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Our ref: 2019/3720/PRE
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Ms Elizabeth Woodall
 HGH Consulting
 45 Welbeck Street
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By email

Dear Ms Woodall

Re: 69 Avenue Road, London, NW8 6HP

Thank you for submitting a pre-planning application enquiry for the above property which was received on 8th July 2019 together with the required fee of £432.69. I write following our meeting at the property on 4th September 2019.

Development Description

The proposal is for the erection of a two storey side extension with glazed link, a two storey rear extension with roof extension and 3 replacement dormers and excavation of a new basement and rear lightwell. Two options 1 & 2 have been presented regarding the side extension. This latest draft scheme follows on from pre-application advice ref 2019/0415/PRE issued on 30.4.19 whereby it has revised certain elements in an attempt to address the comments made in this advice.

Assessment

The following elements of the proposal in their current form are acceptable for the following reasons:

- As stated in the previous pre-application advice ref 2019/0415/PRE, the proposed two-storey rear extension with roof extension and 3 replacement dormers is of good design and in keeping with the character and appearance of the host building, thus is acceptable in principle. However, more details need to be submitted in a future planning application. It is essential that the design and construction of the roof is of exceptional quality and utilises traditional materials and detailing that are reflective of its context.
- It is acknowledged that the size of the proposed rear lightwell has been reduced since the previous advice. Whilst there is no objection to the creation of a lightwell to the rear of the building, the size and detailed design of the lightwell should be carefully considered to ensure that it relates well to the host building and rear garden. Any proposed lightwells should be secured by a metal grille as per CPG advice on Basements.

The following elements of the proposal in their current form continue to be unacceptable for the following reasons:

- As stated in the previous advice, the proposed two storey (plus basement) side extension would be contrary to the Council's adopted CPG guidance and would be considered to have a harmful impact on the character and appearance of the host building and Avenue Road

streetscene. The CPG 'Altering and extending your home' clearly states that side extensions should be no higher than the height of the porch. Whilst I appreciate that you have tried to reduce width and introduce a visual gap with Options 1 and 2, the first floor element of both Options is still unacceptable. As for the ground floor side extension element, whilst its replacement is not objectionable in principle, further reduction of depth is needed. It currently measures approximately 15m deep from the existing rear elevation and is not considered subordinate to the host building.

- It is acknowledged that the scale of the basement has been reduced since the previous advice. However the currently proposed footprint of the basement in both Options 1 and 2 is still considered too large. The proposed basement would not comply with the CPG Basements and Policy A5 (Basements) of the Camden Local Plan as it would be larger than 1.5 times the footprint of the host building. It would extend into the garden by more than 50% of the depth of the original host building measured from the principal rear elevation; it would also extend into or underneath the garden further than 50% of the depth of the garden.
- It seems that the proposal indicates a new garage with 2 additional car parking spaces would be created. This is considered unacceptable as it would contradict Policy T2 of the Camden Local Plan. Please note that the Council can only support proposals that do not result in the creation of additional capacity for on-site car parking.

Other issues

- The comments made in the previous advice, regarding neighbour amenity, trees, parking, highways and CMP (plus CIL), continue to apply here.

Recommended revisions

It is advised that the following alterations are undertaken prior to the submission of a future planning application:

- Remove the first floor element from the proposed side extension.
- Reduce the depth of the proposed ground floor storey side extension.
- Reduce the size of the proposed basement to comply with all the indicators of Policy A5 and CPG Basement.
- Scrutinise and provide more details on the design and construction of the proposed alterations to the roof of the host building.

Please see Appendix 1 attached for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Mark Chan

Planning Officer
Planning Solutions Team

Appendix 1:

Relevant Constraints

Article 4 Direction – Basements

Relevant planning history

Application site

2019/0415/PRE – Erection of a two-storey side extension and attached single storey rear and side extension; the erection of a two storey rear extension with alterations to the rear roof pitch including the installation of 3 x replacement rear dormers; and the excavation of a new basement and rear lightwell. Pre-application advice issued 30/04/2019

2017/6417/PRE – Follow up pre-app Demolition of single dwellinghouse and erection of two 9-bed detached dwellings with basements. Pre-application advice issued 09/02/2018.

2017/1212/PRE – Demolition of single dwellinghouse and erection of two 9-bed detached dwellings with basements. Pre-application advice issued 06/07/2017.

2005/1489/P – Erection of a flat roof over existing courtyard plus new brickwork above existing doors for the formation of a garage. Planning permission granted 22/06/2005.

Relevant policies and guidance

National Planning Policy Framework 2019

The London Plan 2016

Camden Local Plan 2017

- G1 – Delivery and location of growth
- A1 – Managing the impact of development
- A3 – Biodiversity
- A4 – Noise and vibration
- A5 – Basements
- D1 – Design
- H4 – Maximising the supply of affordable housing
- CC1 – Climate change mitigation
- CC2 – Adapting to climate change
- CC3 – Water and flooding
- DM1 – Delivery and monitoring
- T1 – Prioritising walking, cycling and public transport
- T2 – Parking and car-free development
- T3 – Transport infrastructure
- T4 – Sustainable movement of goods and materials

Camden Planning Guidance 2019

- CPG Altering and extending your home
- CPG Design
- CPG Developer Contributions
- CPG Energy efficiency and adaption
- CPG Interim Housing
- CPG Transport
- CPG Water and flooding

Camden Planning Guidance 2018

- CPG Amenity
- CPG Basements
- CPG Biodiversity

Basement application procedure

A Basement Impact Assessment (BIA) is required to be submitted for all planning applications for basement development.

The BIA should include the following stages:

- Stage 1 – Screening;
- Stage 2 – Scoping;
- Stage 3 – Site investigation and study;
- Stage 4 – Impact assessment; and
- Stage 5 – Review and decision making.

Further details on BIAs can be found in CPG 'Basements'. For completeness, please ensure that the report details the author's own professional qualifications, noting the varying qualification requirements within CPG 'Basements' for the different elements of a BIA study.

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 land stability, groundwater flows and surface flows of the area should the development be granted.

Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charges a fixed fee dependent on the category of basement audit, outlined in Appendix A of Camden's BIA audit service terms of reference.

As the BIA will require a third party audit, it will be expected that your report is in line with the Council's Pro Forma. You will need to complete the Basement Impact Assessment Audit Instruction Form on Camden's website; please see Section B of this form for a full list of items to be included in your BIA. You will need to fill out this section of the form and return to us alongside any formal submission. Please note that a £20 administration fee will be added to the overall invoice for the BIA audit to cover the costs of the Council processing the application.

Planning application information

The following documents should be included with the submission of a full planning application:

- Completed application form – Householder Planning Application
- The appropriate fee (£206)
- 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'
- 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
- Arboricultural Impact Assessment and Tree Protection Plan
- Basement Impact Assessment (BIA)
- BIA Audit Instruction Form with section B completed
- Noise Impact Assessment for proposed plant
- Please see the following link to supporting information for planning applications.
- <https://www.camden.gov.uk/ccm/navigation/environment/planning-and-builtenvironment/planning-applications/making-an-application/supportingdocumentation--requirements/>

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are encouraged to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

Please Note: This document represents an initial informal officer view of your proposal 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.