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Laura Hazleton
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Our ref: 8292

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Dear Laura

Town and Country Planning Act 1990 - Section 73 (2018/0914/P) and Listed Building Consent

Further to recent email correspondence and a request for pre-application advice (2018/5466/PRE), we are writing to the London Borough of Camden ('LBC'), in relation to an application under Section 73 of the Town and Country Planning Act to vary the drawings approved under 2018/0914/P along with a new application for Listed Building Consent.

Planning Permission and Listed Building Consent was granted by LB Camden on 11 October 2018 for *"Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear"*.

We approached LBC in November 2018 (2018/5466/PRE) regarding the potential for 'flipping' the approved basement layout, by switching the basement to the other side of the basement. The majority of the proposed changes were supported by the Council including the insertion of a lift in the modern extension of the heritage asset. However, the extension to the basement to the rear was not supported and is not included within this submission.

In addition to the above there are a number of other minor revisions/ addition throughout the property (24 Heath Drive, which form part of this application. These changes are described in general terms below:

- Demolition of the existing two-storey garage extension and the separate single-storey side extension (utility room), both on the north-eastern side of the house, and construction of a new part single-storey, part two-storey extension in their place, which will extend from front to rear of the house. This extension will include a new single-storey garage at the front, which will extend to the north-eastern boundary of the site. The remainder of the extension will extend approximately 2.6m from the north-



eastern flank wall of the house, leaving a narrow (1.05m to 1.24m wide) access path between the house and the site's north-eastern boundary. That path will lead from the door in the back wall of the garage to the rear garden. The floor level in the rear part of this extension is shown on Kyson's drawings to step up by 0.51m from the garage. A new platform lift will be located within the two-storey part of this extension, immediately to the rear of the proposed new garage.

- An extension to the existing basement, to include excavation for increased ceiling height, and lateral expansion beneath the full footprint of the main part of the existing house (i.e. excluding the majority of the existing garage extension and all of the utility), and beneath a small part of the rear patio/garden. The proposed basement will include a swimming pool on its south-western side (previously on the north-east side), which will be deeper than the main part of the basement and will extend approximately 8.0m beyond the main rear wall of the house, beneath the rear bay window, into the rear garden (with a walk-on rooflight proposed at the rear end). Within the west (front right) corner of the basement, a plant room will be created alongside and at the same level as the adjoining swimming pool. The proposed basement extension will also include a platform lift and small lobby area, which will extend approximately 2.0m beyond the main north-east flank wall of the house, in/beneath the new part single-, part two-storey extension (see below).
- Landscaping of the rear garden, as shown in Cowley White's landscaping design drawing (Drg No.001-REV K), which will include excavations into the rockery retaining wall and large flower beds which separate the existing rear patio area from the rear lawn, and the formation of four new terraced levels and associated retaining walls.
- Additional minor alterations including the continuation of the main stairwell down to basement level, alterations to fenestration and the construction of dormers at second floor level in the main roof.

As part of the pre-application submission our heritage specialist assessed the proposed changes, and this was included within the request for pre-application advice. The concludes that *"the proposed scheme preserves the special architectural and historic interest of 24 Heath Drive and the conservation area. It thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. For the same reasons the proposed development complies with national (National Planning Policy Framework) and local (Camden) policies and guidance in respect of change to heritage assets"*

This application is supported by the following documents:

- Cover letter (this letter)
- Revised Architectural Drawings & Drawing Issue Sheet
- Basement Impact Assessment (BIA)
- Construction Method Statement (CMS)
- Landscape Plans:
 - o Landscape Design (External Lighting) 003 Rev G
 - o Landscape Design (Colour Plan with Plants) 001 Rev G
 - o Landscape Design Layout 002 Rev J
 - o Landscape Dimension Plan 002 Rev H
- Heritage Statement (as approved) and Heritage Appraisal Addendum (Listed Building Consent)



If you have questions in relation to the above or require any additional information, please do not hesitate to contact me.

Regards

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