



forward planning  
and  
development

## 38 Glenloch Road, London, NW3 Planning Statement

On behalf of: Mckay Estates



23 August 2018

FWPD/FW

## Contents

## Page

---

1	Introduction	3
2	Site and Surroundings	5
3	Planning History	8
4	Proposed Development	11
5	Planning Policy Framework	13
6	Considerations of the Proposal	16
7	Summary and Conclusions	32

## Appendices

---

### Appendix 1 - Basement Policy A5 Detailed Assessment

Report prepared by: Faye Wright

01295 711 928

07812 140 099

Faye@fwpd.co.uk

# 1 Introduction

1.1 This planning statement has been prepared to support the planning application submission in respect of the proposed development at 38 Glenloch Road, London, NW3 4DN.

1.2 The building is currently in use as a residential dwelling house (Class C3).

1.3 This planning application relates to the whole building.

1.4 Planning permission is sought from Camden Council in respect of the following proposal: -

*“Conversion of single dwelling house into 3 residential units with enlargement of existing basement and creation of a rear lightwell. Deepening of front lightwell, fenestration alterations, rebuilding of ground floor extension and associated landscape works.”*

1.5 The building is located in the Belsize Park Conservation Area.

1.6 The sections of this planning statement are set out to provide: -

- **Section 2 - Site and Surroundings** - A description of the site and surrounding context;
- **Section 3 - Planning History** - Details of the planning history of the building;
- **Section 4 - Development Proposals** - Details of the development proposals;
- **Section 5 - Planning Policy** - A summary of the relevant planning policy framework;
- **Section 6 - Planning Considerations** - An assessment of the key issues associated with the proposals;
- **Section 7 - Summary and Conclusions.**

1.7 This planning statement provides a review of the relevant national, regional and local planning policy and guidance relevant to the nature of the proposals and the specific degree to which the proposals would accord with the policies of the statutory development plan.

1.8 In summary, the proposal has the following benefits: -

- Continued use for residential purposes.
- An increase in the housing stock within the borough.
- The contextual design approach of the proposed alterations and extensions means that the proposal can comply with the Council's design policies.
- The proposal will preserve and enhance the character and appearance of the conservation area.
- The existing amenity space will be maintained which will enable two of the proposed flats to benefit from external amenity space.

## 2 Site and Surroundings

- 2.1 No. 38 Glenloch Road is an Edwardian red brick mid-terrace property which has five storeys (including lower ground floor) and is located on the north side of Glenloch Road. The house benefits from dormers and roof terraces to the front and rear, with garden and a single storey glazed infill side extension to the rear
- 2.2 The property is not listed but is located within the Belsize Park Conservation Area where it is considered to make a positive contribution and is situated within Flood Risk Zone 1.
- 2.3 The southern side of Glenloch Road is a long row of terraced houses and mansion blocks stretching between Glenilla Road to Glenmore Road, whilst the northern side of Glenloch Road is divided into shorter terraces by a series of private roads. The red brick terraced houses on Glenloch Road, with a basement and an attic storey within a slate-faced mansard, make a positive contribution to the Belsize Conservation area.
- 2.4 The property is located in a sustainable location with local retail uses being found on nearby Haverstock Hill with Belsize Park Underground Station being located within walking distance.

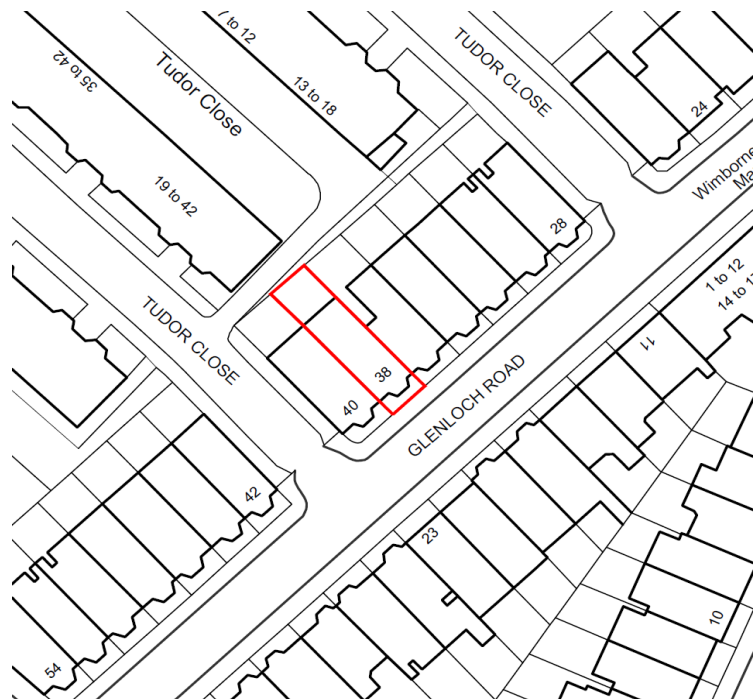


Image 1: Location Plan



Image 2: Street view





**Image 3: Front elevation**

### 3 Planning History

- 3.1 A comprehensive review of the Statutory Register of Planning Applications held by the London Borough of Camden has been carried out.
- 3.2 An application (G8/2/15/25901) for the ‘Formation of a dormer at the rear, use of the flat roof at rear as a terrace, and provision of a balcony on the front elevation’ was granted in 1978 and implemented. The terrace, balcony and dormer window are still in existence today.
- 3.3 In April 2001 planning permission was refused under the application ref. PWX0102000 for the “Enlargement of rear roof dormer window and insertion of roof lantern, in association with the conversion of the loft for additional habitable space. As shown on drawing numbers 4112 P2-5(A), S2-4(A)”.
- 3.4 The application was refused because it was considered that the increased height of the rear dormer and insertion of a roof lantern would increase the bulk and prominence of the dormer and this would be detrimental to the appearance of the building and character and appearance of the conservation area.

#### **Pre-application enquiry (Ref: 2017/6537/PRE)**

- 3.5 A pre-application enquiry was submitted on 23 November 2017 and a site visit was held on 10 January 2018. A pre-application response was received on 24 January 2018. This confirmed that the principle of the development is acceptable.
- 3.6 The key points from the pre-application response are summarised below.
- 3.7 Proposed residential accommodation - the subdivision is acceptable in principle. All units comply with London Plan Space Standards. All units would be dual aspect and are considered to received generally good levels of outlook, daylight and ventilation. The dwelling mix would be supported as the proposed units are a high priority.
- 3.8 Rear lightwell - Given the limited prominence the detailed design proposed for the lightwell would be considered acceptable. It would allow an acceptable amount of rear garden area to remain.



- 3.9 Demolition of existing side extension and reconstruction of ground floor level - The footprint of the building would not increase. The timber framed French doors at ground floor level should be retained. The loss of this common feature across the building group is a concern and should be revised. The principle of replacing the side extension and full height glazing would be acceptable.
- 3.10 Enlargement of the front lightwell - The alterations proposed to the front lightwell are considered acceptable.
- 3.11 Installation of conservation rooflight - This is considered acceptable.
- 3.12 Basement excavation - The principle of a basement excavation in this location is considered acceptable. The proposed basement is compliant with policy A5. A Basement Impact Assessment should be submitted with the application.
- 3.13 Amenity - The proposed works would not increase the envelope of the building and therefore there are no implications for loss of daylight/sublight or outlook.
- 3.14 Car parking - Policy T2 requires all new developments in the borough to be car-free.
- 3.15 Cycle parking - Six spaces should be included as part of the development.
- 3.16 Highway network - A CMP will be required and should be submitted in draft at application stage.
- 3.17 Local consultation - You are encouraged to engage with neighbouring occupiers at an early stage in the process.
- 3.18 Sustainability - Developments should be water efficient and details of urban drainage systems, green roofs and walls and landscaping should be submitted.
- 3.19 Refuse and recycling - Adequate facilities should be provided for recycling and storage and disposal of waste.

#### **Other relevant decisions**

- 3.20 **15 Glenmore Road** - (ref: 2017/2153/P) "Conversion of single dwelling house into 4 x 2 bed flats; enlargement of existing basement level; creation of rear lightwell and enlargement of existing front lightwell". This is a current application pending consideration by the Council.
- 3.21 **23 Glenloch Road** - (ref: 2014/1828/P) "Enlargement of existing basement and front lightwell creation of rear lightwell and rear external steps with glass balustrade, replacement of windows throughout and new rooflight to existing infill extension". This was granted subject to a Section 106 Agreement.
- 3.22 **17 Glenloch Road** - (ref: 2012/2958/P) "Excavation to create enlarged basement, rebuilding of rear ground floor level side infill extension, reinstatement of rear boundary walls (following removal of existing single-storey rear ground floor extension) and works to front boundary and alterations to fenestrations all in connection with existing dwelling house (Class C3)". Granted with conditions.
- 3.23 **20 Glenmore Road** - (ref: 2012/2712/P) "Excavation to create enlarged basement with alterations to front lightwell, erection of single-storey infill extension at rear ground floor level (adjacent to closet wing) and single-storey conservatory all in connection with existing dwelling house (Class C3)". Granted with conditions.
- 3.24 **51 Glenmore Road** - (ref: 2012/0964/P) "Excavation of enlarged basement including enlargement of front basement lightwell and installation of staircase from lightwell to ground floor level all in connection with existing dwelling house (Class C3)". Granted.
- 3.25 **49 Glenmore Road** - (ref: 2006/3675/P) "Excavation to create enlarged basement with window at front basement level, plus an enlarged front basement lightwell with staircase, to provide additional residential floorspace to existing dwelling house". Granted.
- 3.26 It is evident from these applications that the Council have accepted a number of other applications for basement extensions and similar alterations in the surrounding area.

## 4 Proposed Development

4.1 The proposed works include the following:

- lowering of the front lightwell and existing lower ground floor level
- extended lower ground floor, beneath the existing footprint of the property
- new lightwell within rear garden
- demolition and reconstruction of the rear ground floor side infill extension
- retention of existing ground floor rear fenestration
- installation of a conservation rooflight to the hip of the principal roof of the building

4.2 Planning permission is sought from Camden Council in respect of the following proposal:

-

***“Conversion of single dwelling house into 3 residential units with enlargement of existing basement and creation of a rear lightwell. Deepening of front lightwell, fenestration alterations, rebuilding of ground floor extension and associated landscape works.”***

4.3 The use of the property is residential C3, which will continue. The proposal seeks to convert the house into three separate residential units; a three-bedroom duplex flat at lower ground and ground floor, a two bedroom flat at first floor, and a two-bedroom duplex flat at second and third floor. All of these proposed flats comply with the London Plan 2016 ‘minimum space standards for new dwellings’, and will increase the housing stock within the borough.

4.4 The proposal aims to extend the existing terraced house by 50m<sup>2</sup> (GIA) by extending the existing lower ground floor level under the footprint of the building.

4.5 The existing footprint of the property will remain principally unchanged but a replacement side infill extension will be installed which will give a cohesive appearance to the rear elevation.

*Lower ground and ground floor duplex flat*

- 4.6 The extended lower ground floor will accommodate a new internal staircase, utility room, two bathrooms, and two bedrooms with access to the rear garden via an external staircase
- 4.7 Formal living area at ground floor level to the front of the property will be retained, with a generous open plan family living area to the rear with access to the garden maintained via a glazed walkway.

*First floor flat*

- 4.8 General internal alterations at first floor level to accommodate kitchen and living areas to the front of the property, with bedrooms and bathrooms to the rear.

*Second and third floor duplex flat*

- 4.9 The top flat requires minor internal alterations and general refurbishment to accommodate kitchen and living area to the front of the property at second floor level. The third floor will maintain the use of the existing roof terrace as the amenity area for the flat with a new conservation rooflight to the roof to increase light levels within the existing study.

## **5 Planning Policy Framework**

- 5.1 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework, adopted in July 2018. This is a material consideration when determining planning applications.
- 5.2 The Statutory Development Plan comprises of regional policies with the Mayor's London Plan (Consolidated with Alterations since 2011) (herein referred to as "LP"), adopted in March 2016 and at a local level the London Borough of Camden Local Plan adopted in 2017.
- 5.3 Supplementary Planning Guidance known as Camden Planning Guidance is also a material consideration along with the Belsize Conservation Area Statement.
- 5.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

### **National Planning Policy Guidance**

#### **The National Planning Policy Framework (July 2018)**

- 5.5 The NPPF document sets out the Government's planning policies for England and how these are expected to be applied. It summarises in a single document, previous national planning policy statements. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 5.6 The NPPF introduces the presumption in favour of sustainable development although it makes plain that the development plan is still the starting point for decision making.

### **Regional Planning Policy - The London Plan**

#### **March 2016 (Consolidated with Alterations since 2011)**

- 5.7 The LP sets out the relevant London-wide planning policy guidance, the relevant regional planning policy guidance for the Borough and forms a component part of the statutory development plan.

- 5.8 It aims to set out a framework to co-ordinate and integrate economic, environmental, transport and social considerations over the next 20-25 years. The LP is the London-wide policy context within which the boroughs set their local planning agendas.
- 5.9 The proposal has taken into account the most relevant LP policies and guidance affecting the proposals for the building. LP policies are referred to, where relevant, in Section 6 (Planning Considerations) of this Statement.
- 5.10 In addition to the LP, the Mayor has produced more detailed strategic guidance of issues, which cannot be addressed in sufficient detail in the Plan, through SPG documents. This does not set out any new policies but provides guidance of policies established by the LP.
- 5.11 The following policies from the LP are considered relevant to the proposals: -
- Policy 3.14 - existing housing
  - Policy 7.4 - Local character
  - Policy 7.6 - Architecture
  - Policy 7.8 - Heritage Assets and Archaeology

### **Camden Local Plan (2017)**

- 5.12 The Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.
- 5.13 The following Local Plan Policies are considered relevant to the determination of these proposals: -
- H1 - Maximising Housing Supply
  - H3 - Protecting Existing Homes
  - H6 - Housing Choice and mix
  - H7 - Large and Small Homes
  - D1 - Design
  - D2 - Heritage
  - A1 - Managing the Impact of Development
  - A3 - Biodiversity

A4 - Noise and Vibration

A5 - Basements

T1 - Prioritising walking, cycling and public transport 

T2 - Parking and car-free development

### **Supplementary Planning Guidance**

5.14 The relevant LBC Supplementary Planning Guidance includes: -

The Belsize Conservation Area Statement (April 2003)

Camden Planning Guidance 1 (CPG1) - Design (March 2018)

Camden Planning Guidance 2 (CPG2) - Housing (March 2018)

Camden Planning Guidance - Housing (interim)

Camden Planning Guidance - Basements and lightwells (March 2018)

Camden Planning Guidance - Amenity (March 2018)



## 6 Considerations of the proposal

- 6.1 This sections assesses the key planning considerations associated with the proposals.
- 6.2 These are: -
- a) Creation of three residential units
  - b) Design
  - c) Impact of the proposed extensions and alterations upon the character and appearance of the Conservation Area
  - d) Residential Amenity
  - e) Basements and lightwells
  - f) Trees/ Landscaping
  - g) Parking/ Highway considerations

### **Creation of three residential units**

- 6.3 Local Plan Policy H1, Maximising housing supply, states that the Council will aim to “secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes”
- 6.4 Policy H3, protecting existing homes, advises that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve a net loss of residential floorspace, including any residential floorspace provided.
- 6.5 Policy H6 relates to housing choice and mix, and states that the Council will aim to minimise social polarisation and create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden’s existing and future households, having regard to household type, size, income and any particular housing needs.

- 6.6 Policy H7 (Large and small homes) advises that the Council will aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
- 6.7 The Camden SHMA indicates that the greatest requirement in the market sector is likely to be for two- and three-bedroom homes, followed by one-bedroom homes/studios (paragraph 3.188 of the Local Plan).
- 6.8 Paragraph 3.196 of the Local Plan states that “**where a development is for the conversion of existing homes the council will seek to minimise the loss of market homes with 3 bedrooms, particularly where the 3 bedroom homes have access to outside space**”.

#### Assessment

- 6.9 It is proposed to convert the existing four bedroom residential dwelling house to three residential flats comprising: - a three-bedroom duplex flat at lower ground and ground floor, a two-bedroom flat at first floor, and a two-bedroom duplex flat at second and third floor.
- 6.10 The table below sets out the areas of each of the flats.

Address:	FLAT No.	Proposed GIA (m <sup>2</sup> )	Proposed GIA (sqft)	Proposed Bed No.	Persons	Outdoor Amenity
No. 38	FLAT 1	166.16	1788.53	3 bed	6	Garden
Glenloch	FLAT 2	69.77	751	2 bed	3	None
Road	FLAT 3	95.39	1026.77	2 bed	4	Terrace
Total		331.32	3566.3			

- 6.11 All of the proposed flats comply with the London Plan 2016 ‘minimum space standards for new dwellings’.

- 6.12 The proposed works will extend the existing terraced house by 50m<sup>2</sup> (GIA) and therefore in accordance with Local Plan Policy H3 there will be no loss of residential floorspace. Instead there will be an increase in floorspace and an increase in the housing stock within the borough.
- 6.13 Two two-bedroom flats and one three-bedroom flat is proposed which are identified in the Local Plan as being of very high priority.
- 6.14 The three bedroom flat will have access to the existing garden, thereby ensuring that there will be no loss of market homes with three bedrooms which has access to outside space.
- 6.15 The new flats will meet the minimum size standards, have acceptable outlook, daylight and ventilation and therefore the creation of three flats, increasing the boroughs housing stock, is considered to comply with planning policy at all levels.

### **Design**

- 6.16 The Government attaches great importance to the design of the built environment in the NPPF. Paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..
- 6.17 At paragraph 127 the NPPF stipulates that planning policies and decisions should ensure that developments are (inter alia) visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 6.18 LP policies 7.4, 7.5 and 7.6 relate to ensuring that development respects the local character of the area, promotes high quality public realm, and ensures that the architecture makes a positive contribution to a coherent public realm, streetscape and wider cityscape.
- 6.19 At a local level Policy D1 Design, states that the Council will seek to secure high quality design in development.

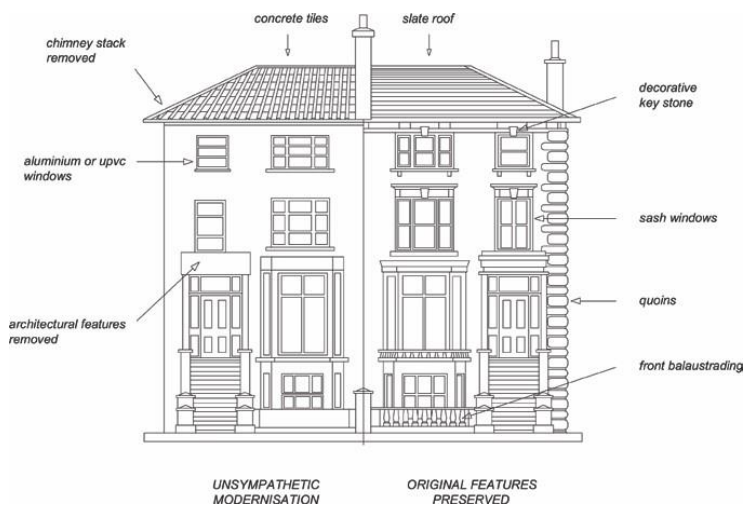
**“The Council will require that development:**

- respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;
- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction and adaptable to different activities and land uses;
- comprises details and materials that are of high quality and complement the local character;
- integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- is inclusive and accessible for all;
- promotes health;
- is secure and designed to minimise crime and antisocial behaviour;
- responds to natural features and preserves gardens and other open space;
- incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- incorporates outdoor amenity space;
- preserves strategic and local views;
- for housing, provides a high standard of accommodation; and
- carefully integrates building services equipment”.

6.20 The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

6.21 In relation to alterations, the CPG states that (in summary), timber is the traditional window material and new windows should match the originals as closely as possible, characteristic doorway features such as porches should be retained where they make a positive contribution to the character of groups of buildings. Materials should complement the colour and texture of materials in the existing building.

6.22 The CPG includes a diagram demonstrating appropriate and inappropriate alterations to residential facades. This is attached below.



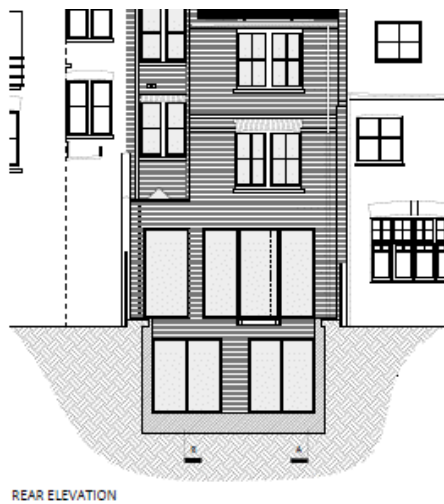
## Assessment

6.23 This development will result in no perceivable change to the external appearance of the property.

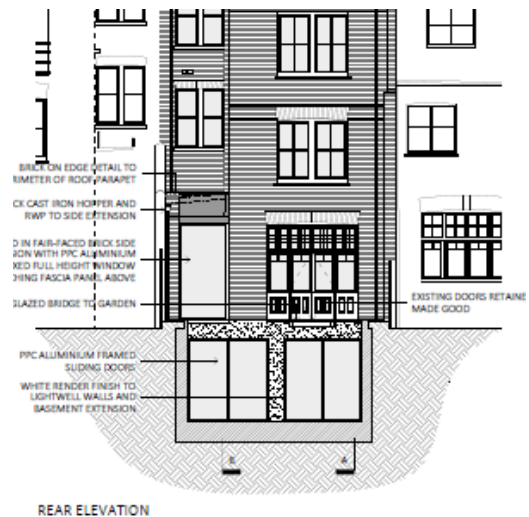
### Lower ground floor extension and replacement infill extension

6.24 The lower ground floor extension will extend no further than the existing footprint of the ground floor. The replacement infill side extension will be no higher than the existing lean-to roof. The existing high boundary walls, fences and screening by trees at the rear will result in the proposal having minimal impact upon the neighbouring properties.

- 6.25 The design of the rear elevation at lower ground adopts a modern architectural approach but this will only be seen from limited private views and is not considered inappropriate for the dwelling, particularly at lower levels. The Council's pre-application response indicates that this is acceptable.
- 6.26 The lower ground floor extension will be finished in white render to lightwell, and fitted with powder coated aluminium glazed sliding doors facing the garden. The new rear wall to the side infill extension will be rebuilt in matching London stock bricks.
- 6.27 The ground floor rear elevation will remain as existing as requested at pre-application stage. See images below



**Pre-application Proposals**



**Application Proposals**

Front Lightwell

- 6.28 The lowering of the lower ground floor window sills and front lightwell floor level will have minimal impact upon the visual scale of the property, and will not affect the street scene. The alterations will be discreet and will not harm the architectural character of the property.
- 6.29 The front of the dwelling will predominantly remain as existing, and there will be little perceptible alteration to the Glenloch Road street façade.

- 6.30 The lowered walls of the bay within the front lightwell will be rendered white to match the existing lightwell and other lightwell precedents on the street. The enlarged windows within the front lightwell will be fitted with traditional painted timber sash windows, to be in keeping with the conservation area and match the style of those found on the upper floors.
- 6.31 This accords with the provisions of the CPG relating to Basements and Lightwells and Policy A5.

#### Rear Lightwell

- 6.32 A rear lightwell is included as part of the proposals. This will enable the extended lower ground floor to be lit from above whilst retaining level access from the ground floor to the rear garden.
- 6.33 The rear lightwell will incorporate a glazed walkway and balustrades with stone clad steps.
- 6.34 The rear lightwell is set in by 500mm from either side of the property to leave an appropriate margin between the subject property and the boundaries with the neighbours.
- 6.35 Paragraph 2.23 of the Basements CPG states that **“a lightwell to the side or rear of a property is often the most appropriate way to provide a means of providing light to a new or extended basement development and can often provide a link to the rear garden”**.
- 6.36 The lowering of the natural ground level to the rear of the property has been minimised as far as possible.
- 6.37 A glazed balustrade is provided in the rear garden.
- 6.38 These elements of the proposal were all considered acceptable at pre-application stage.

#### Amenity Space



- 6.39 The provision of amenity space has been carefully considered as part of the emerging design for the scheme.
- 6.40 The lower ground and ground floor duplex flat will benefit from the external amenity space to the rear. The top floor flat will have use of the existing roof terrace as an amenity area. An external bin store within the front lightwell will serve all the flats.
- 6.41 Overall, the proposed extensions and alterations are considered to be of a high standard of design and will comply with local design policies and guidance contained within CPG1 – Design and Policy D1 of the Local Plan.
- 6.42 The provision of amenity space has been confirmed as being acceptable by officers at pre-application stage.

#### **Impact upon the character and appearance of the Conservation Area**

- 6.43 Under paragraph 189 of the NPPF, 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.
- 6.44 Paragraph 192 states that 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
  - The desirability of new development making a positive contribution to local character and distinctiveness.
- 6.45 A proposal should not lead to substantial harm to or total loss of significance of a designated heritage asset unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits (paragraph 195).

- 6.46 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 (paragraph 196).
- 6.47 The effect of an application on the significance of non-designated heritage assets should be taken into account in determining the application (paragraph 197).
- 6.48 Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 6.49 In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

**"The Council will:**

- **require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;**
- **resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;**
- **resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and**
- **preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage".**

**Assessment**

- 6.50 The Belsize Conservation Area Statement describes Glenloch Road as falling within Sub Area Four: Glenloch Area. The houses along Glenloch Road are described as:

**"two storey red brick terraces with a basement and an attic storey within a slate-faced mansard. At roof level the party walls are expressed as upstands with shared**

chimneys located at the ridge that step up the street. The terraces are of similar design but show variations. All have three light, two storey bays and dormers and utilise render and white painted timber frames to provide contrast. The upper portions of windows are sub-divided by glazing bars, some with a decorative sunrise motif. The elevations give strong rhythm and consistency to the terrace except where this is interrupted by inappropriate alteration. Many front doors still have stained glass of Art Nouveau design. The plots are small with tiny rear gardens and narrow frontages. The consistent use of 'lava' bricks to form the frontage boundaries is characteristic of these streets and forms a distinctive edge. This is lost where frontage walls have been removed. The urban form is offset by small street trees and planting within the front gardens. Most properties retain laurel hedgerows above the boundary walls".

- 6.51 No.38 Glenloch Road is described as making a positive contribution to the conservation area.
- 6.52 The proposed alterations and extensions to the building will undoubtedly enhance the contribution that the building makes to the Conservation Area.
- 6.53 The new rear ground floor side infill extension is considered to be a high quality replacement of what currently exists in this location and will have a limited impact upon the character and appearance of the Conservation Area. It will not be visible from the street and will remain subordinate to the host building.
- 6.54 The installation of a conservation rooflight to the hip of the principal roof of the building will have a limited visual impact and will not have a noticeable impact upon the overall character and appearance of the conservation area.
- 6.55 In conclusion, the use of materials and design of the lightwells, extension and conservation rooflight will preserve and enhance the character and appearance of the Conservation Area in accordance with the provisions of the NPPF, the London Plan, Policy D2 of the Local Plan and the Conservation Area Appraisal.

### **Residential Amenity**

- 6.56 Local Plan Policy A1, Managing the impact of development, states that the Council will: -

**“seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will:**

- **seek to ensure that the amenity of communities, occupiers and neighbours is protected;**
- **seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;**
- **resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and**
- **require mitigation measures where necessary”.**

6.57 The factors the Council will consider include:

- visual privacy, outlook;
- sunlight, daylight and overshadowing;
- artificial lighting levels;
- transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- impacts of the construction phase, including the use of Construction Management Plans;
- noise and vibration levels;
- odour, fumes and dust;
- microclimate;
- contaminated land; and

- impact upon water and wastewater infrastructure.
- 6.58 Camden's Planning Guidance relating to amenity provides detailed information relating to overlooking, privacy and outlook.
- 6.59 This states that development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. It states that design measures to reduce overlooking and loss of privacy include obscured glazing, screening.

### **Assessment**

- 6.60 Issues surrounding amenity have been carefully considered as part of the design development stage and it is considered that the proposals will not result in any adverse amenity impacts.
- 6.61 The proposed scheme has been designed to limit the impact on the neighbouring properties and it is not considered that the works would cause any undue loss of light or outlook or appear overbearing when viewed from the neighbouring properties. The fenestration has also been designed to prevent undue overlooking into neighbouring gardens. Any views into neighbouring gardens would be at an oblique angle rather than direct, which is considered to be acceptable.
- 6.62 The overall mass and bulk of the building will remain largely as existing other than at lower ground floor level which will have no impact upon the amenity enjoyed by surrounding properties.
- 6.63 A lighting study has been undertaken by Nash Baker Architects and is enclosed with the application documentation. This demonstrates that the proposal complies with the 30 degree test as referred to in CPG2 Housing and there is a large amount of glazing to the bedrooms. As a result it was confirmed at pre-application stage that further testing was not required.
- 6.64 The proposals will therefore have no impact in terms of privacy, sense of enclosure, sunlight and daylight of adjoining residential properties, or of the amenity space of the property itself. It is therefore considered that the scheme complies with Local Plan Policy A1.

## **Basement**

6.65 Local Plan Policy A5, Basements, states that the Council will: -

**“Only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:**

- a) neighbouring properties;**
- b) the structural, ground, or water conditions of the area;**
- c) the character and amenity of the area;**
- d) the architectural character of the building; and**
- e) the significance of heritage assets.**

**In determining proposals for basements and other underground development, the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.**

**The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:**

- f) not comprise of more than one storey;**
- g) not be built under an existing basement;**
- h) not exceed 50% of each garden within the property;**
- i) be less than 1.5 times the footprint of the host building in area;**
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;**
- k) not extend into or underneath the garden further than 50% of the depth of the garden;**
- l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and**
- m) avoid the loss of garden space or trees of townscape or amenity value.**

**Exceptions to f. to k. above may be made on large comprehensively planned sites.**

**The Council will require applicants to demonstrate that proposals for basements:**

- n) do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 ‘very slight’;**
- o) avoid adversely affecting drainage and run-off or causing other damage to the water environment;**
- p) avoid cumulative impacts;**
- q) do not harm the amenity of neighbours;**
- r) provide satisfactory landscaping, including adequate soil depth;**
- s) do not harm the appearance or setting of the property or the established**
- t) character of the surrounding area;**
- u) protect important archaeological remains; and**

- v) do not prejudice the ability of the garden to support trees where they are
- w) part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

We will generally require a Construction Management Plan for basement developments.

Given the complex nature of basement development, the Council encourages developers to offer security for expenses for basement development to adjoining neighbours”.

- 6.66 In accordance with Local Plan Policy CC3, Water and flooding, the Council will seek to ensure that the development does not increase flood risk and reduces the risk of flooding were possible.
- 6.67 The Basements CPG advises that the Council will only permit basement and underground development that does not cause harm to the built and natural environment and local amenity; result in flooding or lead to ground instability.
- 6.68 The Council will require applicants to demonstrate by methodologies appropriate to the site that schemes:
  - o maintain the structural stability of the building and neighbouring properties;
  - o avoid adversely affecting drainage and run-off or causing other damage to the water environment; and
  - o avoid cumulative impacts upon structural stability or the water environment in the local area.
- 6.69 A schedule of Policy A5 and responses is included at Appendix 1.

### **Assessment**

- 6.70 By extending the existing lower ground floor, the architect has been able to maximise the potential of the site allowing the house to be subdivided into three units and increase housing stock.



- 6.71 The lower ground floor extension will extend no further than the existing footprint of the ground floor and therefore the enlargement of the existing basement has been designed in accordance with Policy A5.
- 6.72 The site is not in an area prone to flooding so the inclusion of habitable rooms at lower ground floor level should be acceptable to the Council.
- 6.73 In accordance with CPG the enlarged lower ground floor will not cause harm to the built and natural environment or local amenity. It will also not result in flooding or lead to ground instability. A Basement Impact Assessment and Construction Management Plan are submitted with the planning application documents to demonstrate this.
- 6.74 It is noted that several other similar basement extensions to properties have been approved by the Council in the surrounding area, for example at 17 Glenloch Road (ref.2012/2958/P); 20 Glenmore Road (ref.2012/2712/P) and 23 Glenloch Road (ref.2014/1828/P).
- 6.75 As set out above, Appendix 1 to this statement includes a detailed assessment against the Council's basement policy (Policy A5).
- 6.76 Overall, the proposed lower ground floor extension complies with Policy A5 and CPG Basements and should be acceptable to the Council.

### **Trees/ Landscaping**

- 6.77 Local Plan Policy A3 advises that the Council will protect and enhance sites of nature conservation and biodiversity. This will include the protection of gardens and resistance to the loss of trees and vegetation.

### **Assessment**

- 6.78 It is not proposed to remove any trees as a result of the proposal. The same amount of open garden space will be retained as part of the proposal.

### **Parking/ Highway considerations**

- 6.79 Local Plan Policy T1 states that the Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.
- 6.80 Local Plan Policy T2 states that the Council will limit the availability of parking and require all new developments in the borough to be car-free.

### **Assessment**

- 6.81 The site has a PTAL of 3, which means it is reasonably accessible to public transport. In accordance with Local Plan Policies T1 and T2, no parking will be provided for two of the flats. The existing parking permit associated with the house will be provided for one of the flats (ground floor flat) and therefore there will be no additional parking strain or traffic associated within the proposals.
- 6.82 We are aware that Camden's policy is for all new development to be car free but on the basis that an existing permit exists for the family unit and we are proposing a family unit at lower ground and ground floor level, it is considered appropriate for this building to retain a single parking permit.
- 6.83 Flat 1 (lower ground and ground floor) will have cycle storage for two bicycles at lower ground floor level. For Flat 3, at third floor level there is external storage for two bikes on the rear terrace. There is storage for a single bike in the front lightwell for Flat 2. This equates to 5 bike spaces in total.
- 6.84 In relation to construction, a detailed draft CMP has been prepared using Camden's proforma and in addition a Construction Methodology Statement and Basement Impact Assessment has been prepared by Form Structural Design. These documents are enclosed with the application submission. This will ensure that the development will not cause any harm to amenity or to the surrounding highway network during construction.

### **Consultation**

- 6.85 All immediate neighbours have been consulted about the proposal in the form of a letter setting out the details of the proposals and anticipated timing to submission.

## 7 Summary and Conclusions

- 7.1 The proposed conversion; alterations and extensions to this building will provide improved residential floorspace and a high-quality environment for the residents. The scheme is an excellent design conceived by Nash Baker Architects.
- 7.2 The proposal will result in the net increase of residential floorspace and also an increase in the housing stock within the borough, whilst retaining a three bedroom market property with access to a garden. The proposal therefore complies with local policies relating to the provision of high quality residential accommodation.
- 7.3 The proposed alterations are minor and will not materially alter the external appearance of the building and will therefore preserve the character and appearance of the Conservation Area.
- 7.4 Careful consideration has been given to the relevant policies and in particular the Camden Planning Guidance relating to design, throughout the design development process.
- 7.5 The proposed rear ground floor side infill extension is subordinate to the existing building and not noticeable from the street. It maintains the same footprint as the existing infill extension.
- 7.6 The lower ground floor extension will be only visible in very limited private views and does not extend beyond the existing rear building line. This will ensure it remains subordinate to the host property and preserves the character and appearance of the Conservation Area.
- 7.7 The existing external amenity space to the rear will be maintained as will the terrace at third floor level, thereby ensuring that two of the proposed units will have access to external, private amenity space.
- 7.8 The use of materials and design of alterations and extensions will preserve and enhance the character and appearance of the Conservation Area.

- 7.9 A pre-application submission was made to the Council who confirmed that the scheme was acceptable in principle.
- 7.10 Overall, the proposal complies with the relevant policies at national, regional and local level and it is therefore considered that the proposal is acceptable in planning terms.