



The London Borough of Camden
Development Management
Regeneration and Planning
Town Hall
Judd Street
London
WC1H 9JE

Our ref: E/4488

16th August 2020

Dear Sir / Madam

CAMDEN: 49 WILLOW ROAD, LONDON, NW3 1TS - PP-08967347

1. This letter accompanies an application for Full Planning Consent for a proposal to install a small lower ground floor extension beneath the 1960s rear return of this property. This letter is its Design and Access, Planning and Heritage Impact Statement.
2. The applicant will pay £259.00 (£234.00 application fee plus £25.00 Planning Portal service charge) being the appropriate fee via the Planning Portal.
3. The already permitted *Well Walk Theatre* will make a major contribution to Hampstead's cultural life, so it has to be completed in a manner that ensures its viability and practicality in the long term. The site owners and project architect have carefully designed the internal layout:
4. Guests including parents and children will enter the theatre via the main front entrance on Gayton Road (through the bookshop) and will be led to the circulation area (with box-office and waiting). This circulation area (in the middle of the ground floor) will accommodate a few people without obstructing the workshop to the rear. Once tickets are purchased, the audience will then be led down the stairs, at the bottom of which they will be able to leave their coats in the cloakroom, and discover the beautiful auditorium designed in a vintage style.
5. The modest lower ground floor extension will enhance the overall layout of the visitor attraction by facilitating the flow of spectators by the bottom of the stairs. The WC is

relocated to the extension and an additional WC is also provided with baby changing amenities. The second WC is necessary given the theatre's capacity and its children audience, some of whom will need changing. The applicant has consulted leading experts in this field who have stressed the importance of ensuring the space is functional. With this in mind, additional storage is required accommodate props, costumes, sets, lighting and other associated puppet theatre equipment.

6. This application follows pre-app **2019/4441/PRE** which sought advice on enclosing the existing lightwell to the rear, creating a ground floor rear extension within the yard and a replacement rear extension. Ms Nora-Andreea Constantinescu was the allocated Case Officer who visited the site and wrote up the pre-app response dated 1 November 2019. Please note this current proposal was not discussed at that time.
7. The application plans are:

Drawing No.	Content
1822 P3-PL-00- 010	Location plan
1822 P3-PL-00- 099	Lower ground floor existing and proposed plans
1822 P3-PL-00- 100	Ground floor existing and proposed plans
1822 P3-PL-00- 200	Section BB existing and proposed
21822 P3-PL-00- 201	Section FF existing and proposed
1822 P3-PL-00- 300	North East elevation existing and proposed
1822 P3-PL-00- 301	South East elevation existing and proposed
1822 P3-PL-00- 302	South West elevation existing and proposed
1822 P3-PL-00- 303	North West elevation from the street
1822 P3-PL-00- 304	North West elevation from the yard

8. The application is also accompanied by the following supporting reports:
 - A 'Ground Investigation and Basement Impact Assessment Report' prepared by GEA Ref. J20023 (dated August 2020);
 - A 'Structural Engineer's Report and Basement Impact Assessment' prepared by PK & Partners Limited Ref. 2136 (dated August 2020);

- A Tree Report prepared by TreTec (dated July 2020) and an accompanying plan to show the position of Holm Oak; and
- An 'Archaeological Desk Based Assessment' prepared by MOLA Museum of London Archaeology has been commissioned and will follow.

The Site and Surroundings

9. Its location is shown below.



10. It is occupied by a 3-storey mansard roofed end of terrace building with a flat above.



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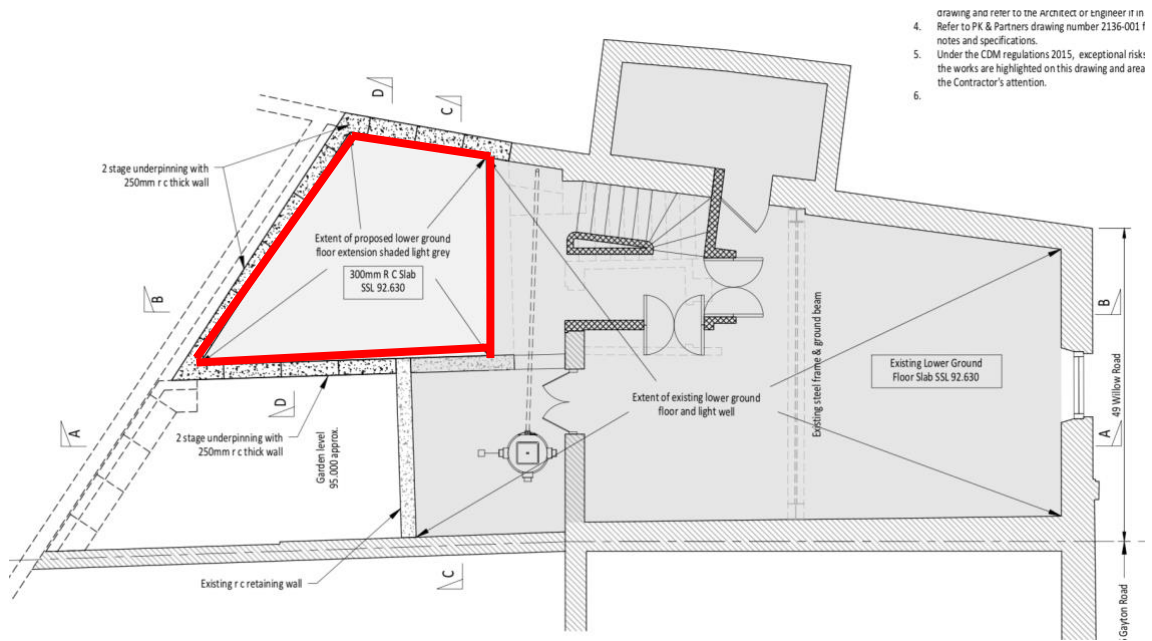
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11. The original late-Victorian building can be seen on the left of the photo above. It is built of creamy gault brick with red brick string courses. There is a lower ground floor beneath it.
12. The application building is not identified in the Conservation Area Appraisal as making a positive contribution to the Conservation Area.
13. The application proposal is beneath the unattractive 1960s rear extension built in stained grey concrete bricks that can be seen in the photo above. This has no basement beneath it although, there is an existing passageway beneath part of the 1960s element and the original building.
14. Note the garage that lies across the rear of the site and completely screens the ground floor of No 49. The proposal site is not visible from any point of public access and is screened from its neighbour by a 2.8m high stock brick wall.
15. The site is within the Hampstead Conservation Area. As well as this, the designated heritage assets are: on the east side of New End Square, Burgh House listed Grade I and its entrance gates Grade II opposite it, the residential terrace Nos 38 and 40 New End and 75 Flask Walk are listed Grade II; No 75's garden walls and railings are also listed grade II and No71 Flask Walk is the Wells and Camden Baths and Washhouses also Grade II.
16. The proposed lower ground floor extension will not be visible from any of these and so their setting will be unaffected by it.

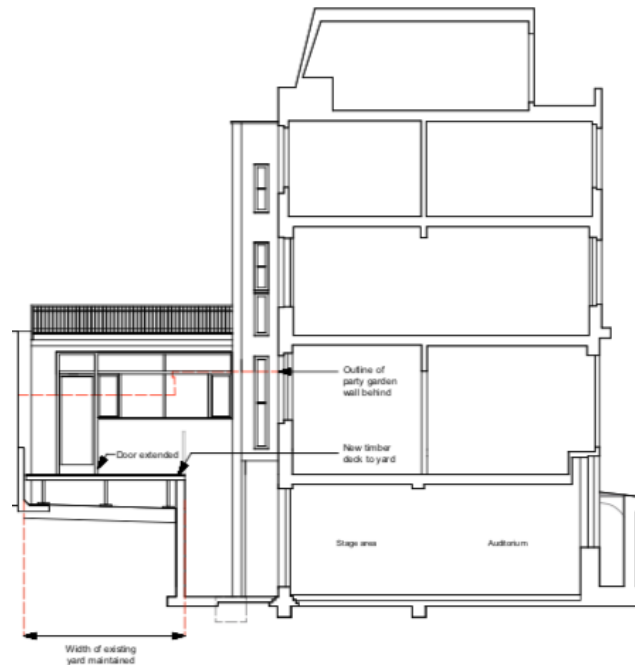
The Proposal

17. The proposal is for a small lower ground floor extension of approximately 12.8 sqm entirely beneath the rear return. The plan below shows the existing basement in darker shading and the proposal edged red.



Extract from Dwg. No. 2136-070 B – Proposed Lower Ground Floor Structural Layout at Page 16 of ‘Structural Engineer’s Report and Basement Impact Assessment’ prepared by PK & Partners Limited

18. The section below shows the proposal will have no impact on the existing rear yard space.



Extract from Dwg. No. 1822 P3-PL-00-200 Proposed Section (through existing yard)

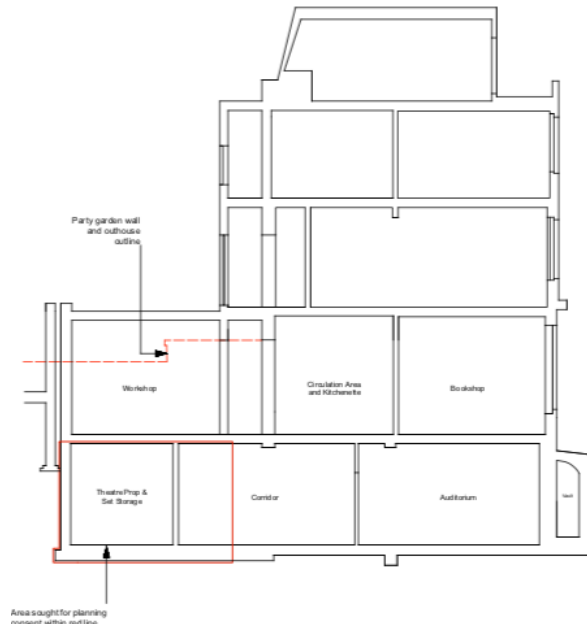
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19. The section below shows how the lower ground floor extension fits beneath the rear extension.



Extract from Dwg. No. 1822 P3-PL-00-201 Proposed Section

20. The proposal has been carefully designed to comply with **Camden Local Plan (2017) Policy A5 (Basements)** which permits basement development where it would not cause harm to neighbouring properties, the structural, ground or water conditions of the area, the character and amenity of the area, the architectural character of the building and the significance of heritage assets.
21. The application is supported by a Basement Impact Assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in accordance with Policy A5.
22. The proposal is consistent with Policy A5 in the following respects:
- It does not comprise more than one storey;
 - It is not built under an existing basement;
 - It does not exceed 50% of each garden within the property;
 - It is less than 1.5 times the footprint of the host property;
 - It does not extend further than 50% of the depth of the host property measured from the principal rear elevation;

- It does not extend into or underneath the garden further than 50% of the depth of the garden;
 - It does not extend beyond the footprint of the existing building; and
 - It retains the garden space and trees of townscape amenity value.
23. The proposal has been designed to align with **Camden Planning Guidance Basements (2018)**. This supports the policies in the Camden Local Plan 2017 and forms a Supplementary Planning Document (“SPD”) which is an additional material consideration in planning decisions.
24. This guidance states basement development must not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; and the architectural character and heritage significance of the building and area.
25. **Para 2.13** states 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 host building, or the character and appearance of the surrounding area, or the relationship between the building and the street. This basement proposal has no external visible manifestations.
26. The guidance says a single storey basement should not exceed 4m in height. The application is consistent with this.

Relevant History

27. The application building is not shown on the 1871 1:1056 OS map.



28. It is shown on the 1895 OS and so is a late Victorian building. Note that there was no rear extension originally.



29. In September 1961 planning consent **TP 80649/12353** issued that permitted alterations and extensions to the building that permitted the existing rear extension.



30. Even though the consent was subject to a condition that 'all new external finishes shall be carried out in materials to match the existing facing work' the rear extension is built in unattractive dull grey concrete bricks rather than creamy gaults, as the photo above shows.
31. Consent **2019/1812/P** was granted in August 2019 for: *Change of use of ground floor and basement levels from former pottery studio (Sui-generis class use) to children's theatre at basement level and ancillary bookshop, café and workshop at ground level (Sui-Generis class use), to include flue extract in existing chimney breast.*
32. Lawful development certificate **20/0566/P** was issued in March 2020 that certified that use of the rear terrace for sitting out was lawful.

33. Subsequently, application **2020/2519/P** was submitted on 4 June 2020 for a replacement roof, consistent with the pre-app. This so far undetermined.
34. In addition, application **2020/3203/P** was recently registered on 10 August 2020 to rebuild the 1960s rear extension.

We look forward to discussing this analysis and conclusion with the Case Officer in due course.

Yours faithfully

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