Regent's Park Road. The rear of the Site backs onto the rear of 6 Albert Terrace and is separated from that property by a timber fence.

2.4 The property has a small garden with a sunken terraced area to the north and west. There are two mature limes situated within the garden to the north of the property. There is a single

storey addition to the building's northern elevation, which is currently used for plant, bicycles and storage and which is entirely concealed behind the boundary wall.

2.5 It would appear from the title plan that the rear garden boundary of 5 Albert Terrace runs partway along the outer face of the rear elevation of the property. This elevation contains existing windows.

2.6 There is access to the property from Albert Terrace Mews as well as a side gate for pedestrian access along Regent's Park Road.

2.7 Albert Terrace Mews is a private road.

2.8 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 3-9 Albert Terrace Mews (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.

Albert Terrace Mews

3.3 The Site was historically a two-storey Victorian Mews property completing the northern end of a terrace of six mews buildings (1-6 Albert Terrace Mews). These six mews properties are situated to the rear of six corresponding large Victorian Italianate villas on Albert Terrace. A map dated 1849, and referenced in the Primrose Conservation Area Statement, shows these six Mews properties to the rear of the six villas. It can therefore be assumed that each mews property likely served its corresponding villa and, given the date of the map, we can assume that these properties would have provided stabling/coach house accommodation for the villas.

3.4 The early historic mews buildings (Nos 1-6) are more compact than others in Albert Terrace Mews, echoing their original function. In the early 20th Century these coach houses were converted into garages with accommodation above and today they are predominantly used for residential purposes however the 2-storey scale of the mews has been preserved and provides it with its character and a degree of uniformity.

3.5 The two-storey properties have rendered and painted brickwork facades and a mixture of different roof styles, surrounded by a cobbled and tar macadam road surface with both intact and converted garages and restricted parking. Some of the Mews properties display original stable doors. (See following image). It is likely that these buildings were all originally exposed brickwork (possibly overpainted) but over time, as stable doors were infilled and fenestration altered, block work was likely used as the infill material and therefore facades were rendered to provide a degree of uniformity and 'gentrification' to the properties. Only No. 5 and a narrow vertical section on No 6 still have the original masonry visible.



Original garage door at No. 3 Albert Terrace Mews

3.6 Over time Albert Terrace Mews was extended to 16 Mews properties - the newer additions provided provided more varied 2-storey buildings and the more recent buildings have introduced a wide variety of styles.

3.7 There have been a large number of planning applications made for alterations to the properties within the Mews including single storey extensions and basement excavations.

Nos 5 & 6 Albert Terrace Mews

3.8 These two Mews properties form a pair at the northern end of the terrace each with a mirror image pitched roof behind a shared front gable.



5 and 6 Albert Terrace Mews

3.9 In 1951 and 1956 planning permission was granted for No. 6 and No. 5 respectively to be converted into dwelling houses.

3.10 Both properties have been the subject to a number of external alterations. The alterations to No. 5 are considered to be much more sympathetic than those carried out at No. 6. No. 5's front elevation has managed to preserve the character of the original mews building with a very minimal impact.

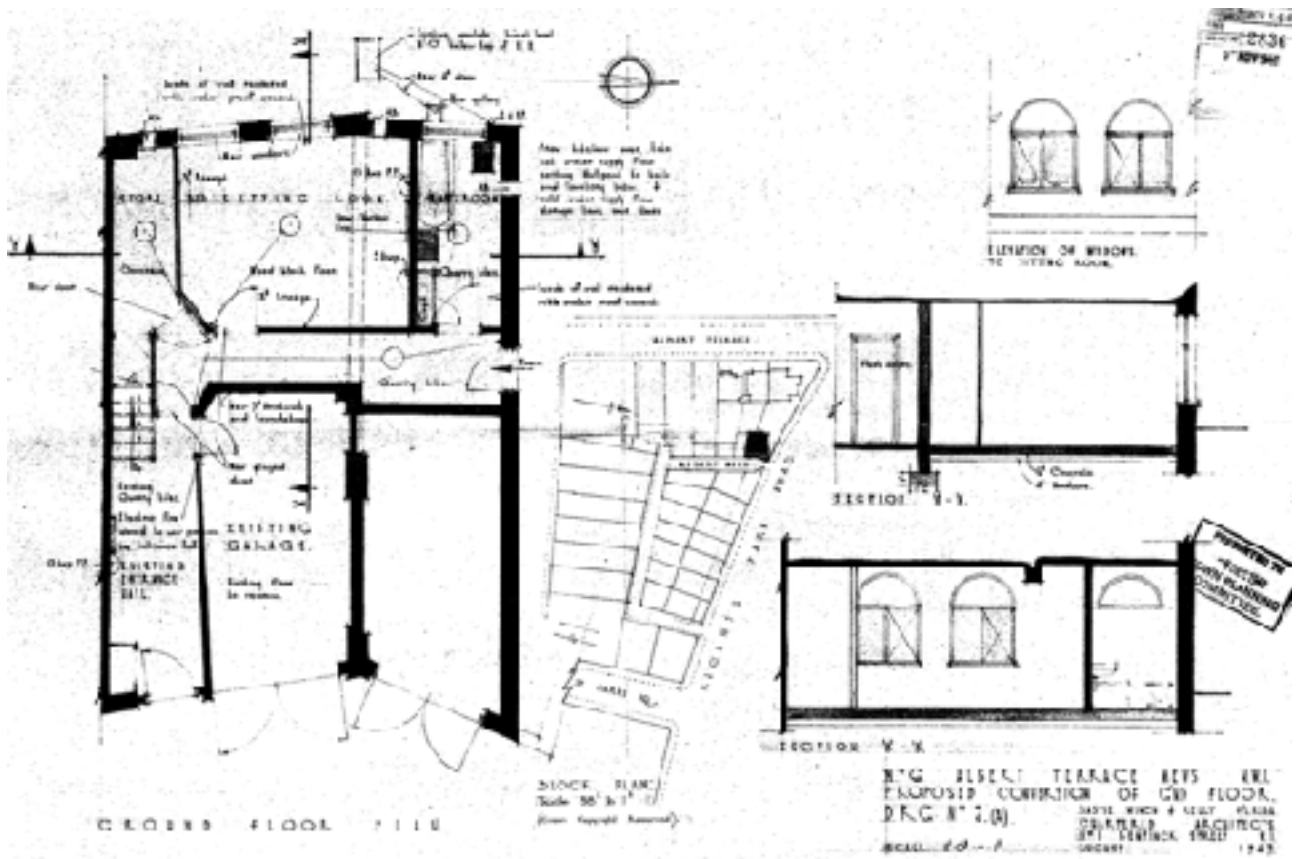
3.11 Proposed elevational changes to No. 6 are the subject of a separate planning application.

6 Albert Terrace Mews

3.12 To the side of the original building there is a later two-storey addition. It's original date is unclear but it appears to be of heavily rendered block work construction which might indicate that, in its current form, was perhaps a 20th century addition (or at least remodelled/rebuilt in the 20th century). The detailing is insensitive, again with concrete tiles, but also with a heavy corbelled eaves detail that is not typical of the mews. The heavy roof line over-sails the eaves of the earlier building which has led to a compromised roof junction. The prominent gable fronted roof of the side extension and its over sailing eaves means that the side extension does not 'subordinate' to the original building.

3.13 The earliest recorded planning application for No. 6 was in 1949 still showing the garage spaces. See following image.

3.14 In contrast to the alterations at No. 5, those at No. 6 have been extensive and unsympathetic, and it is now considered a poor quality building adding little to the character of the Mews.



Planning Drawing, 6 Albert Terrace Mews, 1949

4.0 RELEVANT PLANNING HISTORY

6 Albert Terrace Mews

Application 8802523

Formation of a new roof terrace and the erection of a chimney including minor alterations on the rear elevation as shown on drawings not 88.002/01, 21 and 22 and not 88.002/03D, 05D, 06A and 07 as revised on 16.12.88

Granted 05/20/1988

Other Properties in Albert Terrace Mews

20 Albert Terrace Mews

Application 2017/0705/P

Additions and alterations to include excavation of a single storey basement under existing house and part of front car port with rear light well and basement courtyard; erection of front entrance canopy and bin store; installation of 1 x front window, replacement of rear and side doors.

Granted 25/04/2018

11 Albert Terrace Mews

Application 2014/7709/P

Excavation of basement and the addition of 2x windows at 1st floor level on the front elevation.

Granted 20/01/2015

5 Albert Terrace Mews

Application 2008/3425/P

Creation of new roof terrace and access including replacement of roof tiles with concrete slate and installation of new painted timber windows at roof level.

Granted 05/09/2008

21 Albert Terrace Mews

Application 2007/3213/P

The blocking up of existing and insertion of new windows and doors to front and rear, the erection of a higher parapet wall, and the enlargement of the existing basement area as a modification to the existing residential building

Granted 19/07/2007

9 Albert Terrace Mews

Application P9601118R2

The demolition of a single storey house and the erection of a two-storey dwelling house.

As shown on drawing not 96/062/100B, 101B, 102C, 103C, 105C

Granted 10/10/1996

5.0 THE PROPOSED DEVELOPMENT

5.1 This planning application seeks householder planning permission for

“Excavation of a basement; the installation of air handling units at ground floor level; the blocking up of a side door; the lowering of a rear window cill to create a doorway; lowering the ground floor to provide level access; and conversion of the property to ancillary guest accommodation to 6 Albert Terrace.”

5.2 The guiding design principles of this application are the subject of advice received from a Pre-Planning Application Consultation (2018/0586/NEW).

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 basement extension 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

Basement Excavation

7.1 It is proposed to excavate a single storey basement within the existing footprint of the built property to provide additional storage, amenity space and plant to the existing dwelling. The excavation of the basement will enable part of the ground floor to be formed into a small indoor lap pool to provide high quality amenity and health benefits for the occupants of both 6 Albert Terrace and 6 Albert Terrace Mews. The owner has a substantial bicycle collection and the basement area will also provide secure accommodation for the collection and also ancillary storage generally. The plant for the swimming pool will be also be located in the basement.

7.2 Situating the lap pool at ground level, as opposed to basement level, has the following benefits:

- (a) avoids a deeper basement excavation as Policy A5 contemplates deeper basements for pool developments (ie in excess of the standard 4m guidance).
- (b) enhances the amenity and benefits for the occupants by benefitting from direct daylight.

7.4 The proposed basement sits directly under the footprint of the existing building and is overall 4m deep. This application does not proposed and significant alterations to the elevations. The removal of the side door and the inclusion of a rear door, by lowering an existing window cill, are not visible alterations beyond the boundary wall.

7.5 The development would be enabled and managed from Regent's Park Road and therefore there would be little impact on access or egress through Albert Terrace Mews.

7.6 Other excavated single storey basements have been consented in Albert Terrace Mews - 11 Albert Terrace Mews in 2014 and 21 Albert Terrace Mews in 2007. However the most recent and relevant, as it complies with current policy, is the basement excavation at 20 Albert Terrace Mews which was consented on 25th April 2018. A primary concern in that application was construction access to and from the site and the site is only served by the mews road. However in the case of 6 Albert Terrace Mews it is proposed to access the property, for construction purposes, from Regent's Park Road through the side gate and garden avoiding any unnecessary use of the mews road. If, for some reason access is required via the mews, vehicles can park up on Regent's Park Road and materials handed in to the Site.

7.7 Such forms of development are often appropriate in such locations as this, where above ground extensions are often more likely to impact the setting of 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 local policy A5 (Basements), which the following paragraphs assess.

Lower Ground Floor Extension

7.8 The proposed basement would provide additional net internal floor space of approximately 71sqm (Please note this figure is the area that has been included in the CIL Questionnaire). As this development sits entirely below the footprint of the existing property and has no visible above ground features it is therefore considered in terms of "siting, location, scale and design" with regards to the host building to be **subordinate** under any definition of the term. It does not impact the appearance or character of the conservation area.

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.

7.9 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 proposed basement can be mitigated through appropriate design and standard construction practices.

7.10 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.

7.11 The proposed basement will not extend beyond the footprint of the existing dwelling. The small external garden/terrace area is entirely paved and therefore the proposed development will not increase the extent of non-permeable surface on the Site and, by association, surface water runoff. Nonetheless, the proposed development includes Sustainable Urban Drainage (SUDs) measures to improve the site's current drainage, including the use of permeable paving.

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

7.13 The Site is not located within an archeological priority area and therefore the findings of archeological remains are considered highly unlikely.

7.14 It should also be noted that none of the lower ground floor extension would be visible above ground.

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

7.15 The proposed basement comprises one storey. This storey is overall 4m deep and therefore complies with Policy A5 which states a single storey for basement to be approximately 3 to 4m.

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

7.16 The proposed basement is not below an existing basement. The proposed development is therefore in accordance with planning policy.

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

7.17 The proposed basement does not extend into the garden. The proposed development is therefore in accordance with planning policy.

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

7.18 The proposed basement is less than 1.5 times the footprint of the host building. The proposed development is therefore in accordance with planning policy.

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.

7.19 The proposed basement does not extend into the garden. The proposed development is therefore in accordance with planning policy.

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

7.20 The proposed basement does not extend into the garden. The proposed development is therefore in accordance with planning policy.

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

7.21 The proposed basement does not extend beyond the footprint of the host building. The proposed development is therefore in accordance with planning policy.

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

7.22 There are two mature limes in the rear garden which are classified category B. They are protected by preservation orders and also by the fact that they lie within the conservation area. These are to be retained and the Arboricultural Impact Assessment (AIA) and Tree Protection Plans set out the tree protection measures during construction.



Location of trial pits to determine tree root spread

In order to investigate tree roots 3No. trial pits (TP1A, TP2A and TP3A) were dug on 12th March 2018, one of which (TP2A) was directly adjacent to the two trees. These pits confirmed there were no significant roots. TP3A showed no roots whilst TP1A and TP2A showed some rootlets. TP2A also showed a single root of 5cm in diameter running horizontally at a depth of 54mm. The existing foundations (at depths between 1180mm and 850mm) went well below this root and therefore the proposed underpinning of these foundations would not harm the adjacent trees roots. Given the significant depth of the existing property foundations it is considered that the majority of roots likely spread away from the property under the pavement of Regent's Park Road.

7.23 The proposed basement avoids the loss of garden space, trees of townscape or amenity value. The proposed development is therefore in accordance with planning policy.

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

7.24 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

7.25 It is proposed to lower the existing ground floor level by approximately 350mm to provide level access into the property. Currently there is a step up into the property.. This is deemed a positive benefit to the property and such an alteration would not be visible from the outside the property.

7.26 It is proposed to block up the existing side door which faces Regent's Park Road. It is also proposed to lower the cill of the centre arched window in the rear elevation and form a doorway. Neither of these alterations are visible from outside the property.

7.27 It is proposed to remove the fence on the boundary with 6 Albert Terrace. Both properties are under the same ownership and it is proposed that the mews house becomes guest accommodation for 6 Albert Terrace. The garden would therefore be shared by both properties. The relocated doorway (in para 7.26) would form direct access from the shared garden.

7.28 It is proposed to provide AHU and HRU grilles in the existing side storage building. These grilles do not face any neighbouring property and are well concealed below the boundary wall and therefore would have no impact on the appearance of the host building. These units would be housed in acoustic linings and a Noise Impact Assessment has been carried out which demonstrates that these would not have an impact of the amenity of neighbouring properties.

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 the original Victorian house or its later side extension. The amended layouts will be tailored to its new use as ancillary guest accommodation to 6 Albert Terrace. The addition of a swimming pool provides significant additional amenity to both 6 Albert Terrace and 6 Albert Terrace Mews

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 air handling 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 draft 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 included 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. In particular, and pursuant of the recently consented basement development at 20 Albert Terrace Mews, traffic management within the narrow private mews road is a primary issue. The CMP acknowledges this concern and intends to utilise the site's end of terrace location (facing Regent's Park Road) and have access and egress (materials, plant and personnel) direct from Regent's Park Road where possible. This will avoid any unnecessary traffic burden on Albert Terrace Mews.

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. A separate planning application that proposes elevational changes to the property has been submitted with a comprehensive Sustainability Report. The recommendations within that report, as far as is possible, would be adopted in this proposal.

8.0 DESIGN PARAMETERS

Use

8.1 6 Albert Terrace and 6 Albert Terrace Mews are in the same ownership and separated by a garden boundary fence. It is proposed to remove this fence and convert 6 Albert Terrace Mews to

an ancillary guest house to 6 Albert Terrace. This will result in the loss of one home which would however comply with policy H3 as it would not result in the net loss of two or more homes. Historically the mews house would have provided a servicing function to the larger house as noted in the The Primrose Hill Conservation Area Statement which states “these narrow mews roads originally provided servicing to the rear gardens of the villas” and so in some respects the proposed ‘ancillary’ function to the villa maintains that historic link. Such an proposal does not normally require planning permission but we are noting this proposal as part of this application.

Appearance

8.2 The appearance of the building will remain visibly 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 layout 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 the two significant mature lime trees in the rear garden.

8.6 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 specially designed sub-base.

Vehicular Links

8.7 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

8.8 Access to the property remains unchanged however access into the building will now have a level threshold.

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 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 a basement excavation and other minor alterations to a dwelling located at 6 Albert Terrace Mews, London NW1 7TA.

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

10.3 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 its complete compliance with local requirements. The application is also supported by a robust Basement Impact Assessment and a draft 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.

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

10.5 Overall, the proposed scheme presents an excellent opportunity to provide quality amenity and guest facilities at a property that is ancillary to 6 Albert Terrace. The development of additional floorspace has no impact to the character and appearance of 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.