



Planning Statement

10 Glenmore Road

Boyer

Report Control

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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a householder application made on behalf of Mr and Mrs. B Walford, owner and occupier of the single dwellinghouse (C3), for an extension to the existing basement level to create additional habitable space at 10 Glenmore Road, London, NW3 4DB. The application includes some minor external alterations to the rear of the property including installation of one roof light and reconfiguration to the existing ground floor rear extension.
- 1.2 Submitted with this application are drawings prepared by StudioMarkRuthven.
- 1.3 This Statement assesses the proposals against the policies in the Development Plan and other material considerations, which are relevant to the determination of the application. The Statement is structured as follows:
 - Section 2 – Describes the site and surrounding context.
 - Section 3 – Sets out the relevant planning history.
 - Section 4 – Provides an overview of regional and local planning policy and guidance relevant to the Proposed Development.
 - Section 5 – Provides an assessment of the proposal against the Development Plan and other material considerations.
 - Section 6 – Provides a summary and conclusion.

2. SITE AND SURROUNDING AREA

- 2.1 The application site relates to 10 Glenmore Road, NW3 4DB, which comprises a three storey plus basement, mid terraced Edwardian family dwellinghouse located on the northern side of Glenmore Road.
- 2.2 The application site is located within the Belsize Park Conservation Area and is recognised as making a positive contribution to the special character and appearance of the area within the Council's Belsize Conservation Area Statement.
- 2.3 There are no listed or locally listed buildings on or within close vicinity of the site.
- 2.4 The site has a good Public Transport Accessibility Level (PTAL) of 4 and is located within flood zone 1 (lowest risk).

3. PLANNING HISTORY

- 3.1 There is no relevant planning history associated with the site itself, however there is a prevalence of basements on Glenmore Road.
- 3.2 These applications are relevant as they demonstrate that existing basement and alterations have recently been permitted within the immediate vicinity.

Address	Application Reference	Description of Development	Decision and Date
20 Glenmore Road, NW3 4DB	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 dwellinghouse (Class C3).	Approved 14/09/2012
Flat Ground and Flat 1 st and 2 nd floors of 6 Glenmore Road, NW3 4DB	2014/4519/P	Insertion of 2 front and 3 rear rooflights, excavation and enlargement of basement and alterations to projecting wing including enlarged windows and raising the roof.	Approved 17/02/2015

- 3.3 These applications highlight the acceptability in principle of enlarging basements to the residential properties along Glenmore Road.

4. PLANNING POLICY CONTEXT

4.1 This Section outlines the relevant planning policy context which will be considered in the determination of the application proposals. Section 5 assesses the application proposal against the Development Plan documents which currently comprises the London Plan (2016) and the Camden Local Plan, which includes:

- Local Plan (2017)
- The Council's relevant Supplementary Planning Documents have also been considered.

National Planning Policy

National Planning Policy Framework 2019

4.2 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system and, which should be seen as a golden thread running through both plan making and decision taking.

Regional Planning Policy

London Plan 2016

- 4.3 The London Plan (2016) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development to 2031.
- 4.4 The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.
- 4.5 There is a recognised need for all housing types and Policy 3.3 of the London Plan seeks to increase housing supply. Policy 3.4 seeks to optimise housing potential and Policy 3.5 seeks housing developments to be of the highest quality.

Local Planning Policy

Camden Local Plan (2017)

- 4.6 The London Borough of Camden adopted their Local Plan in 2017. The vision includes four themes which aim to make sure that Camden adapts to a growing population; has an economy that includes everyone, is connected where people can live active, healthy lives; and create a safe Camden that is a vibrant part of a world city.
- 4.7 The relevant policies contained within the Local Plan are considered to be:
- Policy G1 Delivery and location of growth
 - Policy H1 Maximising Housing Supply
 - Policy H2 Maximising the supply of self-contained housing from mixed-use schemes
 - Policy H3 Protecting existing homes

- Policy H4 Maximising the supply of affordable housing
- Policy H5 Protecting the and improving affordable housing
- Policy H6 Housing Choice and mix
- Policy H7 Large and small homes
- Policy C1 Health and wellbeing
- Policy A1 Managing the impact of development
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy D2 Heritage
- Policy DM1 Delivery and monitoring

Supplementary Planning Guidance

- 4.8 Camden has adopted eight Planning Guidance documents, which cover a variety of topics such as design, housing, amenity and transport. Of particular relevance to this application is Camden Planning Guidance on Basements (2018). The document provides guidance, which applies to all developments in Camden proposing new basement development.
- 4.9 The document sets out the key message that the Council will not permit basement developments which: will cause harm to the local environment and amenity, or will cause instability or result in flooding. The document also sets out how the Council will require applicants to demonstrate, using appropriate methodologies that schemes will: maintain the structural stability of the application building and neighbouring buildings, will avoid adversely affecting drainage and run-off, and avoid cumulative impacts upon structural stability or the water environment in the local area.
- 4.10 Significant considerations has also been given to the Belsize Conservation Area Statement. The document states that properties along Glenmore Road are commonly two storey and red brick terraces with a basement and attic storey with a slate façade mansard.
- 4.11 The Statement includes Policy BE2, which states the creation of new front basement areas will generally be resisted for traffic and design reasons. Excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area. The Council will normally only permit such works if the building will be restored by the action to its original condition, or if it will contribute to the established character of the street scene. The application site currently benefits from a front lightwell along with many others in the street. As such, the basement development such as this is clearly in line with the established character of the street scene.

5. ASSESSMENT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act states that applications must be determined in accordance with the relevant development plan unless material considerations indicate otherwise. This section assesses the proposals against the aims and objectives of the adopted development plan policies.

Basement Development

- 5.2 The proposed excavation of the basement introduces a range of very particular considerations including impacts on drainage, flooding, groundwater conditions and structural stability. Consequently LB Camden have adopted Policy A5 (Basements) which highlights that the Council will only permit basement development where it is demonstrated to the Council's satisfaction that the proposals will 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 asset.
- 5.3 Camden Planning Guidance: also provides detailed guidance outlining how the Council will apply planning policies when making decisions on new basements developments.
- 5.4 Policy A5 (basements) outlines that proposals for basements must not harm neighbouring properties or the structural, ground or water conditions in the area. In order to demonstrate compliance with the policy, planning applications for basement extension must be supported by a Basement Impact assessment (BIA) produced by chartered engineer who is a member of a their relevant professional body. The applicants have commissioned a Basement Impact Assessment by Structure Workshop which addresses each of the matters set out within Local Plan policy A5. This BIA is included as part of the planning application submission.
- 5.5 The BIA, having been informed by site investigation data and information regarding the construction methods provides a detailed assessment of the soil type and flood risk. The BIA also provides details relating to the construction sequence, loading and allowable bearing capacity. The assessment minimises any potential risk to the structure and foundations of the property and neighbouring properties during the course of construction.
- 5.6 The Assessment identifies that the proposed basement will not have any impact upon the surface water being received within the site or on neighbouring sites. Furthermore, the site is not located close to an existing water course or a flood risk area.

- 5.7 Overall the BIA concludes that, subject to an appropriate monitoring regime being established during construction, there are no outstanding issues of concern (singularly or cumulatively) from a stability, groundwater or surface water perspective. Therefore the proposals are in line with Camden's basement planning Policy A5 and Camden Planning Guidance on Basements.

Design and Impact on the Conservation Area

- 5.8 Camden's Local Plan Policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area.
- 5.9 Local Plan Policy D2 (Heritage) sets out that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. In order to maintain the character of Camden's conservation areas the Council will take account of conservation area statements and appraisals when assessing applications.
- 5.10 The Belsize Conservation Area Appraisal contains a specific section which addresses basement development. This highlights that the Council will resist basement developments, and associated lightwells where they are considered to harm the character and appearance of the conservation area.
- 5.11 Lightwells are present along Glenmore Road frontages including the application site itself. For instance there is a lightwell at no. 20 Glenmore Road and at other residential properties in close proximity to the application site. Accordingly, it is the case that the streetscape in this particular part of the conservation area is characterised by lightwells.
- 5.12 The proposed enlargement is minor and builds on the existing basement and lightwell currently observed at the site. The changes will equate to less than 50% of the original footprint of the dwelling with a small lightwell to the front of the property. Currently, the majority of the basement sits under the existing dwelling and the existing lightwell is filled with a concrete staircase. The proposed enlargement and alterations to the lightwell (including replacement staircase) are considered to be a proportionate form of extension to the host dwelling which does not detract from the character and appearance of the locality. Through careful design, the proposal does not harm the character and appearance of the conservation area. Additionally, the development would be carried out using appropriate, high quality materials and finishes, which will help to ensure that development quickly and positively assimilates into the surrounding context, overall securing the preservation of the area's character.

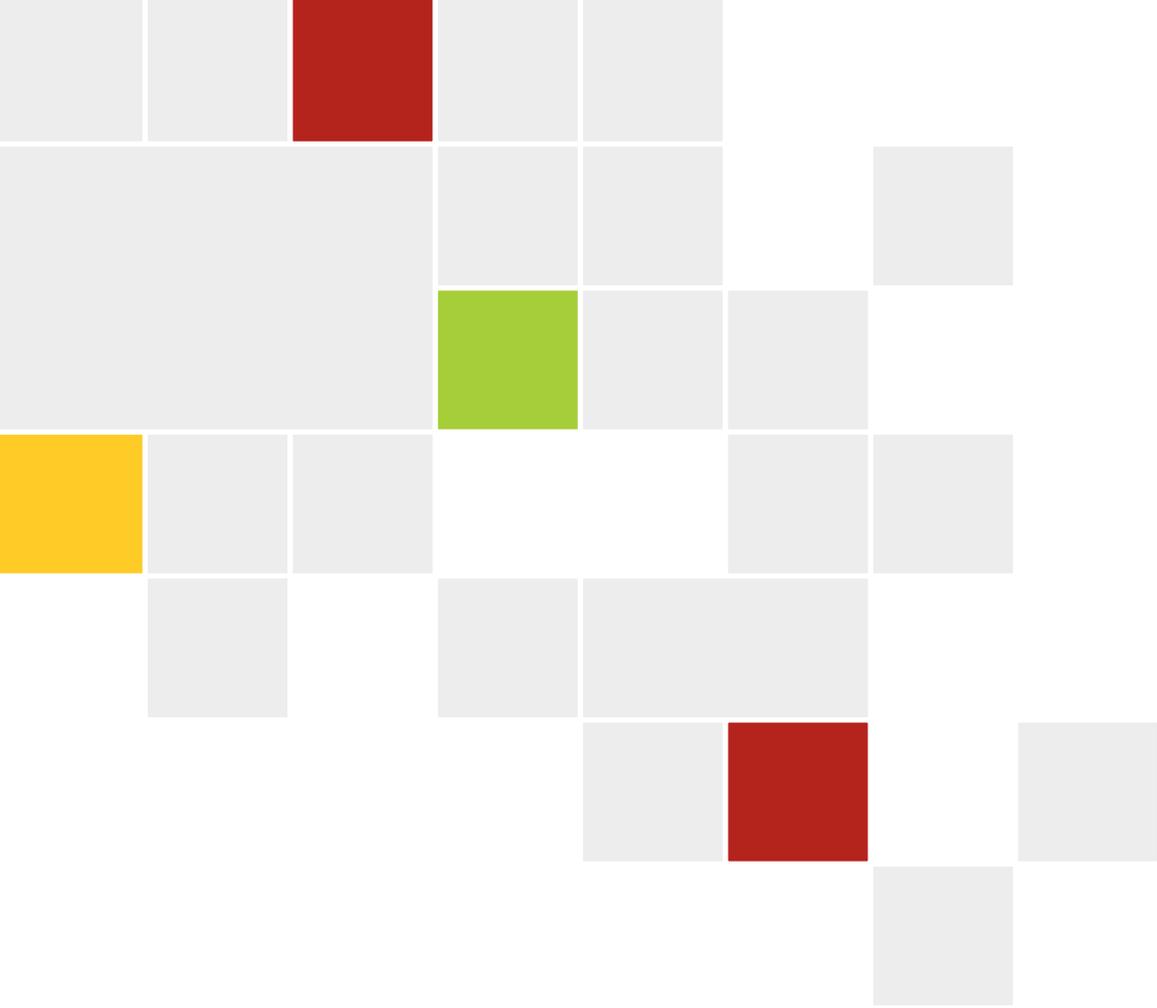
- 5.13 The proposed excavation of the basement will create habitable space, including associated fenestration and an enlarged lightwell and access stairs which would not have a demonstrable impact on the character and appearance of the host dwelling or its vicinity. There would be limited visible external manifestation of the basement. The new habitable room would receive good levels of natural light and views out of the property for the existing residents of the dwelling.
- 5.14 Further to the above, the boundary wall will be rebuilt as part of the proposals. The proposed materials and style of the wall will be well chosen to retain the character of the surrounding area.
- 5.15 The proposed basement floor will not have any impact upon the surface water being received within the site or on neighbouring sites. Furthermore, the site is not located close to an existing water course or a flood risk area.
- 5.16 Overall, the basement is in keeping with the scale and proportion of the existing property and complies with each of the design criteria set out within Camden's Local Plan and Basement Guidance. The design of the basement, being entirely subterranean, prevents the loss of privacy or overlooking to the occupiers and neighbours of the property.

Standard of Accommodation & Amenity

- 5.17 Camden Local Plan Policy A1 (Managing the impact of development) sets out that the Council will seek to protect the quality of life of occupiers and neighbours. The Council will grant planning permission for development unless the proposals cause unacceptable harm to the amenity. The factors the Council will consider in determining planning applications include visual privacy, outlook, sunlight daylight and overshadowing.
- 5.18 The orientation and layout of the habitable room with large window would maximise the levels of outlook, creating a high quality living environment. As a result, the quality of outlook complies with policy requirements and as such, the revised proposed development is now considered to be acceptable and compliant with the objectives of Local Plan Policy A1.

6. CONCLUSION

- 6.1 This planning application seeks permission for an excavation for an enlarged basement to create a habitable room, reconfiguration of the rear extension including a new roof light at 10 Glenmore Road, London, NW3 4DB.
- 6.2 The basement is in keeping with the scale and proportions of the existing property and complies with each of the specific design criteria set out within Local Plan guidance on basements. The design of the basement, being entirely subterranean, prevents the loss of privacy or overlooking to the occupiers and neighbours of the property.
- 6.3 The design of the development would achieve a high standard, preserving the character of the conservation area without, in our assessment, causing any harm. In the event that harm would arise, such harm would at most be negligible.
- 6.4 The proposed residential accommodation would be of high quality and would meet technical space standards and have good levels of daylight/sunlight, outlook and privacy.
- 6.5 It is considered that the proposals would comply with the relevant policies of the development plan, taking account of material considerations, and would therefore be acceptable and planning permission should be approved without delay, subject to necessary safeguarding planning conditions.



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