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Our reference: 2019/6047/PRE
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Dear Mairead,

Re: 9D The Grove, Highgate, London, N6 6JU

Thank you for submitting a pre-planning application enquiry for the above property which was received on 25/11/19 together with the required fee of £3,708.81.

1. Drawings and documents

Pre-application enquiry received on 25/11/2019, allocated to officers on 13/12/19, together with pre-planning application document November 2019. A site visit/meeting was carried out on 20th January 2020.

2. The proposal

The enquiry is regarding the demolition of the existing dwellinghouse and the erection of one three storey house with habitable rooms within the roof. The house would contain 4 bedrooms, one off street parking space on the drive and basement levels.

3. Site background

9D is a three storey rectangular flat roofed building constructed in 1956. The surrounding area is predominantly residential consisting of large detached and semi detached dwellings within long plots of various size and design. The Grove is an important street within the conservation area. There are two large grassed areas to the south that are listed in the London Squares Preservation Act 1931.

The majority of houses on the street are grade II listed including Park House built c.1832 which is adjacent to the Site, and the associated stables that turn onto Fitzroy Park and sit directly in front of the Site. Fitzroy Park was built within the framework of the boundaries of older estates. As larger houses were demolished, development occurred over the 19th and 20th centuries. Houses take on a mixture of architectural styles, however all are set well away from the street edge and the character is generally formed by the topography and semi-rural soft landscaping.

The house lies within Highgate Village Conservation Area and is mentioned in the conservation area appraisal as a positive contributor as a result of the metal balcony that can be seen from Fitzroy Park and the general relationship with other parks of the conservation area.

4. Relevant planning history

None relevant to this application

5. Relevant policies and guidance

The London Plan 2016

Draft London Plan (Intend to publish)

The National Planning Policy Framework (2019)

Camden Local Plan 2017

G1 – Delivery and location of growth

H1 – Maximising housing supply

H3 – Protecting existing homes

H6 – Housing choice and mix

A1 – Managing the impact of development

A3 – Protection, enhancement and management of biodiversity

A4 – Noise and vibration

A5 – Basements

D1 – Design

D2 – Heritage

CC1 – Climate change mitigation

CC2 – Adapting to climate change

CC3 – Water and flooding

CC4 – Air quality

CC5 – Waste

DM1 – Delivery and monitoring

T1 – Prioritising walking, cycling and public transport

T2 – Car-free development and limiting the availability of parking

T4 – Sustainable movement of goods and materials

Highgate Neighbourhood Plan 2017

DH1: Demolition in Highgates Conservation Areas

DH2: Development Proposals in Highgates Conservation Areas

Camden Planning Guidance (CPG)

CPG – Amenity (2018)

CPG – Air Quality (2019)

CPG – Basements (2018)

CPG – Design (2019)

CPG – Energy efficiency and adaptation (2019)

CPG – Housing (2019)

CPG – Transport (2019)

Highgate Conservation Area Appraisal and Management Strategy, 2017

6. Assessment

The following material planning considerations should be taken into account:

- Principle of land use
- Principle of demolition
- Design
- Standard of residential accommodation
- Basement considerations
- Impact on neighbouring amenity
- Transport considerations
- Trees and Landscaping
- Energy and sustainability
- S106 obligations

7. Principle of land use

The principle of replacing the existing dwelling with one new house is acceptable in terms of housing policies H1 (Maximising housing supply) and H3 (Protecting existing homes) of the Camden Local Plan 2017.

8. Principle of demolition

9D lies within Highgate Village Conservation Area and is mentioned in the character statement as having a positive contribution to the area. It is described as a *'modern post-war building deliberately introverted on The Grove frontage, but a positive contributor to its surroundings by way of its rear first floor balcony with a copper-clad canopy, looking down Fitzroy Park. The house has a simple rectangular plan and is built from yellow stock bricks, with a garage built into the north-west corner'*.

Policy D2 part f states that *'the council will resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area'* unless circumstances are shown that outweigh the case for retention. Applicants will be required to justify the demolition of a building that makes a positive contribution to a conservation area, having regard to the National Planning Policy Framework, Camdens conservation area statements, appraisals and management strategies and any other relevant supplementary guidance produced by the Council.

When considering applications for demolition, the Council will take account of group value, context and the setting of buildings, as well as their quality as individual structures and any contribution to the setting of listed buildings. It is noted that the pre-application submission briefly discusses the case for retention, but this is considered insufficient to justify the loss of the positive contributor.

As well as design considerations demolition proposals would need to comply with Policy CC1 (Climate Change Mitigation, especially points (e) and (f)) which requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building.

Paragraph 8.16 of the Local Plan elaborates that as the construction process and new materials employed in developing buildings are major consumers of resources and can produce large quantities of waste and carbon emissions, the possibility of sensitively altering or retrofitting buildings should always be strongly considered before demolition is proposed. It goes on to state that many

historic buildings display qualities that are environmentally sustainable and have directly contributed to their survival for example the use of durable, natural, locally sourced materials, soft construction methods, good room proportions, natural light and ventilation and ease of alteration. As such, any proposal to demolish the existing building would need to be fully justified in terms of the optimisation of resources and energy use in comparison with the existing building.

Where the demolition of a building cannot be avoided, we will expect developments to divert 85% of waste from landfill and comply with the Institute for Civil Engineer’s Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. We will also require developments to consider the specification of materials and construction processes with low embodied carbon content.

It is necessary to understand resource efficiency when comparing the overall impact of a new development with that of refurbishing an existing building. The stages to assess include:

- production of materials and components (raw material extraction, material production, wastage and waste processing, transportation)
- construction stage (transport, storage of products, wastage and waste processing, energy and water use in construction, ancillary materials)
- use stage (energy and water used in operation, maintenance, repair, replacement and refurbishment)
- end of life stage (de-construction or demolition, transport, waste processing, disposal of waste).

When comparing the carbon impacts of a new development and a refurbished scheme, the applicant should include the following within the scope of the assessment:

Refurbished scheme	New development
Embodied carbon of any <u>new</u> materials used	Embodied carbon of all materials used
Within the refurbishment (do not include the carbon content of the existing building materials as these are considered ‘spent’).	Within the development.
Expected operational carbon emissions of the refurbished scheme over the expected lifetime of the building (60 years is typical)	Expected operational carbon emissions from the new scheme over the expected lifetime of the building (60 years is typical)

Embodied carbon is calculated by finding the quantity of all materials needed for the building’s lifetime and multiplying this by the carbon factor (expressed in kg CO₂e per kg of material/product) for each material to produce the embodied carbon figure. Please refer to policy CC1(e) and CPG Energy efficiency and adaptation.

9. Design

The Council’s design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) requires that development respects local context and character, comprises details and materials that are of high quality and complement the local character, and that housing provides a high standard of accommodation. Policy D2 (Heritage) states that the council will preserve and where appropriate enhance Camdens heriage assets and their settings.

Notwithstanding the principal of demolition, the Council's Conservation Officer has provided the following comments on the detailed design of the proposed building:

- The Grove is an important street within the conservation area. Detached and semi detached houses are set back from the street behind large front gardens and an expansive gravelled area lined with trees. There are two large grassed areas to the south that are listed in the London Squares Preservation Act 1931. The majority of houses on the street are grade II listed including Park House built c.1832 which is adjacent to the Site, and the associated stables that turn onto Fitzroy Park and sit directly in front of the Site.
- Fitzroy Park was built within the framework of the boundaries of older estates. As larger houses were demolished, development occurred over the 19th and 20th centuries. Houses take on a mixture of architectural styles, however all are set well away from the street edge and the character is generally formed by the topography and semi-rural soft landscaping.
- The Site is a two storey rectangular building constructed in 1956. The elevations are from yellow London stock bricks, windows are timber framed and the roof is flat, the materiality of the roof is unclear. The north elevation faces onto Fitzroy Park and has a large wooden garage door at ground floor level and a blank brick wall above. To the rear at first floor level is a decorative metal balcony. Access to the property can be from the large gate facing The Grove or a smaller gate from Fitzroy Park.
- The building sits gently in its setting and responds well to context. The building is relatively low ensuring that it does not dominate the setting or views of the grade II single storey stables block. The Fitzroy Park elevation also sits back from the edge of the street within foliage, responding to the established character of this part of the conservation area.
- The conservation area appraisal identifies the building as a positive contributor as a result of the metal balcony that can be seen from Fitzroy Park and the general relationship with other parts of the conservation area.
- The proposed building is two storeys, with an additional basement and mansard roof. The foot print is increased slightly towards Fitzroy Park bringing the building line closer to the street. The building has a generally pastiche design to be in keeping with the listed Georgian villas that line The Grove.
- The overall height of the building impacts the setting of the listed stables. The mansard roof is clearly visible from The Grove compromising the form of the stables and competing it in terms of building hierarchy. The visibility of the proposed building and its proximity to the stables also confuses the relationship between the Stables and Park House. Any building on the site should be subservient to the stable building in terms of visibility from The Grove.
- The alterations to the building line could be acceptable as long as a foliage and a sense of greenery is maintained, in line with the established characteristic of Fitzroy Park.
- The alterations to the building line could be acceptable as long as a foliage and a sense of greenery is maintained, in line with the established characteristic of Fitzroy Park.

- The pastiche design is unlikely to be the best solution for the site. A modest modern design that does not compete with the surrounding buildings would be more appropriate.

Given the above comments, the proposals are not considered sympathetic to the setting of the adjacent listed buildings or the sensitive historic location of the Highgate Conservation Area. Furthermore, the proposals do not adequately justify the demolition of a positive contributor within the conservation area, contrary to policy H2 and therefore would not be considered acceptable at this stage.

10. Standard of accommodation

The replacement dwelling would exceed the Government's technical housing standards in terms of size and it would provide a good standard of residential accommodation in terms of layout; space and room sizes, however this is subject to change if further revisions are to be submitted reducing the size of the building and would need to be re-assessed. I recommend that any application submitted demonstrates that sufficient levels of daylight can reach each of the basement habitable rooms in accordance with planning guidance. The amenity space to the dwelling would retain its moderate garden and would comply with the London Plan standards in regards to amenity space.

Please ensure annotated floor plans showing the GIA of each room and the overall GIA are provided as part of any future planning application. The majority of rooms would be single aspect due to the absence of south facing windows to preserve the privacy of occupants of no. 33. All habitable rooms would be served by at least one window, but as these are north facing, it is recommended that a daylight assessment is submitted with any future application to demonstrate that they would receive adequate daylight.

For new build proposals, optional requirements in Building Regulations Part M will apply, please also refer to the sub-section 'Wheelchair and accessible and adaptable homes' and Fig. IH12 of the Interim Housing CPG which sets out specific further details that the council will expect to be included as part of a planning application.

Local Plan Policy A5 on basements states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. Outside of these areas, where basement accommodation is to provide living space (such as for staff), it will be subject to the same standards as other housing in terms of space, amenity and sunlight. Suitable access should also be provided to basement accommodation to allow for evacuation. Further guidance is contained in the Camden Planning Guidance on Housing.

11. Basement considerations

Policy A5 (Basements) states that the Council will only permit basements where it is demonstrated to its satisfaction that the proposal 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.

Policy A5 stipulates that the siting, location, scale and design of the 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 comply with the following criteria:

- f. not comprise of more than one storey;

- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

The current proposal submitted appears to comply with all of the above criteria apart from criteria l please set the basement in from the neighbouring boundary with No.9B by 1m. Please confirm this by way of submitting a Basement Impact Assessment addressing all the above policy requirements and points.

In determining proposals for basement and other underground development, the Council will require an assessment of the schemes impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basements and other development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

The future planning application for this proposal would need a Basement Impact Assessment (BIA) which has been prepared in accordance with the processes and procedures as set out within the Basement CPG. 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

For completeness, please ensure the report details the authors own professional qualifications, noting the varying qualification requirements within CPG Basements for the different elements of BIA study. The BIA will be required to be independently assessed by a third party, at the applicants expense, to satisfy the Council that the development would not lead to any unacceptable impacts should the development be granted.

Please note that the Council's preferred provider for the audit service is Campbell Reith. Campbell Reith charge 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 requires 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 BIA 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.

12. Impact on neighbouring amenity

Camden Planning guidance (Design) and policy A1 of the Camden Plan advises that developments should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

It appears from the proposed drawings that the positioning and footprint of the building would be similar to that of the existing and therefore would not cause any significant concerns in relation to detrimental impacts on neighbouring amenity in regards to loss of light, overshadowing or privacy impacts. However it is recommended that you submit a sunlight and daylight impact assessment to assess how the replacement dwelling would impact light levels to neighboring properties.

13. Transport considerations

Policy T2 (Parking and car-free development) of the Camden Local Plan 2017 requires all new developments within the Borough to be car free. A car free development would be secured as a Section 106 planning obligation for the replacement dwelling, noting that any future residents will be unable to obtain on-street parking permits from the council and the occupiers would not be able to have off-street car parking.

As such, any proposal for new residential unit at the site would only be considered acceptable if the existing crossover at the front of the site were to be removed and soft landscaping and a footpath were establish in place of the existing driveway, in order to prevent vehicles from entering the site. The removal of the crossovers and the reinstatement of the footpath would be secured via a Section 106 legal agreement (see highways financial contribution section below).

Policy T2 does however include that the Council will consider retaining or re-providing existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. Once the formal application is submitted the highways department would be sent a consultation informing them of the proposal and their comments would be based on the above.

Cycle parking

The current proposals do not include any cycle parking. Cycle parking should meet the minimum requirements of the draft London Plan and be designed to meet Camden's cycle parking design specifications as set out in Camden Planning Guidance (CPG - Transport).

Construction Management Plan

The proposal would involve a significant amount of construction works. This is likely to generate a significant number of construction vehicle movements during the overall construction period. Our primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) should therefore be secured as a Section 106 planning obligation. A financial contribution would need to be secured (as Section 106 planning obligation) to cover the costs of reviewing the CMP.

Highway Works Contribution

The Local Plan says that "Development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and

footway surfaces". The footway and highway directly adjacent to the site could be damaged as a direct result of the proposed works. We would therefore need to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Local Plan policy A1. The removal of the crossover at the site will also be included in the proposed highway works.

14. Trees and landscaping

An arboricultural impact assessment and method statement must be provided with the formal planning application to show that the works would not cause harm to retained trees both on and off site.

You would need to provide information about:

- species, spread, roots and position of trees,
- which trees you are proposing to fell,
- which trees will be affected in any way by the proposed development, and
- the measures that will be used to protect them during construction.

You will need to provide the information in the form of the documents and plans listed below in line with BS5837:2012 (trees in relation to design, demolition and construction):

- a pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan.

15. Energy and Sustainability

In line with policies CC1, CC2 and CC3 of the Camden Local Plan 2017, all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. All new residential development will also be required to submit an Energy Statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction. For more details, see section 8 of the Camden Local Plan 2017.

All schemes must consider sustainable development principles from the start of the design process and include these in their Design and Access Statement or a Sustainability Statement. Any proposal involving substantial demolition of a building should demonstrate why it is not possible to retain and improve the existing building.

16. Section 106 Planning Obligations

The following section 106 planning obligations would be required if planning permission is granted:

- Car free development
- Financial contribution for Highways works
- Construction Management Plan (CMP) and a one off financial contribution to cover the costs of reviewing the CMP

17. Conclusion

The principle of the demolition is still to be addressed against policy CC1 (points e and f especially) and policy D2 and there are design matters to be resolved, therefore as there are some matters still outstanding my advice would be to re-think design options and see if the proposal complies with the relevant policies then submit the formal planning application or submit another pre-application request for further advice.

Planning application information

If you submit a planning application, I would advise you to submit the following for a valid application:

- Completed form – Full planning permission
- The appropriate fee of £462 for replacement dwelling
- An OS based location plan at 1:1250 scale denoting the application site in red and other land in applicants' ownership in blue.
- Block plan showing the proposed dwelling in line with neighbouring properties
- Existing and proposed floor plans, elevations, sections at a scale of 1:50 or 1:100
- Planning statement
- Daylight and sunlight assessment
- Arboricultural Report (if any trees are impacted)
- Design and Access Statement
- Energy/sustainability statements
- Heritage Statement
- Basement Impact Assessment
- Acoustic report (if plant is proposed)
- Sustainability/Energy/Air quality assessments
- Please see supporting information for planning applications for more information on our website.

Please see our [website](#) for more information regarding validation requirements.

After you submit your application

It would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

You are strongly advised to discuss your proposals with neighbouring properties prior to submitting any applications. We are legally required to consult on planning applications with individuals who may be affected by the proposals. We no longer notify neighbours by post, but we still display 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.

This document represents an initial informal officer view of your proposals 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.

If you have any queries about the advice contained in this letter please contact me on **020 7974 1544**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Jaspreet Chana
Planning Officer