

Date: 16/07/2019
Our ref: 2019/2650/PRE
Contact: Alyce Keen
Direct line: 020 7974 6253
Email: Alyce.Keen@camden.gov.uk

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Dear Nilesh Mahendra Shah,

Re: Flat 1, 123 Goldhurst Terrace, London, NW6 3EX

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 17th May 2019 and with payment of £432.69 on the 4th June 2019.

Development Description

The proposal is for the erection of an infill and rear extension to the rear to form a full width single storey at ground floor level, excavation of a lightwell to the front garden and the extension of the existing basement to include four bedrooms and associated bathrooms for the existing residential unit. The extensions at ground floor and lower ground floor would result in an increase of approximately 92sqm Gross Internal Area (GIA).

Assessment

Design & Character

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The 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. Policy D2 (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan Document is supported by CPG Altering & Extending Your Home.

The infill and rear extensions are considered to be subordinate and would respect and preserve the original design and proportions of the host building. In addition, the infill extension preserves the existing two storey rear element as it can still be perceived to be a legible architectural element as a result of the side infill being setback from the rearmost elevation.

The infill and rear extensions are not considered to adversely impact the character of the conservation area as they are concealed to the rear of the ground floor and will be constructed of materials in keeping with the existing.

CPG Basements provides detailed design guidance regarding the installation of lightwells, and states that where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristic of the front garden or forecourt will help to determine the suitability of lightwells.

The proposal includes the creation of a new lightwell to the front of the property beneath the south-west lower ground floor window, to facilitate ventilation and enable light to enter the proposed

basement bedrooms. The front lightwell would have a maximum width of approximately 0.7m and a maximum length of 2.4m.

Due to differences in levels along Goldhurst Terrace many buildings benefit from existing lightwells beneath the front bay windows which are obscured from the streetscene by existing low boundary walls and planting. The front lightwell should be redesigned to ensure that it follows the outline of the bay window and the design of the glazing to the proposed bay window at basement level should match the existing glazing above in terms of size, scale, style and materials. Furthermore, the proposed lightwell should be secured with a metal grille fitted flush at natural ground level, in order to prevent a cluttered appearance to the front of the property, as per the guidance set out in CPG Basements.

It was also noted from the site visit that the front garden contains a black storage cabinet and fence that require permission and can be incorporated in a future application with this proposal.

Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG (Amenity).

The proposed infill extension would be situated on the boundary for a depth of approximately 5.4m, and the height would only be approximately 0.5m higher than the existing boundary wall. The rear extension would be the same depth and height as the existing. Therefore, the proposed rear extensions are not considered to cause harm to the privacy of neighbouring properties in terms of increased overlooking, outlook and sunlight/daylight.

Standard of Accommodation

The proposed additional residential accommodation to be located in the basement level is considered to provide substandard residential accommodation, particularly in regard to residential standards in terms of access to sunlight/daylight. Insufficient information has been provided to demonstrate that sufficient light will be provided to the proposed basement rooms. If the scheme progresses to an application a BRE Sunlight/Daylight Assessment should accompany any planning application.

Basement Development

It is proposed to extend the existing utility room at lower ground floor level to include four bedrooms, master ensuite and family bathroom. The excavation will be for the full footprint of the existing building, a sizeable proportion of the new rear extension and a lightwell to the front. It is noted that the site is subject to the local flood risk zone and surface water flow and flooding.

Policy A5 stipulates that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. In accordance with Policy A5, any proposed basement development at the site should not comprise of more than one storey; not exceed 50% of each garden within the property; be less than 1.5 times the footprint of the host building in area; extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; not extend into or underneath the garden further than 50% of the depth of the garden; be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and avoid the loss of garden space or trees of townscape or amenity value.

The basement is likely to meet the criteria of A5, however any planning application would need to demonstrate clearly how it complies. A Basement Impact Assessment would also need to be submitted with the planning application. Please see the Council's webpages on [basement development](#) which provide guidance on the level of detail required for basement impact assessments, a pro-forma for the BIA, and details of the independent audit process.

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

You will need to complete the Basement Impact Assessment Audit Instruction Form on Camden's website; please see Section B 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.

Flooding

Policy A5 Basements also states that "the Council will not allow habitable rooms and other sensitive uses for self-contained basement flats and other underground structures in areas at risk of flooding".

The basement rooms of this proposal are considered ancillary to the main residential living space at ground floor level. They include four bedrooms and associated bathrooms. In this instance the basement level accommodation would be an ancillary part of the ground floor flat and would not be a self-contained unit. Internally the basement level is linked by a central stairwell to the ground floor. It is therefore considered that the proposals would include sufficient means of escape to ensure that the risk to the inhabitants would be minimised.

Although, the Council will require the submission of a development-specific flood risk assessment with applications for basements within flood risk areas identified on Map 6: Historic flooding and Local Flood Risk Zones, in the Flood Risk Strategy. The pre-application site is located within a local flood risk zone, therefore a development-specific flood risk assessment will be required to be submitted with an application.

Transport

A draft CMP would be required to be submitted with any application setting out how construction matters would be dealt with, for example deliveries, how material would be stored, and construction waste removed from site etc. A full CMP would be secured via Section 106 legal agreement if required. For further details on CMPs, please refer to the sections on CMPs in CPG (Basements) and CPG (Amenity). Also please refer to the webpage for further information regarding [Construction Management Plan pro-forma](#) to be followed.

Please see a copy of the Council's planning guidance for further details of these potential requirements.

Please see appendix 1 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,

Alyce Keen

Planning Officer
Planning Solutions Team

Appendix 1:**Relevant Constraints:**

South Hampstead Conservation Area
 Local flood risk zone
 Surface water flow and flooding

Relevant History:

2014/4565/P - Erection of roof terraces at 2nd and 3rd floor levels to rear. Granted planning permission 10/10/2014.
 P9602338R1 - The erection of a single storey rear extension to the existing ground floor flat, as shown on drawing number 96/06/231 R1. Granted planning permission 13/12/1996.

Relevant policies and guidance:

National Planning Policy Framework (2019)
The London Plan March 2016
Camden Local Plan (2017)

A1 - Amenity
 A4 - Noise & Vibration
 A5 - Basements
 D1 - Design
 D2 - Heritage
 A5 - Basements
 CC3 - Water & Flooding
 T4 - Promoting the sustainable movement of goods and materials

Camden Planning Guidance 2019

CPG Altering and extending your home
 CPG Amenity
 CPG Basements
 CPG Developer Contributions
 CPG Transport

South Hampstead Conservation Area appraisal and management strategy 2011**Planning application information:**

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

- Completed full application form
- The appropriate fees (householder planning application: £206)
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans and roof plan (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access Statement
- BRE Sunlight/Daylight Assessment
- Basement Impact Assessment (+pro forma)
- Development-specific flood risk assessment
- Please see the following link to supporting information for planning applications

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements/>

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in

the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. 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.