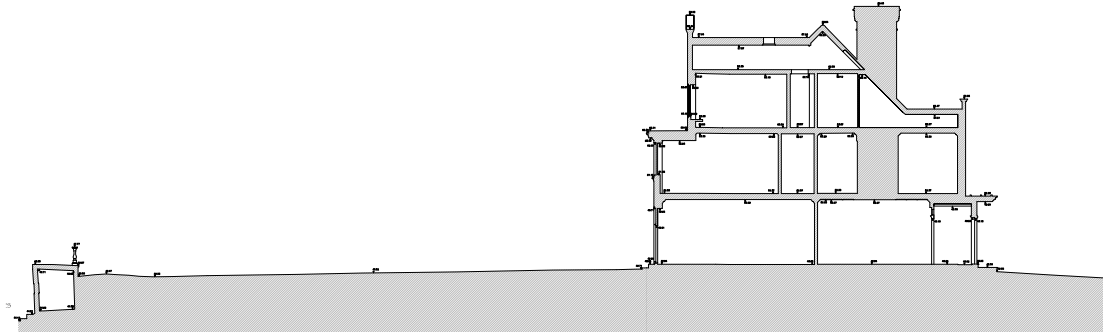
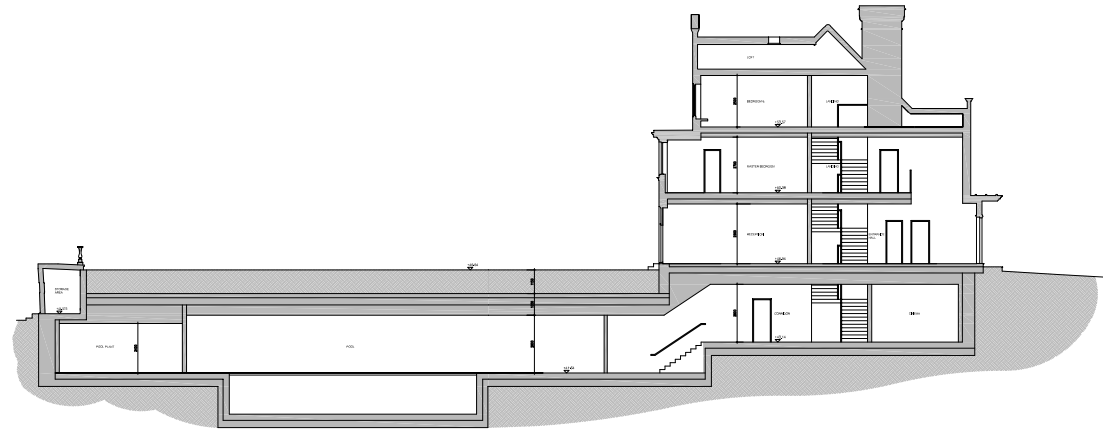




53 Elsworthy Road (2016/2251/P)
Existing and Proposed Section



35 Elsworthy Road (2014/5463/P)
Existing and Proposed Section



2.2 NEIGHBOURING PLANNING HISTORY

i. A number of recent applications close to the site have been granted consents in recent years, including:

53 Elsworthy Road (2016/2251/P):
Granted on 13-01-2017 for 'Excavation of single storey basement; erection of rear infill extension at upper ground floor level; infill of recessed porch to side elevation; replacement of rear window with doors.'

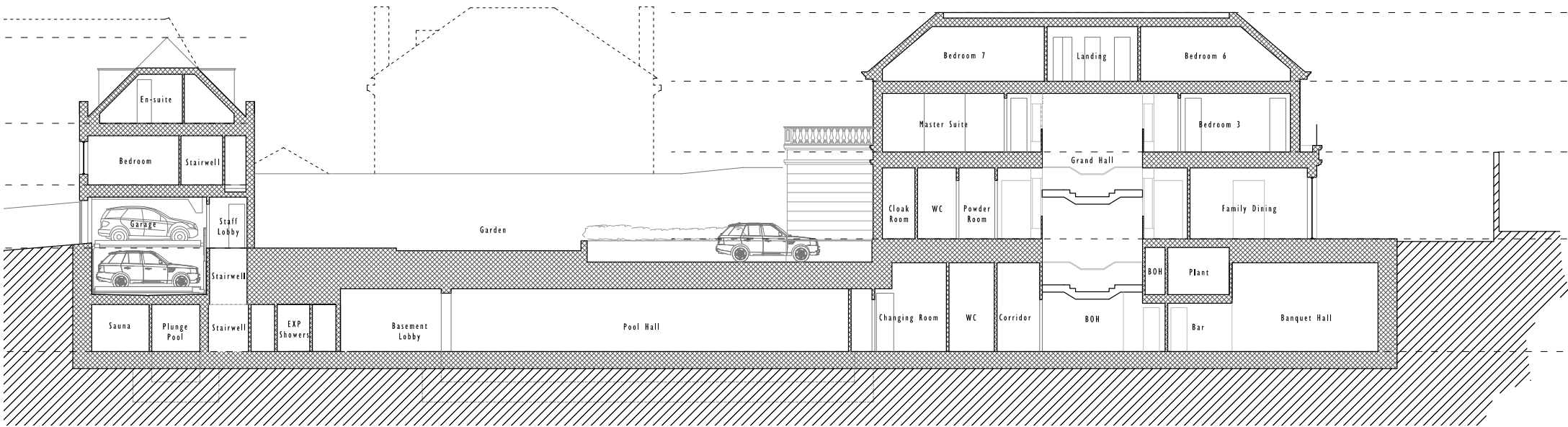
70 Elsworthy Road (2015/4684/P):
Granted on 23-08-2016 for 'Erection of a 2 storey, 7 bed dwellinghouse with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse; extension of new basement under existing mews dwelling; alterations to fenestration and rear elevation of mews dwelling; associated landscaping works.'

18 - 20 Elsworthy Road & 15 Elsworthy Rise (2014/5413/P):
Granted on 30-03-2015 for 'Demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping.'

35 Elsworthy Road (2014/5463/P):
Granted on 14-01-2015 for 'Conversion from 2 flats into single family dwelling house including excavation of basement under footprint of house and rear garden with side and rear lightwells, erection of a 2-storey curved bay to rear to replace existing 1-storey angled bay and demolition of side addition.'

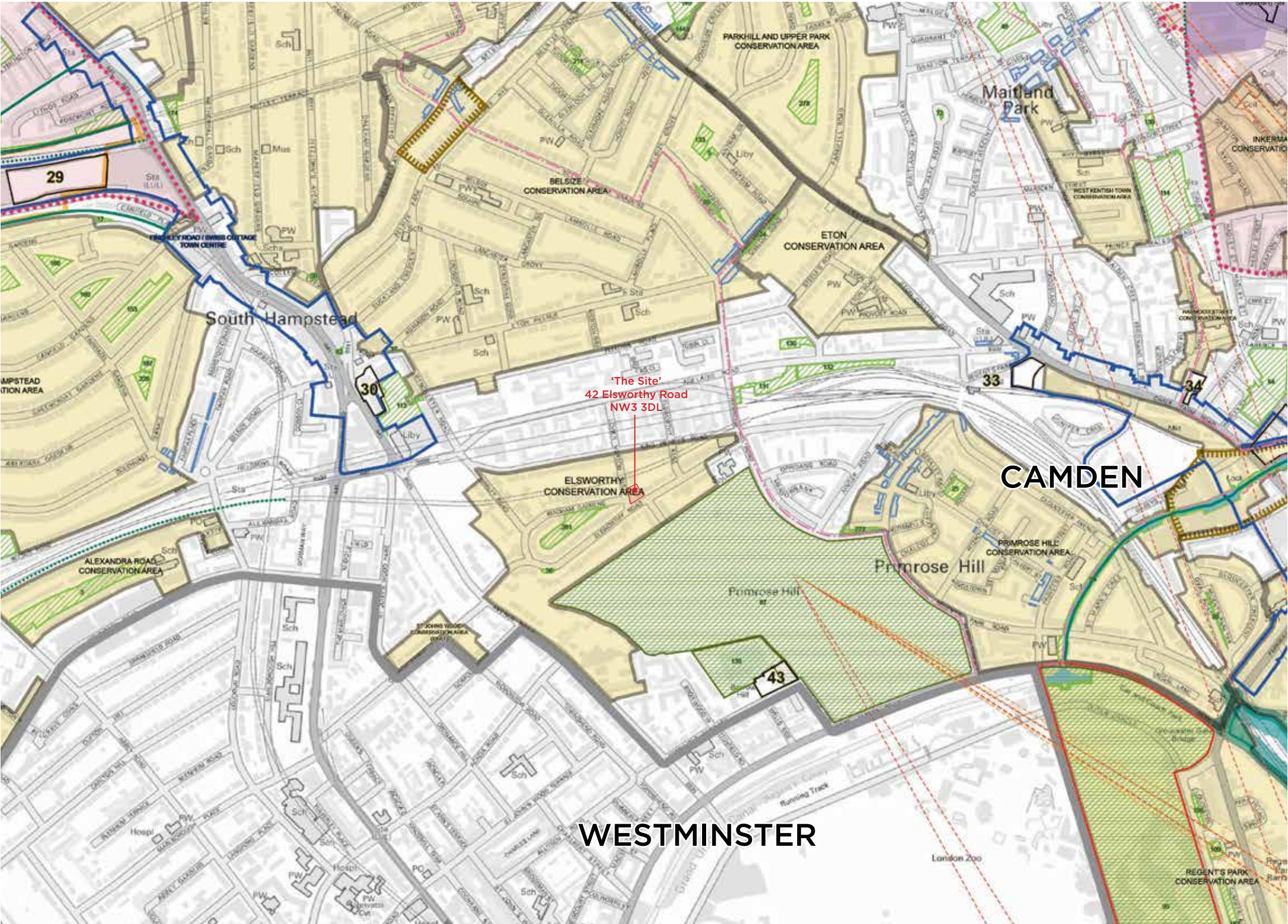
15 Elsworthy Road (2011/1828/P):
Granted on 17-01-2012 for 'Erection of single-storey building with two basement levels and front lightwells for use as a single-family dwellinghouse (Class C3) and alterations to boundary raising the brickwork and installing sliding timber gates (following the demolition of existing garages).'

ii. The similarity of the applications listed above suggest the proposals outlined in this document would be deemed acceptable (in principle) in planning terms. The policy implications of these proposed changes are considered on the next page.



70 Elsworthy Road (2015/4684/P)
Proposed Section





Camden Policies Map
Local Development Framework (2016)

2.3 Camden Policies Map

Key

General	
	Growth Area
	Central London Area
	Proposal site
	Fitzrovia Area Action Plan
	Euston Area Plan
	Euston station and tracks special policy area
	Regent's Park Estate housing renewal and infill
	Neighbourhood Plan Area (adopted plan)*
*The Kentish Town Neighbourhood Plan is due to be adopted by Full Council on 29 September 2016	
Built Environment	
	Conservation Area
	Ancient Monument
	Archaeological Priority Area
Designated Views	
	Viewing Corridor
	Lateral Assessment Area
	Background Assessment Area
Natural Environment	
	Open Space
	Metropolitan Open Land
	Site of Special Scientific Interest
	Ancient Woodland
	Metropolitan Walk
	Habitat Corridor, missing link
Town Centres and Employment	
	Central London Frontage
	Town Centre
	Neighbourhood Centre
	Industry Area
	Hatton Garden Area
Transport	
	Safeguarding Area
Waste and Minerals	
	Waste Safeguarding Site
	Aggregate Safeguarding Site



2.4 Planning Policy

1.1 This section gives a brief overview of the relevant National, Regional and Local Planning Policies against which this planning application should be assessed.

Revised National Planning Policy Framework (2018)

1.2 The NPPF was recently published and sets out the overarching national planning framework under which local and regional plans should sit. The policies provided are generally more on a strategic level and do not specifically deal with householder extensions and conversions. However guidance is given to ensure good design is achieved alongside social, environmental and economic improvements to be captured through the planning system.

London Plan

1.3 Policy 7.4 requires development to have regard to the form, function and structure of an area and that it should improve an areas visual or physical connection with natural features. Regard should be had to scale, proportion and mass of existing spaces and is informed by the surrounding economic environment.

1.4 Policy 7.6 requires buildings to be of the highest architectural quality, with details and materials that complement but not necessarily replicate the local architectural character and that do not cause any harm to the amenity of surrounding land and buildings.

Camden Local Plan 2017

1.5 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010).

1.6 *Policy G1 Delivery and location of growth* The council will seek to deliver growth by securing high quality development and supporting proposals that makes the best use of the site in terms of design, sustainability, amenity and heritage.

1.7 *Policy H1 Maximising housing supply* Housing is the priority land use within the borough.

1.8 *Policy H3 Protecting Existing Homes* The council will resist development that would involve the net loss of two or more homes.

1.9 *Policy D1 Design High quality design will be sought that respects the local context and character and preserves or enhances the historic environment and heritage assets. Details and materials are to be of high quality and complement the local character as well high quality landscape design and outdoor amenity space.*

1.10 *Policy D2 Heritage* Loss of or substantial harm to a designated heritage asset will not be permitted. Development is required to preserve or where possible, enhance the character or appearance of the area and to preserve trees and garden spaces which contribute to the character and appearance of a conservation area.

1.11 *Policy A1 Managing the impact of development* Seeks to protect quality of life of occupiers and neighbours and will ensure that their amenity is protected.

1.12 *A4 Noise and vibration* Planning permission will not be granted for development likely to generate unacceptable noise and vibration impacts

1.13 *Policy A5 Basements* Basement development will only be permitted where the proposal would not cause harm to neighbouring properties; structural/ground/water conditions of the area; character and amenity of the area and the significance of heritage assets. The council requires assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment. The policy sets out more detailed criteria on the criteria for size and siting of basement development.

1.14 *Policy T3 Transport infrastructure* Seeks to obtain improvements in transport infrastructure.

1.15 *Policy CC2 Adapting to climate change* Development is to be resilient to climate change and should adopt appropriate adaption measures such as protecting green spaces, not increasing surface water run off and demonstrating sustainable development principles.

Camden Planning Guidance

1.16 Camden planning guidance provides further more detailed information to support existing policies, those relevant to this scheme are:

CPG 1 – Design 2015 (Updated March 2018)

1.17 The Guidance provides further design policy covering a range of topics including housing and amenity. More detailed guidance is provided in relation to side extensions, in general they should be:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/ spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

1.18 Specifically side extension should be no taller than the porch and set back from the main building.

CPG Basements (March 2018)

1.19 The guidance gives detailed advice on how the planning policies relating to basement development will be applied.

1.20 It is noted within the CPG that basements should not comprise of more than one storey, being between 3-4 metres, however a proportion of the basement will be allowed to be deeper to provide for a swimming pool subject to the usual criteria. The proposed basement development must not exceed 50% of each garden within the property and be less than 1.5 times the footprint of the host property and no more than half the width of the host building footprint into the rear.

1.21 New lightwells shall be discreet and not harm the architectural character of the host building.

CPG 7 – Transport 2011

1.22 This guidance provides information on all types of detailed transport issues.

CPG 8 – Planning Obligations (July 2015 updated March 2018)

1.23 Most of this guidance is related to larger schemes where S106 contributions are required. However, the guidance sets out how the Council will seek to use legal agreements to make development car free or car capped, limiting the number of new residents being able to obtained on-street parking permits.



4	<ul style="list-style-type: none">• Principle of basement development;• Basement and lower ground floor excavation design;• Extensions design;• Impact on trees and vegetation;• Quality of residential accommodation;• Amenity (impact on neighbouring occupiers);• Planning Obligations. <p>Principle of basement development</p> <p>6.2 Policy A5 of the Local Plan states that “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.” Further guidance on the processes and recommendations for Basement Impact Assessments is set out within CPG4 (Basement and Lightwells 2015) and associated Camden geological, hydrogeological and hydrological study 2010 (referred to below as the ‘Arup report’). As the proposal includes excavation works to construct a basement, in a formal planning application you would have to submit a Basement Impact Assessment (BIA), prepared in accordance with the processes and procedures as set out within CPG4 and the Council’s Pro Forma publicly published on the Council’s website.</p> <p>6.3 For completeness please ensure that the report details the author’s own professional qualifications. Please also note that CGP4 requires the following qualifications for the different elements of a BIA study or review:</p> <p>Surface flow and flooding</p> <p>A Hydrologist or a Civil Engineer specialising in flood risk management and surface water drainage, with either:</p> <ul style="list-style-type: none">• The “CEng” (Chartered Engineer) qualification from the Engineering Council; or a Member of the Institution of Civil Engineers (“MICE”); or• The “CWEM” (Chartered Water and Environmental Manager) qualification from the Chartered Institution of Water and Environmental Management. <p>The submitted BIA will be required to be independently assessed by a third party, at the applicant’s expense, to satisfy the Council that the development would not lead to any unacceptable impacts on the groundwater flows, land stability and surface flows of the area should the development be granted.</p> <p>6.4 Please note that the Council’s approved provider for the audit service is Campbell Reith, which charges a fixed fee dependant on the category of basement audit. The Campbell Reith Audit will certify this category once you applied and completed the Pro Forma.</p> <p>Category A - £997.50</p>
---	--

PRE-APPLICATION ADVICE (P.4/15)

- ① Noted; BIA and a Basement Construction Plan submitted as part of this application.

6	<p>runoff and soak away and also reduce the ability of the garden to support trees and other vegetation leading to poor landscaping, loss of amenity and local character. In addition, larger basements would require more extensive excavation resulting in longer construction periods and greater number of vehicle movements to remove the soil, which would have greater impact on the neighbouring properties through noise, disturbance, traffic and parking issues. It is therefore preferred that basement extensions to not extend beyond the footprint of the original dwelling.</p> <p>6.7 Policy A5 stipulates that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to the host building. It also highlights that basement development should not be more than one storey, be less than 1.5 times the footprint of the host building and that they should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation, be set back from neighbouring property boundaries where it extends beyond the footprint of the host building. Importantly, policy A5 also states that the Council would not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.</p> <p>6.8 The plan form and the hierarchy of spaces within the host building starts at the upper level, as the main entrance indicates. Seen from front elevation, the building appears to have a lower ground floor level, which slopes gradually towards the rear to the same level as the garden level, referred to in the documentation provided as ground floor. The basement excavation would result in a basement floor level, lower ground and ground floor level.</p> <p>6.9 The proposed basement excavation would have an area of 277sqm and would extend mainly underneath the host main building including its extensions with an area of 220sqm, which is less than 1.5 times the footprint of the host building. It would include one storey and would not extend into the garden further than 50% of the depth of the host building when measured from the principal rear elevation. It is advised that any lightwells that abuts the boundary with No. 40 Elsworthy Road should be set in form the boundary in line with policy A5. The excavation should avoid loss of garden space or trees of townscape of amenity value.</p> <p>6.10 The basement would accommodate non habitable spaces in relation to Unit 1 and the Unit 3. The basement plan also shows a pool and associated plant room. In the event of a future planning application, the plant room has to be accompanied by a Noise and Vibration Assessment in order to assess its impact in line with policies A1 and A4. Furthermore, as the basement includes habitable rooms for Unit3, in line with policy A5, it would have to be demonstrated to the council’s satisfaction that the proposed unit does not extend in an area prone to flooding.</p> <p>6.11 The external manifestations of the basement are two lightwells to the front elevation, one to the rear and one to the east side of the building part of the infill extension. The proposed main front lightwell would have a depth of 2m and a width of 5m adjacent to the main staircase. The second front lightwell would have depth of 1m and a width of 2.4m, the middle one a depth of 3m and width of 1.4m, and the rear lightwell a depth of 1m and width of 2.63m.</p> <p>6.12 CPG4 highlights that “where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the</p>
---	---

PRE-APPLICATION ADVICE (P.6/15)

- ② Noted; Proposed basement is now set away from boundary wall with No.40. Planning Officer calculates “host building” footprint as 220sqm. Proposed basement footprint to be no larger than 330sqm (3,552sqft). New proposed basement c.281sqm.
- ③ Noted; Lightwell is now set in from boundary with No.40.
- ④ Noted; Noise & Vibration Assessment for Planning Application produced.
- ⑤ Noted; Demonstrated that the site is not in an area prone to flooding. Design & Access statement includes Flood Zone map.

7	<p><i>architectural character of the building, or the character and appearance of the surrounding area, or the relationship between the building and the street</i>. It is noted that along the street there are some buildings that have front lightwells, however it does not appear that this type of feature is part of the prevailing character. As such, it is advised that the size of the main front lightwell being in such a prominent location should be reduced in depth and follow the angles of the bay window, in order to reduce its impact on the front elevation and streetscene. The other lightwells due to their proposed dimensions appear subordinate and would be less visible from the streetscene.</p> <p>6.13 Furthermore, it is unclear from the drawings submitted if the lightwells are enclosed with glazing or open to be enclosed by metal grilles. It is advised that, careful consideration should be given to the lightwells’ design as these can significantly impact the appearance and character of the building. You are advised that railings around lightwells in the front of the property are unlikely to be supported. It is suggested that lightwells that are enclosed with metal grilles would be more appropriate for the main front lightwell, whilst the others can be bordered by landscaping and planting.</p> <p>Two-storey side extension on west side</p> <p>6.14 The Council’s design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 is relevant to the application: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used.</p> <p>6.15 Policy D2 stresses that the Council will seek to manage development in a way that retains the distinctive characters of conservation areas and will therefore only grant planning permission for development that preserves and enhances the special character or appearance of the area. It is added that the character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. It is noted that in this instance the building has been extended previously to the side with a two-storey side extension which has been altered through time.</p> <p>6.16 CPG1 highlights that extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing, respect and preserve the original design and proportions of the building, including its architectural period and style. Specifically to side extensions it states that they should be no taller than the porch and be set back from the main building.</p> <p>6.17 Elsworthy Road CAAMS states in para 12.6 that alterations and extensions to existing buildings should be carefully considered, be subsidiary to the existing building and not detract from its character by becoming over-dominant. It goes on to state in para 12.7 that “where alterations and extensions of a sympathetic scale are appropriate, attention to detail and an imitative, historicist approach are to be encouraged without allowing pastiches of historical features that may reflect current tastes, but are less appropriate to the style and detailing of the original building.”</p> <p>6.18 The design of the side extension has been amended several times to respond to the Officer’s concerns. The current pre-app response would relate mainly to the two latest revisions, referred to as first and second revision.</p>
---	--

PRE-APPLICATION ADVICE (P.7/15)

- ⑥ Noted; This lightwell has been reduced in depth and does not go below lower ground floor level. It follows the profile of the bay on the west side of the lightwell. The eastern side of the lightwell accommodates steps to street level.
- ⑦ Noted; The two lightwells extending to basment level to the east and west of the property will be enclosed with metal grilles. The central, main lightwell that extends to lower ground floor will be open with a dense planted border.

2.5 Pre-application Advice & Response

- i. Pre-planning advice was received from Nora Constantinescu (Planning Officer) of Camden Council (ref: 2017/4340/PRE), submitted on 10.07.2017. The main points of this response have been numbered and highlighted in green with analysis and comment by MW-A below.
- ii. The recommendations contained in the letter, have been considered in MW-A’s development of this proposal and are summarised in this section
- iii. The amendments listed here suggest the proposals outlined in this document would be deemed acceptable (in principle) in planning terms.



	8
	6.19 The Design and Access Statement provided highlights that the host building has been extended shortly after it was built with an extension up to 9m in height, with 10-12m deep and 5.5m wide, with a largely solid base of 3m height, glazed roof of 3.5m rising to 5.4m. Historic maps indicate that after 1970 the original extension has been replaced with 3 separated smaller ones, as existing. The concept design of the first revision is based on the precedent of this original structure, with a heavy brick base and lightweight top through thin still frame fixed permanent louvers, considered by the applicant to be a modern interpretation of the original extension.
	6.20 The extension would have a width of 7m and be set in from the host building's front main elevations by 1.1m, and 1.4m from the rear one. The extension would have a brick base of 4m high on the side elevation and 3.2m to the front, with a lightweight metal top of 3.66m high, with an overall height of 7.2m. The proposed extension would be formed by three symmetrical triangular shapes on the side elevation and two to the front, which together result in a dynamic roof form.
8	6.21 The concept design of this revision proposes an interesting shape and detailing which it is considered to respond in an original way to the host building. The shape and form of the extension appears to respond positively to the existing side elevation, with tall brick base to support three gabled structures over triangular bays which would sit symmetrically in relation to the existing chimneys breasts, making reference to the original extension. However, when seen from the front the symmetry of the two triangular elements combined with a large width (almost the same as the main house) appears out of context with the host front elevation, streetscene and corner plot. Furthermore, due to the proposed extended use of metal, the extension appears rigid, cold and out of character with the host building and wider area. It is therefore suggested that the width of the extension should be reduced, combined with an asymmetrical top projection, which would better articulate the upper level with the main building, to include softer materials such as timber which is acknowledged in the Conservation Area CAAMS as being characteristic for the area.
	6.22 It is noted that the first revision would not include external extensions of the lower ground floor level towards the existing TPO.
9	6.23 The second revision presents a lower extension in height, which follows a similar approach as the first one in terms of having a heavy brick base measuring 7.3m in width, 5m high to front elevation and 6.5m to the side, and the top significantly smaller in height up to 2.4m, set in from the facades of the base. The extension would have a flat roof with an overall height of 6.6m measured from the ground floor at the side and 5.5m measured from the front. As seen from the front, the high brick base with the repetition of three elements appear to be well articulated with the host building, and responds to its front elevation characteristics. However, the proposed width still dominates proportionally the host building and it is suggested that this be revised to be reduced. The repetition of the squared forth elements with flat roof at the upper level does not appear to be well integrated with the building's existing side elevation. As such, it is suggested that the form of the proposed front elevation should be retained and the side elevation should be revised to integrate elements from the first revision, with gables over each of the bays of the flank. It is considered that a combination of the two roof forms of the first and second revisions would result in an interesting collective form.

PRE-APPLICATION ADVICE (P.8/15)

8 Noted; Current pre-app response relates mainly to the two previous revisions, referred within this application as the 'first' and 'second' revisions. The design of the extension has been reviewed further to accommodate these comments.

9 Noted; see item 8 above.

	9
	6.24 The extension appears to sit on a wide hard surface which steps down from the garden, surrounded by planters. Please see assessment below in relation to the impact on trees and vegetation.
	Impact on trees and vegetation
	6.25 Currently the building benefits from hard standing at the front, side and rear which terminates towards the west and rear with trees and vegetation including the Plane Mature tree (T4) that is covered by a TPO. The pre-app submission includes a letter from an arboricultural consultant which states that any excavation beyond the existing footprint of the building would be detrimental to the survival of the protected tree. It also highlights that a floating structure would not cause harm to the root protection area subject to further details.
	6.26 Whilst it is acknowledged that the suggested root protection area of the TPO is based on a well established formula, it is possible that, considering the close proximity of the tree to the boundary wall and street pavement, it is likely that roots would have migrated towards the more hospitable environment such as the garden.
10	6.27 Furthermore, the current revision indicates alterations to the ground levels at the lower ground floor level, to the front, side and rear of the building to provide hard standing, with steps and planters up into the garden. These alterations appear to include digging down from the existing garden level and would encroach on the TPO's root protection area. It is therefore advised that in order to establish an accurate root protection area, in the event of a future planning application, trial pits should be dug prior to the submission of any application and should inform the findings and conclusions of the accompanying Arboricultural report.
11	6.28 You are also encouraged to give more thought to the integration of the hard and soft landscaping surrounding the proposed extension and its successful integration with the existing garden space, as required by policies D1 and D2.
	6.29 The proposal includes a car lift in front of the building which replaces a significant section of grassed area, which appears to extend from the ground floor to the lower ground floor level. It is considered that the level of detail provided in relation to this proposed alteration is limited in order to assess its impact on the host building, streetscene and wider area. It is highlighted however, that the existing greenery in the front garden forms part of the character of building and contributes positively to the streetscene and wider area. You are advised that this element of the scheme would not be supported should an application be submitted which includes the removal of a grassed area and replacement with hardstanding in the front garden.
12	
13	6.30 It is noted that under tree works application 2017/2568/T it has been confirmed that the 2 x False Acacias cause significant harm the structural stability of the host building and adjacent one and their removal was considered acceptable. A condition was attached to the tree application permission for a new tree to be planted within 5m of the removed tree unless otherwise agreed in writing by the local authority. You are encourage to include details for this new tree in the event of a future planning application. .

PRE-APPLICATION ADVICE (P.9/15)

10 Noted; Details of the RPA are contained within the arboricultural tree report submitted with this application.

11 Noted; Please refer to 3.4 'Landscape Strategy'

12 Noted; Car lift now omitted.

13 Noted.

	10
	Infill side extension to north-east
	6.31 The proposed side extension on the north-east side would replace the existing two storey structures which extend at the ground floor and upper floor levels. The extension would be similar in height, bulk and scale to the existing, would retain the two separate structure as existing to include an internal lightwell to serve the rooms at lower ground and basement levels.
14	6.32 The existing side extension is slightly set back from the main front elevation of the building, and the proposal would retain this position. The detailed design and materials of this extension would match the host building, and due to its size, scale and bulk is considered subservient to the main building and would preserve its character and appearance. This element of the scheme is considered acceptable. .
	Quality of residential accommodation
	6.27 Policy 3.5 of the London Plan promotes high quality design of housing development that takes into account its physical context, local character, density, tenure and land use mix and relationship with, and provision for public, communal and open spaces taking into account the needs of children and older people. Under policy H1 the Council aims to secure a sufficient supply of homes to meet the needs of existing and future households.
15	6.28 It is unclear from the documentation provided what the current arrangement of the 3 units within the existing building. In order to determine the acceptability of the proposed reorganisation, a more coherent existing floor plans should be provided in the event of a future planning application. The proposed scheme includes the provision of 2 x 2bedroom self-contained flats and 1 x 5 bedroom unit.
	6.28 CPG2 highlights that new residential units should provide a high standard of living accommodation for the prospective occupiers whilst maintaining the amenities of the neighbouring residential properties. In line with the National Housing Space Standards 1bed 2 person flats should have a minimum GIA (gross internal area) of 50sqm. The proposal includes unit 3 with an area of 61sqm and unit 2 with an area of 50sqm, and therefore both would comply with the national standards.
16	6.33 In principle, the proposal to reconfigure the layout of the existing 3 units is in accordance with policies H1 and H3 of Camden Local Plan 2017. Policy H7 in the Dwelling Size Priority Table indicates that 1-bedroom flats and more than 4-bedroom units are lower market priority. Whilst it is unclear what the current layout of the existing units is within the host building, it is advised that careful consideration should be given to the units organisation as it should respond to community needs and provide 2-bedroom or 3-bedroom flats which have a high market priority, or includes a mix of large and small homes, in line with policy H7. Please note that the Council will generally resist development proposals for self-contained general needs housing that contain only one-bedroom and studio flats.
	<i>Daylight/sunlight</i>

PRE-APPLICATION ADVICE (P.10/15)

14 Noted.

15 Noted; Please refer to the existing plans submitted with this application and section 6.1 of this document.

16 Noted; Only 2no. Units now proposed - 1no. 5-bedroom house and 1no. 2-bedroom flat.

	11
	6.34 The proposed 2 x 1 bedroom units would be located at the basement and lower ground floor levels, within the east side of the main building and infill extension. Both units would be served by two lightwells to the front and rear and another one in the middle, all extending on two levels. It is suggested that the proposed lightwells due to their location, proposed design and dimensions would not provide an adequate level of daylight and sunlight to the habitable rooms proposed at the basement and lower ground floor levels, and it is likely to result in substandard habitable accommodation. You are advised to reconsider the layout prior to the submission of any future planning application. The application should be supported by a Daylight and Sunlight Assessment to demonstrate that the flats receive adequate levels of daylight and sunlight.
17	6.35 The proposed 1 x 5 bedroom unit would be located at lower ground, ground, 1 st , 2 nd and 3 rd floors. Due to the size of the unit, its dual aspect and number of windows that serve each of the habitable rooms it is considered that this flat would receive sufficient levels of daylight and sunlight.
	Outlook
18	6.36 As in relation to daylight/sunlight, significant concerns are raised in relation to the outlook of the proposed 2x 1 bedroom units. From the information provided it appears that these units would have poor outlook which would result in poor quality of residential accommodation. The layout of the flats should be reconsidered prior to the submission of any future planning application, supported by detailed sections to show viewing angles through the windows/lightwells. .
	6.37 Due to its grand and wide expansion, there are no concerns in relation to the quality of accommodation for the proposed 1 x 5 bedroom unit in relation to outlook
19	6.38 It is suggested that a better level of accommodation would be achieved by combining the two flats proposed into one.
	Noise
20	6.39 It is advised that you should consider noise transfer levels between the units as well as noise and vibration from the proposed plant room at the basement level. You might want to engage with noise consultants to ensure the noise and vibration would not affect the quality of accommodation proposed.
	Other alterations
21	6.32 It is noted that the proposal includes alterations to the front boundary wall, to enlarge the front gate by removing a pillar which separates the vehicular access from the pedestrian access. Elsworth Road CAAMS states that "the boundary walls, gate posts and fencing whether in stone, wood or iron along the majority of frontages are an important facet of the character of the area overall and of the different sub-areas specifically. The Council will resist the loss of original boundary treatments and the iron and wooden elements and planted greenery associated with them where this forms part of the area's character." It is unclear at this stage if the pillars which form the vehicular and pedestrian access ways are part of the original boundary treatment. In the event of a

PRE-APPLICATION ADVICE (P.11/15)

17 Noted; Daylight & Sunlight report submitted with this application

18 Noted; The scheme has been revised. Only 2no. Units now proposed - 1no. 5-bedroom flat and 1no. 2-bedroom flat.

19 Noted.

20 Noted; Noise Report submitted

21 Noted.



	12	
		future planning application further information would be required to be submitted in order to justify any changes to the existing front boundary wall.
		Amenity
		6.40 Policy A1 of Camden Local Plan 2017 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be designed to protect the privacy of both new and existing dwellings to a reasonable degree and that the Council will aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.
22		In relation to the excavation of the lower ground floor, as stated above, the BIA assessment would have to take into consideration any impact caused to the neighbouring amenities and propose mitigation measures if necessary. It is advised that the applicant should engage with the neighbours at an early stage, to inform them about the proposed works. In this way, the neighbours would be able to provide local knowledge of any ground manifestations within existing basement levels (if any).
23		6.41 The nearest residential properties are located no. 40 Elsworth Road and no. 2 Lower Merton Rise. Due to the existing pattern of development as well as the size, bulk, scale and detailed design, the proposed extensions are not considered to cause significant harm to the neighbouring amenity. However, further consideration of amenity issues will be assessed throughout the process of the application, taking into account any correspondence which is received during the consultation process.
		Transport and Planning Obligations
		6.42 The use of planning obligations is an important tool in managing the impacts of development and assisting the delivery of necessary infrastructure to support the London Plan and Camden Local Plan policies. They will be used to ensure that the strategic objectives Camden Local Plan are met through requirements attached to individual development proposals.
24		6.43 As result of the proposed basement excavations, a Construction Management Plan (and review fee), as a well as highways and streetworks contribution, are likely to be required as part of a Section 106 Legal Agreement. The highways contribution would be refunded provided that, as a result of the works, the adjacent highway is left in a good state of repair.
25		6.44 In relation to parking, the current situation on site has to be clarified in the event of future planning application. In line with policy T2, all new developments would be car-free. Paragraph 10.20 of policy T2 clarifies that the Councils will consider retaining or reproving existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. This can supported by affidavits from the occupiers. As such, the proposal includes provision of car-lift to accommodate two cars at the lower ground and ground floor levels. If the current

PRE-APPLICATION ADVICE (P.12/15)

- 22
- Noted; Basement Impact Assessment to consider impact on neighbouring amenity and propose mitigation measure.
- 23
- Noted; Mass and bulk of side extensions neighbouring No.40 remain unchanged
- 24
- Noted; Construction Management Plan submitted with this application.
- 25
- Noted; Car lift now omitted.

	13	
		occupiers do not intend to return to the site, the provision of car lift would not be considered acceptable and contrary to policy T2.
26		6.45 In addition, you are advised that due to the close proximity of the proposed car lift to the public highway an application for Approval in Principle should be submitted to the Highways Authority, in the event the planning permission is granted. Details can be found here .
27		6.46 In the event permission is granted the s106 agreement would secure car-free development to prevent additional pressure to the public highway in line with policy T2.
28		6.47 The reconfiguration of the units would require provision of cycling facilities in line with London Plan which includes 1 space per 1 bedroom unit and 2 spaces for all other units, which would give a requirement for 4 cycle parking spaces. In the event of a future planning application cycling provision should be provided in line with policy T1.
		CIL
29		6.48 This proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information submitted, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £19050 (381sqm x £50) for the Mayor's CIL and £190500 (381sqm x £500) for the Camden CIL.
		Affordable housing
30		6.49 In line with policy H4 of Camden Local Plan 2017, affordable housing contribution would be required for all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. In the event of a future planning application you will need to confirm that the site is occupied by three authorised units. Otherwise, you should consider the policy requirements.
		7 Conclusions
		7.1 Based on the information received and the advice given, officers can confirm that the principle of the proposal is considered acceptable, however there are still outstanding concerns relating to the proposal.
		7.2 In terms of its size, location, detailed design, the basement extension, should comply with the requirements of policy A5 of Camden Local Plan. The impact of the basement works will be based on the findings in the BIA that will be independently verified by the Council's external auditor mainly determined by the Campbell Reith Audit's assessment of the BIA report to show to ensure that there would be no impact caused to the adjacent properties. As such, it is very important that the supporting documentation in the form of the BIA report to be prepared by professional bodies and address all the relevant issues involved in the construction of the basement.
		7.3 The proposal puts forwards a comprehensive design approach in relation to the west side extension, and as discussed above, further consideration relating to the design which takes elements of both the first and second revisions could result in a characterful

PRE-APPLICATION ADVICE (P.13/15)

- 26
- Noted; Car lift now omitted.
- 27
- Noted; No additional parking spaces are proposed.
- 28
- Noted; Please refer to proposed plans and section 3.6 'Cycle Provision' section.
- 29
- Noted.
- 30
- Noted.

	14	
		and expressive extension which respects and enhances the character and appearance of the host building and conservation area.
		7.4 Significant consideration should be given to the quality of accommodation proposed by Units 1 and 2 in relation to the levels of daylight/sunlight and outlook for the future occupiers. Confirmation shall be provided in relation to the existing occupancy and division of the building.
31		7.5 Careful consideration should be given to the extent of hardstanding being proposed and landscaping to the front and side of the building and extensions in order to ensure that the proposal would preserve and enhance the character and appearance of the conservation area. The proposed car lift in front garden would not be supported in the event of a future planning application.
		8 Planning application information
		8.1 In order to ensure your application is valid, the following information will be required to support the planning application:
		<ul style="list-style-type: none">Completed and signed planning application forms for Full Planning Permission;An ordnance survey based location plan at 1:1250 scale denoting the application site in red;Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';Floor plans to show the current self-contained arrangement;Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';Design and Access Statement;The appropriate feeBasement Impact Assessment;Noise and Vibration Assessment (advisable)Tree Survey/Arboricultural StatementDaylight/sunlight assessment;Draft Construction Management Plan;Please see supporting information for planning applications for more information.
		8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice in close proximity of the application site. The Council must allow 21 days from the consultation start date for responses to be received.
		This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

PRE-APPLICATION ADVICE (P.14/15)

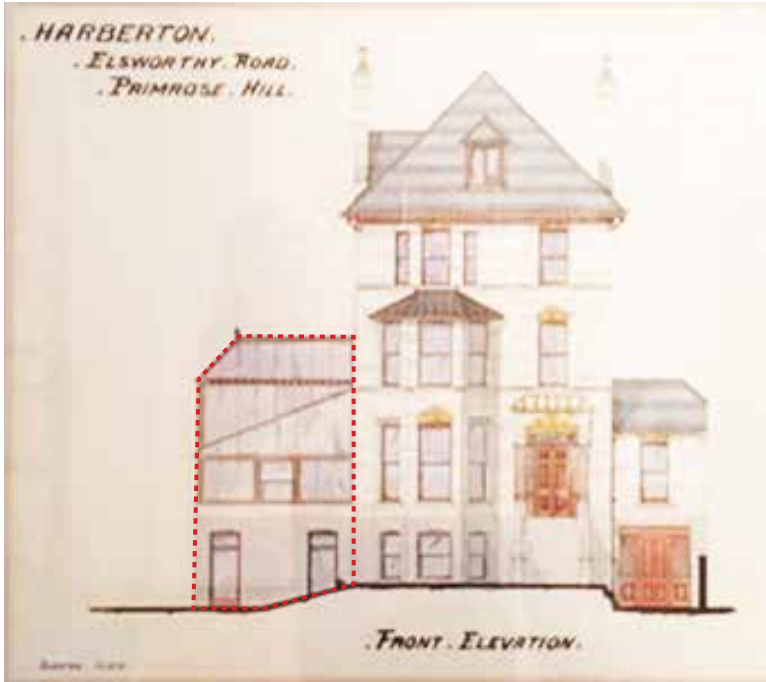
- 31
- Noted; Car lift now omitted.



SECTION THREE:

DESIGN STRATEGY & PROPOSALS





Original Front Elevation



Original Side Elevation



Garden View of Existing Extension. Original Extension evidenced through difference in brick colouration (as highlighted in red)

3.1 Original Building

- i. Built in 1880
- ii. Originally home to Eton & Middlesex Cricket Ground, land now occupied by Wadham Gardens
- iii. 1890 Cricket ground demolished and Wadham Gardens set out
- iv. 1891 occupied by James John Walker organ builder.
- v. 1885-1890 large conservatory/orangery was already constructed.
- vi. The property was built in the 1880, however it is clear from the historic maps that the original extension was established sometime between 1885 and 1890. The photographs and digital reconstructions herewith highlight the extent and mass of the original extension - which is notably larger than the current extension. An elevation of the original building (top left) confirms the height and mass of the extension.
- vii. The historic maps indicate that sometime after the 1970s the original extension had been demolished and replaced with 3 disjointed smaller extensions as shown in the photograph (top right).
- viii. The original extension sets a precedent for the proposals described in this this document in terms of both mass, character and materiality.



Aerial View (Original Massing)



Side Elevation (Original Massing)

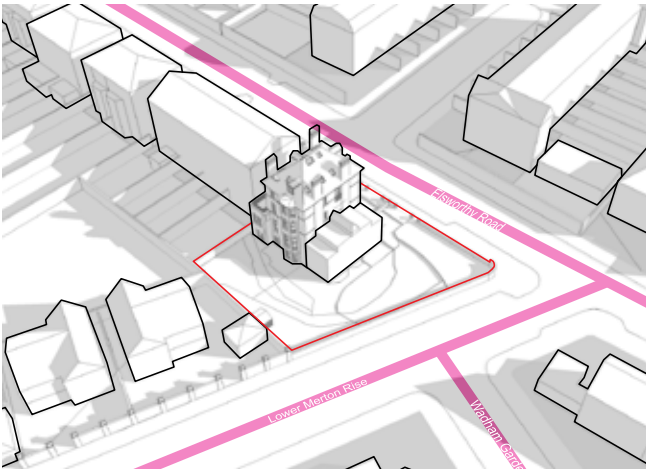


Front Elevation (Original Massing)

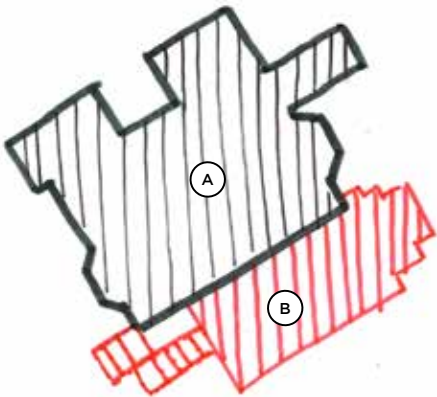


As Original (1885 - 1890)

MASSING



FOOTPRINT

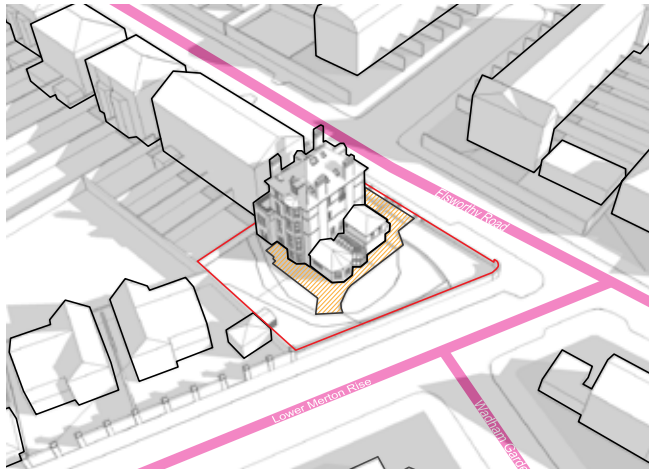


- (A) Host Building
- (B) Side Additions

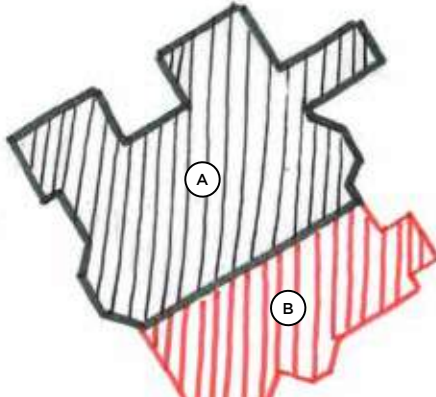
- Foot Print Of Original Side Extension = 53 sqm
- Single Mass
- Solid brick built base at lower ground floor level
- Glazed upper storey and roof with steep centralised apex

As Existing (2018)

MASSING



FOOTPRINT

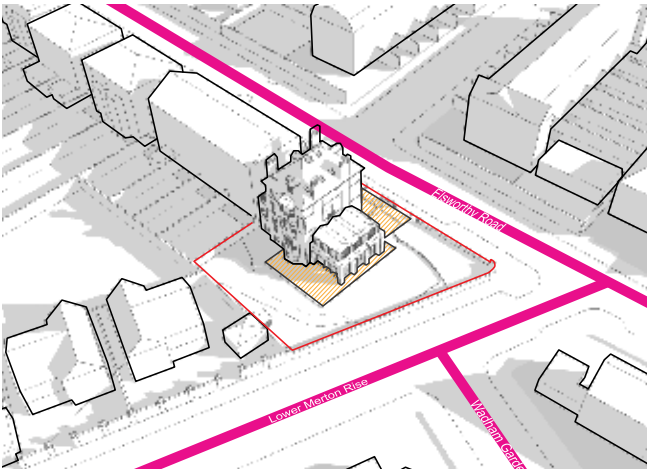


- (A) Host Building
- (B) Side Additions

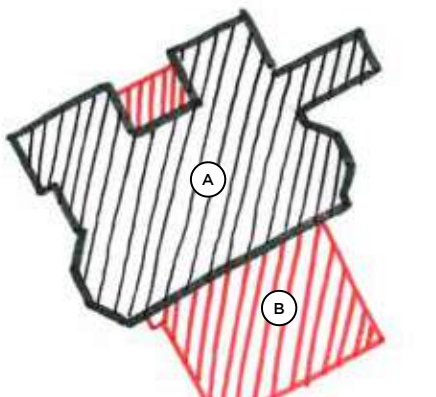
- Footprint of Existing Side Extension(s) = 64 sqm
- 3 seperate masses
 - 2 storey brick built extension streetside, inc. garage & bedroom over
 - Single storey brick built extension to rear
 - Single storey glazed conservatory linking both brick extensions
- Disproportionate & incongruous with original host building

As Proposed

MASSING



FOOTPRINT



- (A) Host Building
- (B) Side Additions

- Footprint Of Proposed Side Extension = 53 sqm
- Return to single mass
- Re-introduce solid brick base and lightweight upper storey
- Rationalise existing form, and return to a more symmetrical, subsidiary form characteristic of original extension

3.2 Design Strategy

i. The existing building has evolved over its 140 year existence. As outlined in section 3.1, a large orangery was either built with the original house or added shortly thereafter (within 5 years). The sequence of diagrams on this page illustrates the change in mass and footprint between the 1880 (original building) and 2018 (existing building); and how the proposed extension ntends to reinstate the character and massing of the original building.





Side View
First Revision
Pre-application I (submitted 10.07.17)



Side View
Second Revision
Pre-application II (submitted 20.12.17)



Side View
Current Proposal

Design Development

The current proposal retains the geometry of three gabled structures from the second revision', as this creates a positive relationship to the symmetry of the existing side elevation (as support within Pre-application response - section X.X). The proposed materials and detailing of the extension have been revised further to achieve a softer expression more suited to the conservation area and elaborate on its relationship with the original building. The proposed extensions is constructed of a heavy brick base, with a lightweight timber structure at first floor as discussed in section X.X).

Key Map





Front Street View
First Revision
Pre-application I (submitted 10.07.17)



Front Street View
Second Revision
Pre-application II (submitted 20.12.17)

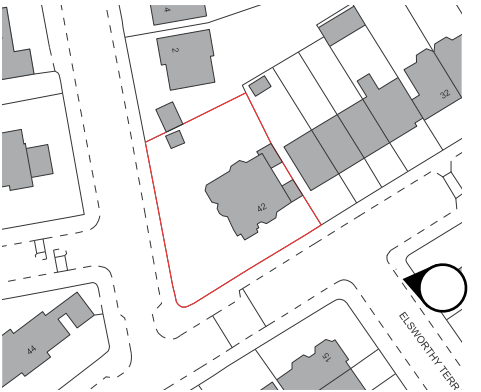


Front Street View
Current Proposal

Design Development

The current proposal has been developed considerably since the first and second revisions, to create a more subsidiary appearance from the street. The gables have been omitted so it now reads as a single, less dominant, element; the width has been reduced and a lightweight timber structure has replaced the metal work at first floor level (in response to pre-application advise discussed in section X.X). In addition to the this, the proportion of brick-to-timber has been carefully adjusted in order to 'ground' the proposed extension within the site and elaborate its relationship to the original extension.

Key Map

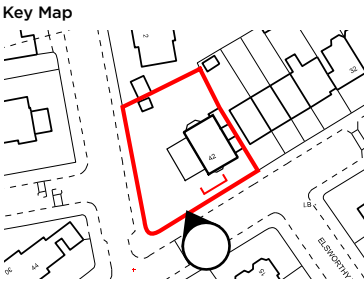
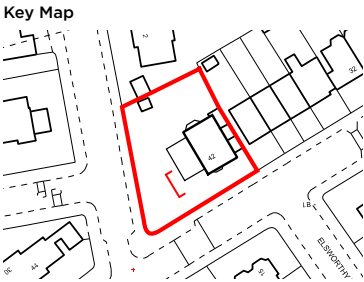




South West Elevation
As Proposed



South East Elevation
As Proposed



3.3 Detailed Bay's Materiality

i. Existing Building

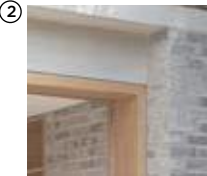
ii. The existing brickwork will be cleaned, repaired locally and fully repointed. All existing plaster and decorative mouldings will be retained, repaired and refurbished along with all areas of stucco render. All existing sash windows will be replaced with traditionally detailed, timer framed, double glazed sash windows to match existing design and profile. To the western flank, the slight change in brickwork denoting the original glass orangery will be retained.

iii. Proposed Side extension

iv. The ground floor of the proposed side extension will be constructed from a local stock brick with an over mortared finish applied. This ground floor acts as a heavy 'plinth' or base and gives way at first floor to a light weight, timber framed structure. At first floor the extension will join the building via a glazed link to help delineate the new from the old. Timber louvres at first floor will cover 50% of the glazing. The roof will be finished in traditional slate tiles.



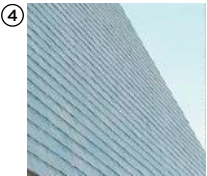
Proposed Stock Brickwork



Proposed Timber Frame



Timber Louvres



Slate Roof Tiles



As Existing

Key Statistics

- Hardstanding Area 196.8 m²
- Building to Plot Ratio 21%
- % Soft Landscaping 58%



As Proposed

Key Statistics

- Hardstanding Area 124.4 m²
- Building to Plot Ratio 22%
- % Soft Landscaping 63%

3.4 Landscape Strategy

The studies contained on this page illustrate the levels of soft landscaping, built footprint and hard standing from existing to proposed

i. Built footprint

The proposed building to plot ratio has been modestly increased from 21% to 22% through a small infill to the eastern flank (A), whilst the western extensions have been rationalised and reduced in footprint. The western extension has also been pulled back from the front and rear elevations to help reduce its impact on the street scene (B).

ii. Soft Landscaping

The proposals look to increase the soft landscaping from 58% to 63%. The main area of increase is to the front garden, the existing driveway has been rationalised and largely replaced by new lawns (C) and planting zones (D)

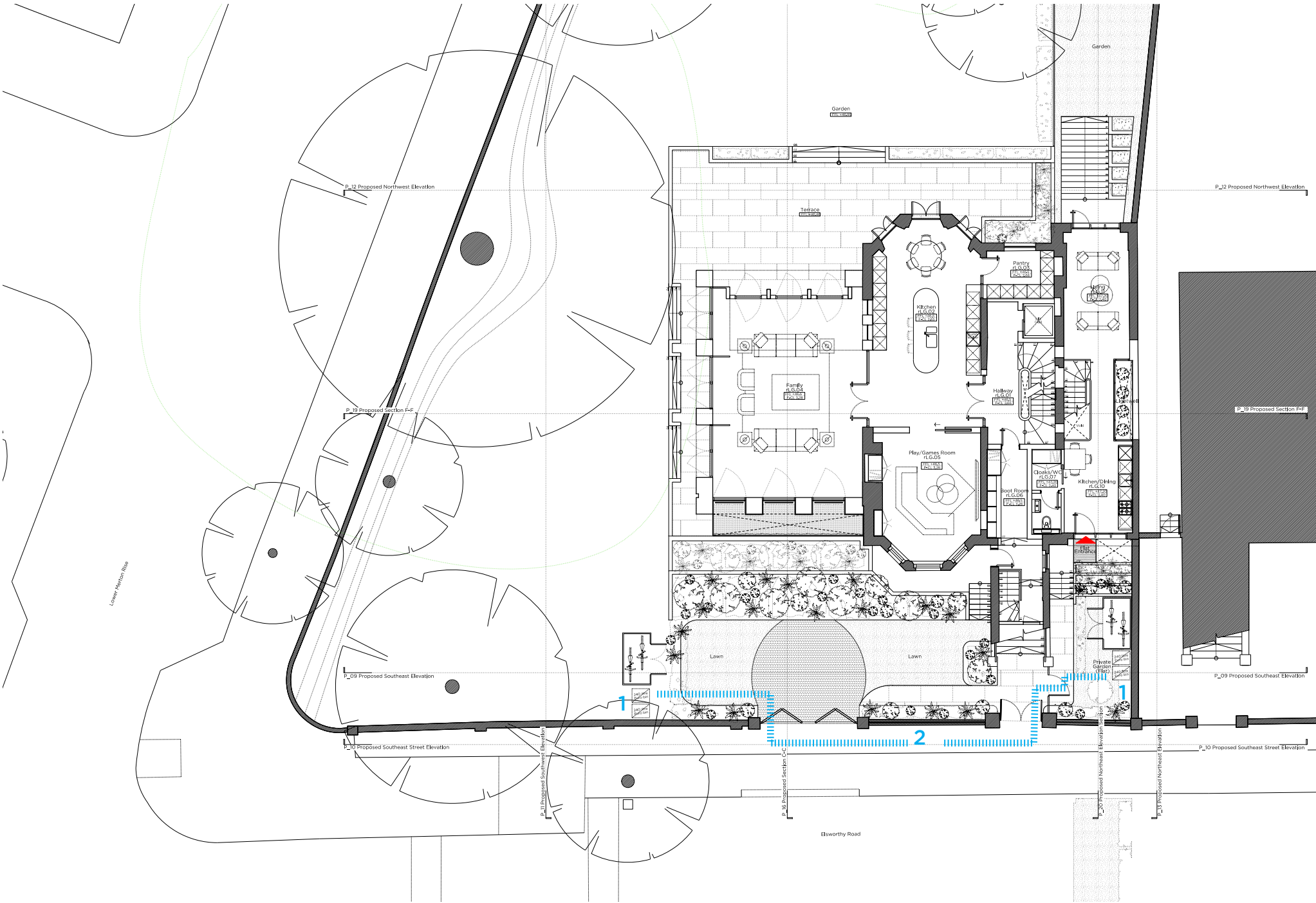
iii. Hard Standing

In line with the increased soft landscaping, areas of hard standing have been reduced from 196.8sqm to 124.4sqm a reduction of c.37%.

Key

-  Building Footprint
-  Hard Landscaping
-  Soft Landscaping
-  Eastern Infill (Proposed)
-  Western Extension (Proposed)
-  New Lawn
-  New Planting Zone





Waste management plan
(not to scale)



3.5 WASTE MANAGEMENT

Waste storage and recycling bins will be provided in large compartmented storage units in kitchens as shown below. Refuse will periodically be taken out by occupants from the kitchen to the existing bin store and the left kerbside on Tuesdays and Fridays in accordance to the collection times (0700-1200 on Tuesday and Friday for Waste and 0800-1400 on Friday for Recycling).

Both rubbish and recycling is to be stored in dust bins housed in the external store under the driveway. Waste bags will then be taken out, kerbside prior to collection. Refer to diagrams to the left.

KEY

- 1 Bin Store
- 2 Kerbside Collection



Proposed waste / recycling waste storage unit
(to be located in kitchen; marked in Blue)
80 Litre Capacity (2 x32L & 2 X 8L)
Cabinet Size - 600mm