



Planning Statement

76 Lawn Road, Belsize Park,
London, NW3 2XB

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Lower Ground Floor
24 Charlotte Street
London, W1T 2ND

+44 (0) 207 935 5880
holly@simply-planning.com
www.simply-planning.com

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1. Introduction

1.1 This Planning Statement has been prepared by Simply Planning Limited (SPL) on behalf of our clients, Amy Gunning and Richard Lipsitz. The statement is submitted in support of a householder planning application for the extension and alteration of no.76 Lawn Road, Belsize Park, London, NW3 2XB. The proposals specifically comprise the construction of a single storey basement; the erection of a two storey rear extension; the conversion of the existing roof space, through the provision of rooflights and dormer windows; fenestration alterations; and associated landscaping works.

1.2 The full description of development is, therefore, as follows:

“Construction of a single storey basement; the erection of a two storey rear extension; the conversion of the existing roof space, through the provision of rooflights and dormer windows; fenestration alterations; and associated landscaping works”

1.3 From the outset it should be noted that 76 Lawn Road has suffered from severe subsidence and has subsequently experienced dangerous levels of cracking. Indeed, the supporting Structural Method Statement, prepared by JDB Consulting Engineers, states that *“owing to the severity and widespread extent of the damaged caused by the subsidence, there is a requirement for wholesale underpinning of the building in order to restore and safeguard its structural integrity.”*

1.4 Prior to the detailed design stage of the project, a Structural Survey / Report on the Cracking and Movement of the Structure, was prepared by Alan Baxter Ltd. The report outlined a number of development solutions to address the ground movement under the property. These options included:

- *Option 1 – Repair the collapsed drain, remove the ivy plants and pollard the trees to reduce the water demand, and then monitor the on-going movement and cracks to the property. Once the movements have stabilised undertake repairs to the walls and redecorate. There will be an on-going requirement to control the size of the trees.*
- *Option 2 – Repair the collapsed drain, underpin the property to a depth of between about 1.5m to the rear and 2.5m to the front, then repair the walls and redecorate.*
- *Option 3 – Rebuild the property with deeper foundations or a single storey basement. All drains would be replaced.*

1.5 Having carefully considered all of the options, the applicants have decided to pursue ‘Option 3’ and thus create a single storey basement. This option has proven to be the most viable solution and also delivers related planning benefits, including maximising the potential of the site and preserving and the historic streetscape by retaining an existing sycamore tree, located to the front of the property.

1.6 In short, whilst respecting the character and appearance of the existing dwelling and improving the quality of the living environment for the prospective occupants, the proposed works will safeguard the structural integrity of the building.

1.7 The proposed basement will provide new accommodation in the form of an open plan living and kitchen space, a lower ground floor bathroom, TV / cinema room and guest quarters. The proposed rear extension creates a spacious kitchen-dining area and extends the existing first floor bedrooms. The proposed loft conversion provides an additional bedroom, en-suite bathroom and study.

- 1.8 The proposed development will be finished to a high architectural design quality which reflects the character of the existing dwelling and surrounding environment. Indeed, the proposed extensions respect the principles of the Parkhill and Upper Park Conservation Area and harmonise with the appearance of the street scene.
- 1.9 The remainder of this Planning Statement sets the planning context for the consideration of the application proposals. In particular, it assesses the proposals against the relevant policies of the statutory Development Plan, national guidance and non-statutory planning documents. It demonstrates that the proposal fully complies with that guidance and, accordingly, consistent with Paragraph 11 of the NPPF, should be granted consent without delay. Indeed, there are no known reasons as to why consent cannot be forthcoming.
- 1.10 A series of technical documents also accompany this planning application, these test the acceptability of the proposals in light of the Development Plan policies and other material considerations. The accompanying documents are listed as follows:

Report	Author
Heritage Design and Access Statement	Olympia Anesti Architecture Design
Structural Method Statement	JDB Consulting Engineers
Basement Impact Assessment	GEA
Arboricultural Impact Assessment	agb Environmental
Construction Management Plan	Banks Design & Build Limited

- 1.11 The following drawings, prepared by Olympia Anesti Architecture Design, also form part of the submission:

Drawing No.	Drawing Title
LR076-E010	Location Plan
LR076-E011	Existing Site Plan
LR076-E100	Existing Ground Floor Plan
LR076-E101	Existing First Floor Plan
LR076-E102	Existing Loft Plan
LR076-E103	Existing Roof Plan
LR076-E200	Existing Section A-A
LR076-E201	Existing Section B-B
LR076-E202	Existing Section C-C
LR076-E210	Existing Front Elevation
LR076-E211	Existing North Elevation
LR076-E212	Existing Rear Elevation
LR076-E213	Existing South Elevation
LR076-P100	Proposed Basement Plan

Drawing No.	Drawing Title
LR076-P101	Proposed Ground Floor Plan
LR076-P102	Proposed First Floor Plan
LR076-P103	Proposed Loft Plan
LR076-P104	Proposed Roof Plan
LR076-P200	Proposed Section A-A
LR076-P201	Proposed Section B-B
LR076-P202	Proposed Section C-C
LR076-P210	Proposed Front Elevation
LR076-P211	Proposed North Elevation
LR076-P212	Proposed Rear Elevation
LR076-P213	Proposed South Elevation

1.12 The statement is structured as follows:

- **Section 2** sets out the factual background and development context, including a description of the application site and surrounding area, the planning history of the site and neighbouring properties, and development proposals.
- **Section 3** provides the planning policy context.
- **Section 4** considers the matters at issues and assesses the scheme against the relevant Development Plan Policies.
- **Section 5** draws our conclusions.

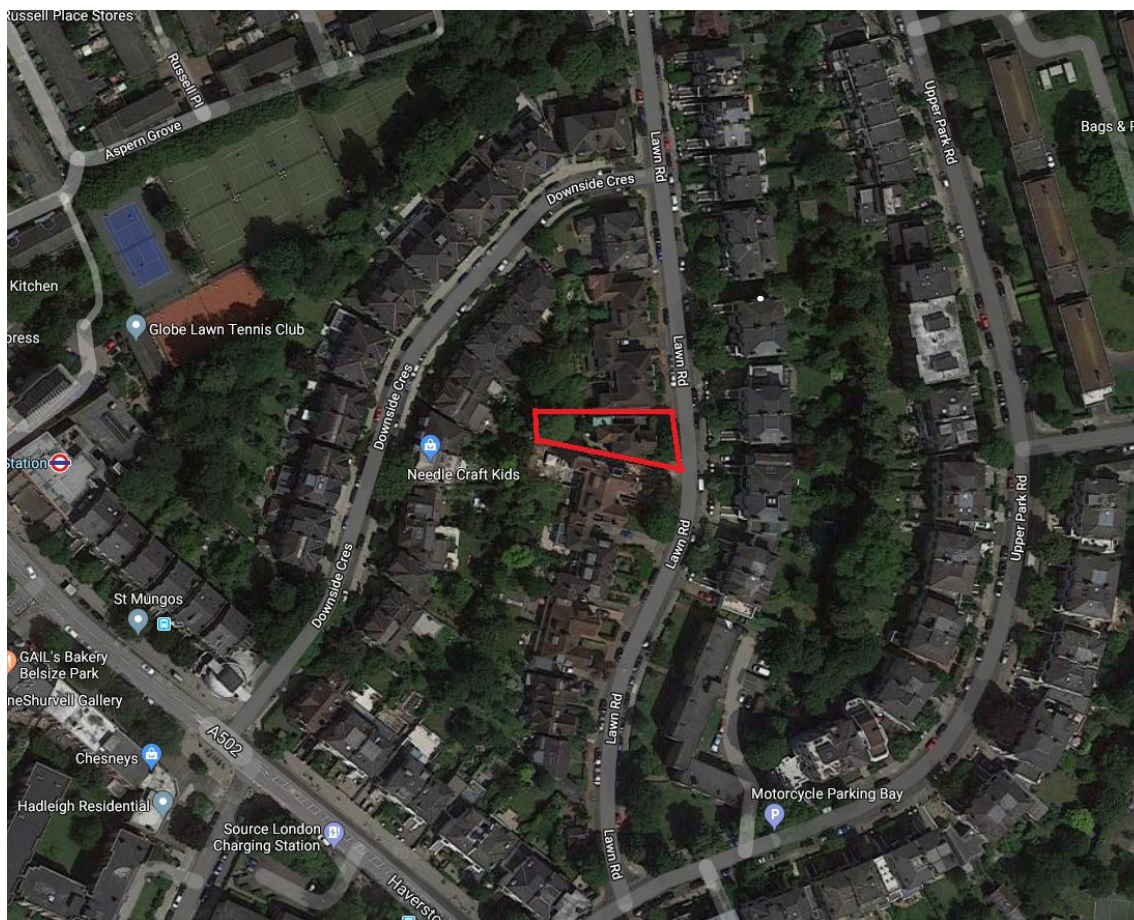
2. Factual Background

Site and Surroundings

- 2.1 No. 76 Lawn Road forms part of the established residential area of Belsize Park and is situated within the London Borough of Camden. The site sits to the north-east of Haverstock Hill, the arterial route between Hampstead and Camden Town, and is located approximately 70m to the east of Belsize Park Underground Station.
- 2.2 The site has a rectangular plan form, equates to an area of approximately 501m² and comprises a two storey detached dwelling, finished in red brick and cream render. A prominent gable projection and two storey bay window extend to the front (east) of the site.
- 2.3 The dwelling sits to the west of Lawn Road and, consistent with the prevailing character of the streetscape, is significantly set back from the pavement edge. The property benefits from a spacious front garden, which, owing to topography of the land, is elevated above the pavement level. To the southern side of the garden there is a sloped driveway which provides 2no. tandem car parking spaces. To the northern side of the garden there is a series of steps which lead to main entrance door.
- 2.4 As set out above, the dwelling has suffered from severe subsidence and has subsequently experienced dangerous levels of cracking. The proposed basement will underpin the building and improve its structural integrity, this forms the basis of this submission.
- 2.5 The dwelling forms part of a linear row of predominantly semi-detached dwellings which front the western side of Lawn Road. The dwellings are uniform in appearance and comprise similar architectural characteristics, including: front gable projections, bay windows and pitch roof detailing. It is notable that a number of dwellings have been subject to loft conversions, as such, dormer windows are a common feature within the street scene. To the east of Lawn Road the properties are predominantly 3-storey, semi-detached, exposed brick, stucco fronted dwellings, which sit at the back of pavement edge.
- 2.6 The site sits between 75 and 77 Lawn Road, located to the north and south respectively. Whilst addressed in greater detail below, both of the neighbouring dwellings have been the subject of recent planning applications to provide basement accommodation. The principle of subterranean extensions, in this locality, has, therefore, been considered to be acceptable. Indeed, basements are a common feature of the immediate vicinity.
- 2.7 The site benefits from large domestic gardens which provide suitable outdoor amenity areas and appropriate space for the storage of bicycles and refuse etc.
- 2.8 The dwelling is not listed however, is located within the Parkhill and Upper Park Conservation Area. The associated Conservation Area Appraisal and Management Strategy indicates that the character of Lawn Road is “typically of semi-detached pairs of houses with substantial trees in the front and rear gardens.”
- 2.9 Within the Appraisal, no’s. 70-85 (consecutive) Lawn Road are identified as ‘buildings that make a positive contribution’ to the Conservation Area.
- 2.10 The application site has a PTAL rating of 4 and benefits from good access to a range of services, facilities and public transport infrastructure. The dwelling, therefore, occupies a sustainable location.
- 2.11 The trees within the application site are protected by a tree preservation order owing to the site’s location within the Parkhill and Upper Park Conservation Area.

2.12 There are no other specific landscape or planning designations applicable to the property.

2.13 The application site in its context is set out in the aerial image below:



Planning History

2.14 The most recent (post 2000) planning application history associated with the site comprises a series of applications for tree works, including the removal of the sycamore tree located to the front of the property. These are duly summarised in the table below:

Reference No.	Description of Development	Decision
2013/4342/T	Application for Works to Tree(s) covered by a TPO. Rear garden: 1 x Swamp Cypress - Fell to ground level and treat stump.	Refuse (27.08.2013)
2009/0455/T	Notification of Intended Works to Tree(s) in a Conservation Area. Rear Garden: 1 x Swamp Cypress - Fell to ground level and treat stump.	Objection to Works to Tree(s) in a CA (02.03.2009)
2007/5401/T	Notification of Intended Works to Tree(s) in a Conservation Area. Rear Garden: 1 x Crab Apple - Fell. (Associated tree application Ref: 2007/5400/T (TPO Ref: 36H) Front Garden: 1 x Sycamore - Reduce crown by 30%.)	No Objection to Works to Tree(s) in CA (04.12.2007)
2007/5400/T	Application for Works to Tree(s) covered by a TPO. Front Garden: 1 x Sycamore - Reduce crown by 30%. (Associated tree Notification Ref: 2007/5401/T Rear Garden: 1 x Crab Apple - Fell.)	Approve Works (TPO) (04.12.2007)
TP9907002	Fell 1 X Sycamore at front of Property	Approve Works (TPO) (18.01.2000)

- 2.15 Historically, it is also notable that planning permission for *‘the erection of garage and car port to the side of the dwelling and the formation of new means of vehicular access’*, was granted in 1966 (see ref. F9/14/1/1582).
- 2.16 In this instance, the planning history associated with neighbouring dwellings, including no’s. 75 and 77 Lawn Road, is also of particular relevance to the application proposals.
- 2.17 Firstly, a number of dwellings within the immediate vicinity have been the subject of applications to provide additional roof space accommodation. These are summarised in the table below:

Site	Reference No.	Description of Development	Decision
73 Lawn Road	2004/0572/P	New side and rear dormer windows for the conversion of loft space into additional accommodation and the replacement of a ground floor side entrance with a window	Granted (26.03.2004)
78 Lawn Road	2007/6177/P	Installation of a dormer window in the side elevation at the front of the property	Granted (02.04.2008)
79 Lawn Road	9501771	Conversion of the existing attic space into residential accommodation, including the installation of a dormer window at the rear, increasing the height of the window on the landing above the eaves and the installation of a circular window to the front gable	Granted (08.03.1996)
82 Lawn Road	PEX0100914	The enlargement of the existing rear dormer window and installation of three roof lights in the front side and rear elevations	Appeal Allowed (20.08.2002)

- 2.18 As a result of the above, dormer windows have become common feature within the street scene. Indeed, a precedent has clearly been established for properties at Lawn Road to utilise their roof space to provide additional residential accommodation. It is within this context in which the proposals should be judged.
- 2.19 Secondly, as highlighted above, both of the adjoining neighbours, no’s. 75 and 77 Lawn Road have been the subject of recent planning applications for the provision of basement accommodation. In the case of no.77 Lawn Road, planning permission was granted in 2017 for the creation of a basement.

Reference No.	Description of Development	Decision
77 Lawn road		
2018/4221/P	Variation of condition 2 (approved plans) of planning permission reference 2016/1737/P, dated 05/06/2017 (for creation of basement; alterations to driveway and erection of new boundary fencing; erection of part two storey and part single storey side and rear extension; alterations to fenestration; and associated works), namely to allow the replacement of the rear dormer instead of refurbishment; alterations to openings on side and rear elevations; alterations to rooflights above side extension; new rooflight on main rear roof; addition of 2x solar panels; change to shape of basement, including changes to skylights in rear garden; associated internal changes	Pending Consideration
2016/1737/P	Creation of basement to form additional living accommodation for existing dwelling and new 1x self-contained 1-bed flat at lower	Granted Subject to a Section 106 Legal

Reference No.	Description of Development	Decision
	ground floor level; alterations to driveway and erection of new boundary fencing; erection of part two storey and part single storey side and rear extension; alterations to fenestration; and associated works	Agreement (05.06.2017)
75 Lawn Road		
2018/2136/P	Formation of new basement level with front and rear lightwells, single storey rear infill extension, part single, part two storey side extension, front, side and rear dormer windows, front and rear landscaping, alterations to driveway and associated works	Decision Pending Application registered 26-06-2018
81 Lawn Road		
2007/3342/P	Creation of new basement level with front, side and rear lightwells to single-family dwelling house (Class C3.)	Granted 20017

2.20 In relation to no.75 Lawn Road, whilst planning permission is pending, it is our understanding that the application has a positive recommendation from officers.

2.21 The assessment of the relevant planning history illustrates that there is a clear precedent for the creation of basement accommodation at this location. The pertinent planning history demonstrates that such development is, therefore, acceptable, in principle.

The Proposed Development

2.22 This application seeks permission for the extension and alteration of no. 76 Lawn Road. The works include:

- The construction of a single storey basement extension, comprising front and rear lightwells;
- Partial demolition;
- The erection of a two storey rear extension;
- The installation of side and rear dormer windows, alongside rooflights to facilitate the conversion of the roof space;
- Fenestration alterations / replacement windows throughout; and
- Associated landscaping works.

Basement Accommodation

2.23 The proposed basement will be single storey in nature and comprises front and rear lightwells. The basement will provide lower ground floor ancillary accommodation, including a lounge, cinema room, play room, guest bedroom, W.C. and plant room.

2.24 The basement does not extend beyond the footprint of the dwelling (with the small exception of 6m² to the rear) and maintains appropriate separation distances to neighbouring properties.

Rear Extension

2.25 The proposed two storey rear extension will 'square-off' the existing rear projection, which currently comprises a stepped built form. The extension will provide a continuity and a consistent building line across

the rear façade. Internally, the proposed extension will 'open-up' the kitchen dining accommodation and extend bedroom 4 (as existing).

- 2.26 The proposed extension will be finished to a high architectural design quality and will utilise materials to match the existing dwelling.

Roof Alterations

- 2.27 The proposal includes alterations to the roof to facilitate the conversion of the loft. The conversion works will provide additional residential accommodation, including a bedroom with an en-suite bathroom, and a study.
- 2.28 The proposed works include the installation of a dormer window within the northern roof slope; the extension an existing dormer window on the western rear elevation; and the installation of a series of rooflights which will be flush to the existing roof plane.
- 2.29 The proposed dormers are consistent with neighbouring properties and cannot be said to prominent within the street scene.

Fenestration Alterations

- 2.30 The proposed development includes the replacement of all the existing uPVC windows and doors which are considered to detract from the character of the Conservation Area.
- 2.31 The proposed replacement windows will be of timber construction and comprise glazing bars to match neighbouring properties. The replacement windows will have a traditional appearance, will harmonise with the character of the street scene, and will markedly enhance the setting of the Parkhill and Upper Park Conservation Area.

Landscaping Works

- 2.32 The proposed development will include associated landscaping works, including the provision of basement access steps, new rear patio and planters.

Further Information

- 2.33 Further information regarding the proposed development and the design rationale is set out within the supporting Heritage, Design and Access Statement, prepared by Olympia Anesti Architecture Design.
- 2.34 The engineering proposals, sequence of works and technical details regarding the basement construction and underpinning are set out in the Basement Impact Assessment (BIA), prepared by Jampel, Davison & bell Consulting Engineers, and discussed in detail in the following sections of this Statement.

3. Planning Policy Context

- 3.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the Development Plan and that determination shall be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

- 3.2 The Development Plan for the London Borough of Camden comprises the following documents:

- London Plan 2016 (Consolidated with alterations since 2011);
- Camden Local Plan (2017);
- Euston Area plan;
- Fitzrovia Area Action Plan; and
- The North London Waste Plan.

Camden Local Plan

- 3.3 The Camden Local Plan is the principal planning policy document for Camden, it sets out the long-term spatial strategy and development management policies for the borough to 2031. The Local Plan policies relevant to this application include:

- Policy G1 – Delivery and location of growth
- Policy A1 – Managing the impact of development
- Policy A3 – Biodiversity
- Policy A5 – Basements
- Policy D1 – Design
- Policy D2 – Heritage
- Policy CC3 – Water and flooding
- Policy T2 - Parking an car-free development

London Plan

- 3.4 The London Plan is the Statutory Spatial Development Strategy for Greater London. It was first published in February 2004. The London Plan (2016) is an update of the 2011 London Plan, ensuring it has relevant regard to government guidance and national legislation enacted since 2011. The London Plan sets out an integrated social, economic and environmental framework for the development of London up to 2036. The London Plan policies relevant to this application include:

- Policy 7.4 – Local character
- Policy 7.5 – Public realm
- Policy 7.6 – Architecture

- Policy 7.8 – Heritage assets and archaeology
- Policy 7.21 – Trees and woodlands
- Policy 6.13 Parking.

Material Considerations

- 3.5 Material considerations include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (PPG), Supplementary Planning Documents (SPD), and the draft New London Plan.

National planning policy Framework (NPPF)

- 3.6 At the national level planning guidance is contained in the NPPF, updated in February 2019. The NPPF is an important material consideration and seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations.
- 3.7 At the heart of the NPPF is a presumption in favour of sustainable development. For plan-making, this means local planning authorities should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change. For decisions-taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 3.8 In this respect, the NPPF explains that there are three overarching objectives to achieving sustainable development:
- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

National Planning Practice Guidance (NPPG)

- 3.9 The National Planning Practice Guidance (PPG) was published online in March 2014, with separate updates on Viability and Housing Need published in July and September 2018 respectively. The National Planning Practice Guidance adds further context to the National Planning Policy Framework. It is intended that the NPPG and NPPF should be read together.

Draft London Plan

- 3.10 The Draft London Plan (December 2017) sets out new and amended policies that will form a blueprint for future development within the capital. The Draft London Plan is a material consideration and is currently progressing through Examination in Public (EIP).

Supplementary Planning Guidance / Camden Planning Guidance

3.11 Alongside the Local Plan, the Council has prepared supplementary planning guidance (SPG) which provide further detailed advice on how local plan policies will be applied for certain topics, areas or sites. The guidance includes a series of documents, known as Camden Planning Guidance (CPG). Those of particular relevance to this application include:

- CPG1 – Design
- CPG4 – Basements and Lightwells
- CPG6 – Amenity

Other planning guidance

3.12 The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy is also an important material consideration in the determination of the application. The report is split into two parts, i.e. the Conservation Appraisal and the Management Strategy.

3.13 The appraisal is an acknowledgement that the Parkhill and Upper Park Conservation Area has a special character. It also seeks to define that character and gives consideration to the key issues and pressures that are affecting the area.

3.14 The strategy sets out positive actions for the particular care required to preserve and enhance the special character, to anticipate change, and the need for future review.

4. Matters at Issue / Planning Assessment

- 4.1 We now provide an assessment of the application proposals against the pertinent planning policy and material considerations as outline above. we do so under a number of heading below.

Principle of development – Extensions

- 4.2 Whilst there is no Local Plan policy which relates solely to residential extensions, it is generally accepted that such development is acceptable, in principle, subject to compliance with other detailed policies.
- 4.3 Indeed, as we go on to demonstrate, the proposed extensions have been carefully designed to ensure they remain sympathetic to the host dwelling and do not cause harm to the character of the surrounding environment or the amenity of neighbouring residents. The extensions are clearly read as sympathetic and complimentary additions and represent a form of organic growth of the building.
- 4.4 We also demonstrate that the proposals would have no adverse impact upon existing trees and landscape features and would not give rise to any highway safety, ecological or drainage concerns.
- 4.5 Overall, the proposed extensions are, therefore, acceptable in principle and wholly appropriate to the context of the site and surroundings.

Principle of development – Construction of basement

- 4.6 The Camden Local Plan recognises that there is a shortage of development land within the borough and, therefore, acknowledges the important role basement development can provide.
- 4.7 Local Plan Policy A5, alongside CPG4, sets out the considerations / requirements for basement development within the Borough.
- 4.8 The detail of policy A5 and our response to each requirement is set out below:

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;

As we go onto demonstrate the proposed basement does not cause harm to neighbouring properties. The proposed walls maintain significant separation distances to neighbouring boundaries and the risk of damage as a result of the works is predicted to be negligible or very slight, i.e Burland Scale 0 and 1. The development, therefore complies with criterion (a).

b. The structural, ground, or water conditions of the area;;

As we go onto demonstrate, the proposed development will not cause harm to the structural, ground, or water conditions of the area. The application has also been supported by a Basement Impact Assessment and Structural Method Statement which provides further detailed information of the assessment. The proposed basement does not, therefore, conflict with criterion (b). In addition, given the comprised structural integrity of the current house and the advice that works need to be undertaken, the basement solution will improve the structural condition of the house.

c. The character and amenity of the area;

Whilst explained in further detail below, the proposed basement has been designed to respect the character and amenity of the street scene and surrounding built environment. The basement and associated lightwells are modest in scale and incorporate high quality architectural detailing and features. Notably, the basement has been designed to retain the sycamore tree to the front of the site which makes a significant contribution to the amenity of the locality and the conservation area, in accordance with criterion (c).

d. The architectural character of the building; and

Camden Planning Guidance 4 sets out detailed advice in relation to the architectural design of basement development, including, for example, lightwells, fenestration and railings.

Fenestration

Paragraph 2.11 of CPG4 indicates that, ***“in number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building. On the street elevation, and on certain rear elevations where there is a distinguishable pattern to the fenestration, the width and height of windows should be no greater than those above.”***

Consistent with the requirements of CPG4, the windows/doors proposed to the rear basement elevation directly relate to the façade above, in scale, pane size and alignment.

Whilst it is acknowledged that the windows to the front elevation of the basement do not directly relate to the façade above, the window design has been dictated by the requirement to retain the sycamore tree, located to the front of the site. The retention of the tree has resulted in the reduction of the scale of the lightwells and thus has compromised the alignment and scale of the fenestration, allowing only for side windows and two small cour anglais. Notwithstanding this, as the tree possesses high amenity value and makes a significant contribution to the character of the street scene and Conservation Area, in this instance, our opinion is that the retention of the tree clearly outweighs the requirement for the basement elevation windows to relate to the façade above. If the council is minded to prefer the removal of the sycamore tree as previously consented by TPO ref. TP9907002 then the basement fenestration could be altered.

Moreover, owing to the dwellings set-back position from the pavement edge, the change in levels across the site, and screening from the retained tree, views to the basement are negligible. As such, the window alignment on the front elevation of the basement would not cause harm to the architectural character of the building and, therefore, does not conflict with the requirements of CPG4.

Railings

Paragraph 2.20 of CPG4 indicates that in order to comply with Building Regulation Standards, lightwells should be secured by either a railing or a grille. In this instance, the proposed development includes the provision of iron railings to secure lightwells. These harmonise with gates, handrails and other basement railings which are prevalent within the street scene. Indeed, the railings introduce an attractive design feature which does not cause harm to the appearance of the building or its setting.

Lightwells

CPG4 requires lightwells to be discreet and not harm the architectural character of the host building or the relationship between the building and the street. It also indicates that excessively large lightwells will not be permitted.

In this instance, the proposed lightwells are modest in scale and do not result in the introduction of prominent development.

Based on the above information, the proposed basement development is of an appropriate design and would not cause harm to the architectural character of the building. The development, therefore, complies with the requirements of criterion (d).

e. The significance of heritage assets

As outlined above, the proposed basement has been designed to preserve the character of the site and its associated setting within the Conservation Area. The retention of the sycamore tree, limited views to the development and modest scale of the basement, ensure that the proposal does not cause harm to the significance of the Parkhill and Upper Park Conservation Area.

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

f. Not comprise of more than one storey;

The proposed basement is single storey in nature and will extend to a depth of approximately 3.75m below ground level. It will provide lower ground floor accommodation only, and, therefore, complies with the requirements of criterion (f).

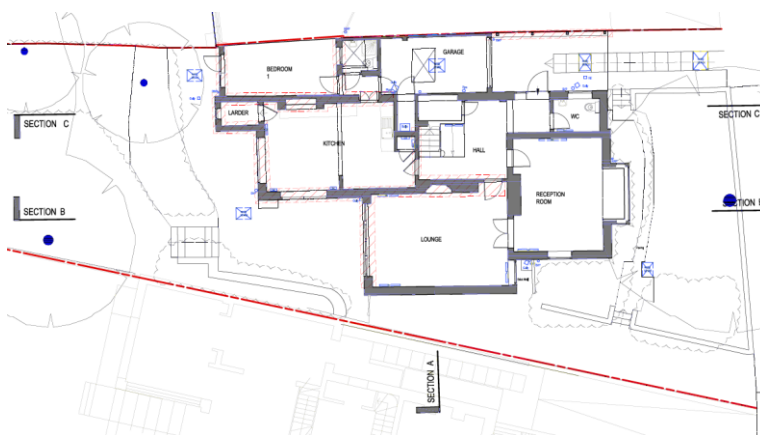
g. Not be built under an existing basement;

The property does not benefit from an existing basement, as such, the proposal does not conflict with the requirements of criterion (g).

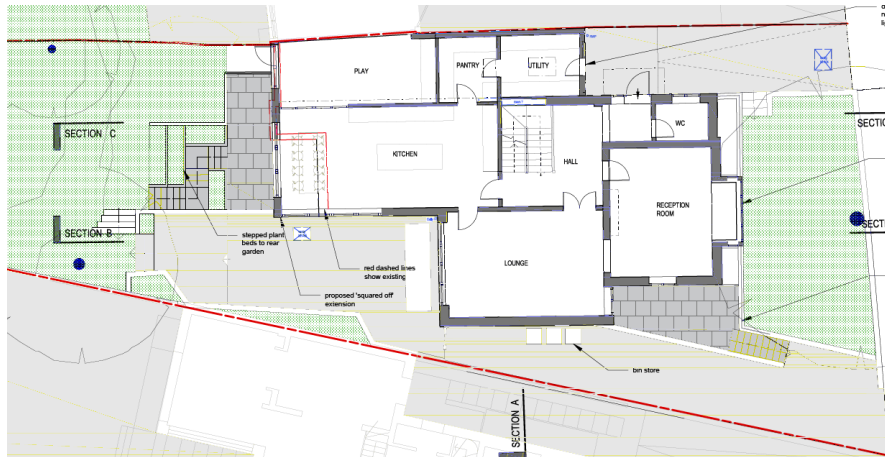
h. Not exceed 50% of each garden within the property;

As the supporting plans demonstrate, the basement accommodation, including lightwells, would not exceed 50% of either the front or rear gardens. The existing front garden equates to an area of 76.4m² - the proposed basement and lightwell will occupy 15.2m² of this space, and thus represents 19.9% of the garden. Similarly, the existing rear garden equates to an area of 159m² - the proposed basement and lightwell will occupy 21m² of this space, and thus represents 13.2% of the garden.

Existing



Proposed



i. Be less than 1.5 times the footprint of the host building in area;

The proposed basement does not extend beyond the footprint of the existing building and, therefore, is comfortably less than the permissible 1.5 times the footprint of the host building. The development, therefore, complies with criterion (i).

j. Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;

76 Lawn Road has a stepped principal rear elevation. As highlighted above, notwithstanding associated lightwells and access areas, the basement accommodation is contained to the footprint of the host dwelling. Therefore, as the proposed plans demonstrate, the basement does not extend into the garden by more than 50% of the depth of the building. Indeed, this remains to be the case when the associated lightwells and access areas are taken into consideration. Based on this information, the proposed development complies with the requirements of criterion (j).

k. Not extend into or underneath the garden further than 50% of the depth of the garden;

To the rear of the property, the depth of the garden extends to 17.5m (of which 50% is 8.75m). In this instance the lightwells extend into the garden by 4.9m, this is comfortably within the parameters of criterion (k).

To the front of the property, the depth of the garden extends to 5.49m (of which 50% is 2.745m). In this instance the lightwells extend into the garden by 0.78m, this is comfortably within the parameters of criterion (k).

l. Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;

As highlighted above, the proposed basement will largely be contained to the footprint of the host dwelling. Nevertheless, as the proposed floor plans demonstrate, where the lightwells extend into the garden these are sufficiently set back from neighbouring property boundaries, in compliance with criterion (l).

m. Avoid the loss of garden space or trees of townscape or amenity value

The proposed development will not result in the loss of garden space or trees of townscape or amenity value. Indeed, the creation of a basement provides an opportunity to improve the structural integrity of the property, whilst protecting the prominent sycamore tree (T1) located to the front of the property.

The application is also supported by an Arboricultural Impact Assessment (AIA), prepared by agb Environmental. The AIA confirms that extensive tree cover will be retained and highlights that those trees proposed to be removed as part of the development, i.e. T2, T3 and T4, are of low quality (Category C) or unsuitable for retention (Category U).

The proposed development, therefore, complies with the requirements of criterion (m).

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';***

In line with the requirements of criterion (n), the application is supported by a Basement Impact Assessment, prepared by GEA. Section 9.5 of the BIA includes a 'Damage Assessment' of sensitive structures, i.e. no. 77 and 75 Lawn Road.

The findings of the Damage Assessment are presented in the table below:

Building Damage Assessment		
Building	Elevation	Category of Damage*
75 Lawn Road	75LR A to 75LR D	Category 0 (Negligible)
	75LR E	Category 1 (Very Slight)
	75LR F	Category 0 (Negligible) to Category 1 (Very Slight)
	75LR G to 75LR J	Category 0 (Negligible)
77 Lawn Road	77LR A to 77LR I	Category 0 (Negligible)

The results of the assessment indicate that, in general, the damage to neighbouring properties is predicted to fall into Categories 0 (Negligible) or 1 (Very Slight) of the Burland Scale.

Based on this information, the risk of damage to neighbouring properties is considered to be no higher than 'very slight'. The proposed development, therefore, complies with the requirements of criterion (n).

- o. Avoid adversely affecting drainage and run-off or cause other damage to the water environment;***

The BIA comprises a Subterranean (groundwater) Screening Assessment and Surface Water and Flooding Screening Assessment, see paragraphs 3.1.1 to 3.1.3. In both cases, the assessments identified no potential issues that need to be addressed.

Overall, the BIA confirms that significant inflows of groundwater are unlikely to be encountered within the basement excavation as the London Clay is not of sufficient permeability to support a water table or facilitate groundwater flow. In addition, no significant flow could occur in the made ground beneath the site due to its limited and inconsistent thickness.

Indeed, the site is largely covered by the existing building and hardstanding, therefore, infiltration of rainwater into the ground beneath the site is limited such that the majority of surface water run-off is likely to drain into combined sewers in the road. As such, there will not be an increase in impermeable area across the site. The surface water flow regime will, therefore, remain unchanged.

Based on this information the BIA concludes that the basement should not have any noticeable effect on groundwater flow or surface water runoff. The proposal, therefore, complies with criterion (o).

p. Avoid cumulative impacts;

Cumulative impacts have been addressed within the BIA, however, in this instance, significant works to the property are required to repair the structural integrity of the house. It is considered that the proposed basement is one potential solution to prevent further damage and to ensure a safe living environment. The proposed basement is considered to have a similar construction impact as other potential options, including significant underpinning or the demolition and rebuild of the property. It should, therefore, be noted that significant works are required, in any event.

q. Do not harm the amenity of neighbours;

As we have demonstrated, the proposed basement will maintain sufficient separation distances from neighbouring properties and would not pose damage risk. Indeed, the potential damage to neighbouring properties is predicted to fall into Categories 0 (Negligible) or 1 (Very Slight) of the Burland Scale.

The application has also been supported by a Construction Management Plan (CMP), prepared by Banks Design and Build Ltd. This sets out a number of measures which minimise construction impacts, in relation to both site activity and transport arrangements for vehicles servicing the site.

The CMP follows the best practice guidelines as described in Transport for London's (TfL's Standard for Construction Logistics and Community Safety (CLOCS) scheme) and Camden's Minimum Requirements for Building Construction (CMRBC). It also takes account of the requirements of CPG 6: Amenity.

The CMP ensures the amenity of neighbouring residents is protected; it sets out appropriate working hours, routing plans, site operative access and parking arrangements, and dust, noise and nuisance controls.

Subject to the development being carried out in accordance with the BIA and CMP, the proposed development will not cause harm to the amenity of neighbouring residents. The proposals, therefore, comply with the requirements of criterion (q).

r. Provide satisfactory landscaping, including adequate soil depth;

The proposed development has been carefully designed to retain existing landscape features and preserve the landscape quality of the site. Furthermore, new plant beds will be introduced to soften the appearance of the proposed patio areas and extensive tree cover and lawn will be retained in accordance with criterion (r).

s. Do not harm the appearance or setting of the property or the established character of the surrounding area;

As discussed, the proposed development will be finished to a high architectural design quality and will successfully integrate with the character of the building and the setting of the site. The lightwells located to the front of the building are modest in scale and subservient to the existing dwelling. The provision of new wrought iron balustrades, surrounding the lightwells, introduce an attractive design feature which is typical of boundary treatments and gates within the wider street scene. It is also notable that, owing to the level

changes from across the site and the retention of the sycamore tree on the eastern boundary, views of the lightwell will be negligible.

Notably, in the assessment of application 2016/1737/P, for the creation of a basement at no.77 Lawn Road, Officers recognised that the topography of the land plays an important role in limiting the impact of basement lightwells upon the street scene and surrounding environment. Indeed, at paragraph 6.4 of the Officer's Report it is acknowledged that:

"whilst it may be possible to discern the new front and side lightwells from the street, they are unlikely to be prominent in views of the house, because of the intervening change in ground levels. Furthermore, the lightwells would be secured with a grille, set flush with the ground levels which would minimise their visibility."

It is within this context in which the proposals subject to this application should be judged.

Taken together, the proposed basement and external alterations, will result in an attractive development which improves the appearance of the building and enhances the setting of the site in accordance with the requirements of criterion (s).

t. Protect important archaeological remains;

The application site does not fall within an area of archaeological sensitivity. Nevertheless, should any archaeological remains be discovered their protection can be reasonably controlled by way of an appropriately worded condition.

u. Do not prejudice the ability of the garden to support trees where they are part of the character of the area.

As highlighted above, the application is supported by an Arboricultural Impact Assessment which confirms that the proposed development will retain extensive tree cover and will not prejudice the ability of the garden to support trees. Indeed, the proposed development has been designed to protect existing trees within the site.

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

The application site is located within Flood Zone 1 and, therefore, has a low probability of fluvial and surface water flooding.

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

The application is supported by a Construction Management Plan.

- 4.9 As demonstrated above, the proposed basement has been carefully designed in accordance with the requirements of Policy A5 of the Camden Local Plan and the guidance contained within Camden Policy Guidance 4: Basements.
- 4.10 The basement performs an important role in improving the structural integrity of the dwelling, whilst providing an opportunity to maximise the potential and efficiency of the site.
- 4.11 Accommodation is contained to the footprint of the existing dwelling and is, therefore, modest in scale.
- 4.12 The lightwells would be in keeping with the design of the host building and represent subservient development.

- 4.13 The design of the basement respects the setting of the site and character of the surrounding environment. Owing to the change in levels across the site and the screening provided by soft landscaping features and the retention of the sycamore tree, the views of the front lightwell are substantially obscured.
- 4.14 As evidenced, the basement will not cause harm to the structural integrity or amenity of neighbouring residents.
- 4.15 The site is not prone to flooding, moreover, the development will not result in a significant change to groundwater flow or surface water run-off.
- 4.16 Basement extensions are characteristic of the surrounding environment. Indeed, similar applications have recently been approved in the immediate locality. It is within this context in which the application proposals should be judged.
- 4.17 The proposed development conserves and enhances the Parkhill and Upper Park Conservation Area and protects the landscape quality of the site and its associated setting.
- 4.18 Based on this information, the proposed basement is considered to represent acceptable development, in accordance with the requirements of Policy A5 of the Camden Local Plan.

Design, Character and Appearance

- 4.19 Chapter 12 of the NPPF (Achieving Well-designed Places) (Paragraph 127) reiterates that planning policies and decisions should ensure that developments are well functioning, visually attractive, sympathetic to the local character, and provide a strong sense of place. Paragraph 124 acknowledges that good design is fundamental to what the planning and development process should achieve.
- 4.20 London Plan Policies 7.4 and 7.6 require development to have regard to local character and positively contribute to the public realm and streetscape. Development is expected to incorporate the highest quality materials and respond to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings.
- 4.21 At local level Policy D1 of the Camden Local Plan sets out the general design principles for the Borough. The policy supports development which:
- a. Respects local context and character;*
 - b. Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 heritage;*
 - c. Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
 - d. Is of sustainable and durable construction and adaptable to different activities and land uses;*
 - e. Comprises details and materials that are of high quality and complement the local character;*
 - f. 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;*
 - g. Is inclusive and accessible for all;*
 - h. Promotes health;*

- i. Is secure and designed to minimise crime and antisocial behaviour;*
- j. Responds to natural features and preserves gardens and other open land;*
- k. 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;*
- l. Incorporates outdoor amenity space;*
- m. Preserves strategic and local views;*
- n. For housing, provides a high standard of accommodation; and*
- o. Carefully integrates building services equipment.*

4.22 CPG1 provides further design guidance for the borough.

4.23 The design and appearance of the basement and associated lightwells has been extensively assessed in the preceding section. However, in short, the basement extension is of a modest scale, largely contained to the footprint of the existing building. The proposed lightwells to the rear and front of the property have been carefully designed to respond to the character of the site, they have a high quality architectural finish and ensure sufficient amenity / garden space remains for the occupiers of the dwelling. Views of the front lightwell are obscured owing to the changing site levels and screening from the retained tree. Iron balustrading will surround the lightwell to perform an important safety role, whilst harmonising with iron gates and railings which are characteristic of the street scene. The rear garden lightwell will incorporate planters and soft landscaping features which successfully 'green' the development.

4.24 The proposed extensions are of a high quality design which reflects the local vernacular and harmonises with the character of the existing dwelling. The extensions are contained to the rear of the property and are modest in scale. Indeed, the rear extension 'squares-off' the more complex stepped form of the rear façade and creates a consistent building line, sympathetic to the character of the dwelling and neighbouring properties.

4.25 The introduction of dormer windows responds to the character of the street scene and adds interest to the existing roofline. Indeed, leaded light side elevation dormers are a particularly prevalent feature of the street scape and are often grand in appearance. In this instance, the proposed dormers successfully draw on design cues from the immediate locality and integrate with the character and appearance of the site and its associated setting.

4.26 This is consistent with the guidance contained within paragraph 5.7 of CPG1 which confirms that roof alterations and extensions will likely be acceptable where there is an established form of roof additions and alterations and such alterations are architecturally sympathetic to the character of the building.

4.27 The development will utilise good quality building materials to match those of the existing property and reflect the characteristics of the Parkhill and Upper Park Conservation Area.

4.28 The proposed extensions are subservient to the host dwelling and are of an appropriate scale, height and massing. The design of the development respects the character of the property and wider street scene.

4.29 The proposed development also includes the replacement of all the existing windows and the reinstatement of traditional fenestration. At present, the majority of the existing windows are uPVC and comprise large single panes of glazing. They are not characteristic of the property nor the street scene and, in our opinion could be considered to detract from the character of the conservation area. The replacement / proposed

windows will be painted white timber and will comprise glazing bars to match neighbouring properties. Consistent with the character of the street scene, the proposed dormers will have leaded lights and the proposed rooflights will be conservation style and will run flush to the roof slope. The fenestration alterations significantly improve the appearance of the dwelling, harmonise with the context of the street scene and, in turn, enhance the character of the Conservation Area and should be viewed as a beneficial enhancement to the conservation area through the granting of this scheme.

4.30 Based on this information, the proposed development is considered to be of a high design quality and meets the requirements of Policy D1 of the Camden local Plan and the guidance contained within the NPPF, London Plan and supporting CPG1.

4.31 Further discussion regarding the design rationale is set out in the supporting Heritage, Design and Access Statement.

Heritage

4.32 Section 16 of the NPPF deals with ‘conserving and enhancing the historic environment’. Paragraph 189 states that ‘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. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

4.33 At Paragraph 192, the NPPF 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.

4.34 Paragraph 193 advises local planning authorities that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting’.

4.35 Paragraph 196 continues by commenting that ‘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, including securing its optimum viable use’.

4.36 Paragraph 200 of the NPPF advises local planning authorities to ‘look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

4.37 At the local level, Policy D2 of the Camden Local Plan states that the Council will ***“preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings.”*** Of relevance to the application proposals, it is also noted that the Council seek to ***“preserve trees and garden spaces which contribute to the character and appearance of a conservation area.”***

- 4.38 It is acknowledged that 76 Lawn road forms part of a group of properties (70-85 Lawn Road) which make a positive contribution to the character and appearance of the Conservation Area.
- 4.39 For the reasons outlined above (please see 'Design, Character and Appearance') the proposed development would not cause harm to the significance of the Parkhill and Upper Park Conservation Area. The extensions are of a high quality design and successfully respond to the context of the site and surrounding built environment.
- 4.40 The design has been carefully considered to ensure the development is consistent with the characteristics of the street scene and utilises high quality building materials. Moreover, care has been taken to retain the sycamore tree located to the front of the site, preserving its important amenity value.
- 4.41 The existing uPVC windows, which currently detract from the characteristics of the conservation area, will be replaced by painted timber windows with glazing bars. The development, reintroduces traditional fenestration which markedly improves the appearance of the dwelling.
- 4.42 Overall the proposed development would not cause harm to the Conservation Area, but instead would help to preserve and enhance its quality in accordance with the requirements of Policy D2 of the Camden Local Plan and the NPPF.

Amenity

- 4.43 Policy A1, Managing the impact of development, of the Camden Local Plan seeks to protect the quality of life of occupiers and neighbouring residents. The policy confirms that permission for development will be granted unless this causes unacceptable harm to amenity and states that the council will:
- a. *"Seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
 - b. *Seek to ensure development contributes towards strong and successful communities by balancing the needs of development within the needs and characteristics of local areas and communities;*
 - c. *Resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
 - d. *Require mitigation measures where necessary."*
- 4.44 The policy continues by confirming that to successfully manage the impact of development the Council consider the following factors
- *Visual privacy, outlook;*
 - *Sunlight, daylight and overshadowing;*
 - *Artificial lighting levels;*
 - *Transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Service 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.*

4.45 Camden's Planning Guidance 6 - Amenity (CPG6) provides further information regarding the above considerations and sets out a number of key messages. Of relevance to this application, the guidance states:

Overlooking and Privacy

- *Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings.*
- *Mitigation measures should be included to reduce overlooking.*

Daylight and Sunlight

- *The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.*
- *The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.*
- *Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.*

4.46 The proposed development has been carefully designed to respect the amenity of neighbouring residents, eliminating the potential for overlooking or loss of light.

4.47 The proposed extension to the rear of the property represents an infill extension and 'squares off' the existing stepped building form. The extension does not extend beyond the building line of the rear façade and does not, therefore, have an impact upon the amenity space of no.75 Lawn Road due to loss of light / overshadowing. Indeed, taken together the proposed works comply with the 45 and 25 degree tests and, therefore, accords with CPG6.

4.48 With regard to overlooking, it is notable that the new rear dormer window serving proposed bedroom f4 and first floor window serving proposed bedroom 2, maintain a significant separation distance to the rear boundary of the site and thus, the private amenity space of the residential dwellings at Downside Crescent. The proposed rooflights located within the northern and southern roof slope will serve non habitable rooms, including the study, and en-suite facilities and, therefore, do not afford the opportunity for overlooking. With regard to the leaded light dormer feature, located on the northern side elevation of the property, it is notable that this will serve the stairwell of the dwelling and, therefore, not a habitable room. Moreover, the side elevation facing windows between 76 and 75 Lawn Road is an existing and established relationship. As such the proposed development would not lead to the potential for overlooking over and above the existing relationship. The proposals therefore comply with the requirements of Local plan Policy A1 and the guidance contained within CPG6.

4.49 As detailed above, the proposed basement is not considered to pose a risk of damage to neighbouring properties. Indeed the potential risks have been assessed as being 'very slight' (1) to 'negligible' (0) on the Burland Scale. Where the basement lightwells extend into the gardens of the property, beyond the footprint of the dwelling, they maintain significant separation distances to boundaries of neighbouring properties.

- 4.50 The host dwelling will continue to benefit from large, outdoor, private amenity spaces. In addition, the proposed works substantially enhance the residential accommodation and improve the quality of the living environment for the prospective occupants.
- 4.51 As previously highlighted the application is also supported by a Construction Management Plan which will ensure that the proposed works respect the amenity of neighbouring residents and limits the impact of the development in relation to noise, dust and vibration pollution and associated vehicular traffic.
- 4.52 Based on this information, it is concluded that the proposed development would not cause harm to the amenity of neighbouring residents or occupiers of the dwelling. The works have been designed to preserve and protect residential privacy and right to light. The proposals also include appropriate mitigation measures to limit the impacts of the development during construction.
- 4.53 The proposed development therefore complies with Policy A1 of the Camden Local Plan.

Biodiversity / Impact on Trees

- 4.54 Local Plan Policy A3 – Biodiversity, seeks to protect trees and vegetation. The policy states that the Council will:
- j. Resist the loss of tree and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation*
 - k. Require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;*
 - l. Expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;*
 - m. Expect development to incorporate additional trees and vegetation wherever possible.*
- 4.55 The development has been carefully considered with the view to protect existing trees and vegetative features. Indeed, owing to the amenity value of T1 (sycamore) and the decision taken to retain this tree, the lightwell located to the front of the site has been reduced in scale to ensure the roots will not be damaged.
- 4.56 Whilst 3 trees are required to be removed to accommodate the development, the supporting Arboricultural Impact Assessment confirms that these are of low quality (Category C) or are unsuitable for retention (Category U) and, therefore, of limited amenity value.
- 4.57 The assessment also sets out the methodology for construction and tree protection requirements including the provision of protective fencing. The report confirms that any development impacts on retained trees can be effectively mitigated, subject to the correct implementation of all tree protection measures.
- 4.58 It is also notable that the site will continue to comprise extensive tree cover and will, therefore, retain its important amenity value.
- 4.59 Based on this information, the proposed development would not result in the loss of any tree of significant amenity value. The majority of trees within the site will be retained and protected during the demolition and construction phases of development. The proposal, therefore, complies with the requirements of policy A3 of the Camden Local Plan.

Highways Safety and Parking

- 4.60 The proposed development will not result in an alteration to the existing access or car parking arrangements.
- 4.61 The property benefits from a sufficient level of off street car and cycle parking provision. Whilst the proposed development will increase the number of bedrooms within the property, it is notable that Local Plan Policy T2 encourages car-free development and seeks to limit on-site vehicular parking. Therefore, there is no requirement to provide additional spaces.
- 4.62 The site is sustainably located in close proximity to public transport (PTAL 4).
- 4.63 The application is supported by a Construction Management Plan which comprises recommendations for transport arrangements for vehicles servicing the site.
- 4.64 Based on this information, the proposed development will not result in any highway safety or car parking issues.

5. Conclusions

5.1 Our conclusions are as follows:

- The proposed development would improve quality of the existing living space, maximises the use of the site and, importantly, addresses significant structural issues resulting from subsidence and cracking. Significant works to the house are required to stabilise the structure.
- The proposed works are of a high design quality and successfully respond to the character of the dwelling and surrounding environment.
- The development preserves and enhances the significance of the Parkhill and Upper Park Conservation Area.
- The proposed development would not cause harm to the amenity of neighbouring properties by virtue of overlooking or loss of light.
- The proposed extensions are modest in scale, subservient to the existing dwelling.
- The proposed basement fully complies with the requirements of Policy A5 of the Camden Local Plan. It would not cause harm to neighbouring properties, heritage assets, the character of the building or the structural, ground or water conditions of the area.
- The proposed development has been carefully designed to protect the amenity of the street scene through the retention of T1 (sycamore).
- The proposal is wholly compatible with local policies, complementing urban typologies and design specific requirements.
- The proposal does not give rise to any highway safety, drainage and flooding or ecological issues.

5.2 Having regard to all of the foregoing, it is considered that the application proposals fully comply with the provisions of the Development Plan and accordingly, should be granted consent without delay.



Lower Ground Floor
24 Charlotte Street
London, W1T 2ND

+44 (0) 207 935 5880
holly@simply-planning.com
www.simply-planning.com