



PLANNING DESIGN AND ACCESS STATEMENT

Applications for planning permission and listed building consent for new basement level extension

**Casina Lodge, 8 Park Village West, Regents Park
NW1 4AE**

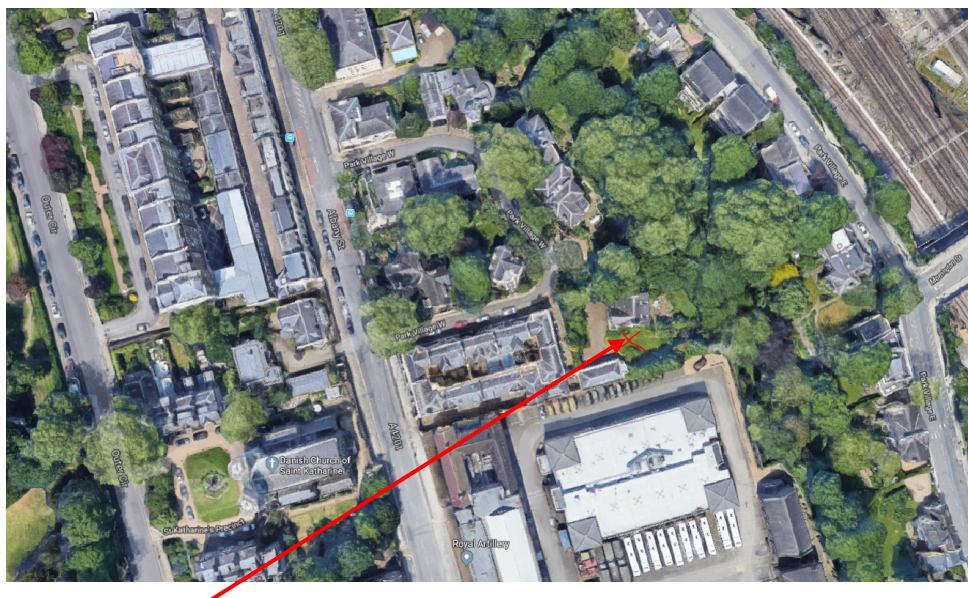
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INTRODUCTION

- 1.1 This Statement accompanies applications seeking planning permission and listed building consent for a basement-level extension to 8 Park Village West (also known as Casina Lodge).
- 1.2 As well as the accompanying plans and elevations prepared by the Alexandra von Peltz Design Studio, the following documents are to accompany this submission:
 - Tree Survey and Arboricultural Impact Assessment (Sylva Consultancy);
 - Heritage Impact Assessment (Worlledge Associates);
 - Basement Impact Assessment.
- 1.3 This Statement identifies the relevant planning considerations associated with the proposed development – these include the Council’s generally permissive policy approach to the principle of such development and the site’s planning history; permission has already been granted for a basement level extension to the property, the scope of which was more extensive than the current proposal. This proposal has already been the subject of pre-application advice.

SITE CONTEXT

- 2.1 No. 8 Park Village West, also known as Casina Lodge, is a single dwellinghouse located on the south-eastern side of the crescent and sits within quite an extensive plot, which slopes down towards the “Collateral Cut” of the Regents Canal, which was filled in during the Second World War. The Regents Park Barracks are located to the south.



Application site

- 2.2 The property is a Grade II* Listed building, forming part of a group of 16 related houses dating from 1832-37 – more detail on the history of the locality is set out below and is also included within the Heritage Impact Assessment. The site is accessed from Park Village West via a gate from the street which, together with vegetation, is the only element of the site

which is directly visible from the public realm. However, it should be emphasised that the building is not listed in its own right.

- 2.3 An annex block, not visible from the street, lies to the south-west of the main house and includes a garage with parking space for two cars and a studio flat. This structure dates from the 1980s but would be unaffected by the proposal which forms part of this submission.
- 2.4 The site lies within the Regent's Park Conservation Area.
- 2.5 The area is not identified on the Council's Proposals Map as being an Archaeological Priority Area.
- 2.6 None of the trees on the site are specifically the subject of a TPO (but enjoy protection where appropriate by virtue of the Conservation Area designation).
- 2.7 The site is not identified on the Environment Agency's Map as being prone to flooding.

PLANNING HISTORY

- 3.1 Planning permission and listed building consent were granted in 1985 for the erection of a single storey building within the curtilage of the existing dwellinghouse for use as a double garage and a single person flat (Ref. 8500197 and 8570031).
- 3.2 Planning permission and listed building consent were sought for the erection of a two-storey southern side extension at basement and ground floor levels to the main house, along with the excavation of a new basement level under the existing annex building connecting to the main house to provide additional habitable accommodation in 2008 (Refs. 2008/0891/P and 2008/0893/L). These applications were later withdrawn.
- 3.3 Planning permission was granted, subject to a s.106 legal agreement, in March 2010 for the erection of a single-storey underground extension on the southern side of the building, in order to provide two additional bedrooms, a swimming pool, a gym and a sauna, along with permission for the existing annex block to be demolished and rebuilt in identical form with associated landscaping (Ref. 2008/5893/P). Listed building consent had been granted on 27th April 2009 for internal and external alterations (Ref. 2009/0141/L). Attached as **Appendix 1** are the approved plans and elevations.
- 3.4 In 2013, a renewal of the 2010 planning permission was granted by Camden Borough Council (Ref. 2013/1330/P) on 31st October 2013, subject to a new s.106 agreement. Listed building consent had been reissued (Ref. 2013/0921/L) on 9th May 2013.
- 3.5 It is understood that some of the works associated with the listed building consent were carried out before the expiry date and it is therefore extant. Some of the internal works pertaining to listed building consent 2013/0921/L did not require the submission of details for approval by the Council – Condition 2 of the listed building consent required detailed drawings or sample materials (as appropriate) to be submitted along with a

method statement for excavation of underground areas for written approval before the relevant part of the work commenced.

- 3.6 The condition would not have prevented the implementation of works associated with the listed building consent insofar as they did not relate to the new link or additional basement floorspace. Planning permission for the basement works has expired, but the 2013 permission is a material consideration in the determination of further applications.

RELEVANT PLANNING CONSIDERATIONS

National Planning Policy Framework (2019)

The London Plan (2016)

The London Plan intended to publish (2020)

4.1 Camden Local Plan (2017)

G1 – Delivery and location of growth
A1 – Managing the impact of development
A3 – Biodiversity
A5 – Basements
D1 – Design
D2 – Heritage

4.2 Camden Planning Guidance (2018-2019)

CPG – Design
CPG – Amenity
CPG – Altering and extending your home
CPG – Basements
CPG – Developer contributions
CPG – Transport
CPG – Trees

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 5.1 The application seeks planning permission and listed building consent for a subterranean extension to Casina Lodge, with more or less all of the additional volume to be concealed below ground within the existing topography of the site, as well as by the existing retaining wall that flanks the basement level patio of the property. The addition seeks to provide a walk in wardrobe, a master bedroom and a bathroom.
- 5.2 The proposed enlargement is more modest in scope than the 2013 submission, whose aim was to provide a swimming pool, gym, utility, courtyard as well as two additional bedrooms.
- 5.3 The elongated rooflight seeks to extend over the walk in wardrobe and bedroom, being perceived as a long rectangular garden pond at ground level. Set out below are two photographs which seek to convey the design intent which inspires this feature:



- 5.4 As drawing GA_B1 illustrates, the proposal seeks to create a new opening at basement level within the wall flanking the northern side of the lightwell on the southern side of the building in order to create a narrow link to the new basement-level volume, whilst the wall forming the southern side of this lightwell would be dismantled and rebuilt with new openings being created to serve the bedroom and walk-in wardrobe.
- 5.5 The inspiration behind the proposal is to improve the quality of accommodation without requiring significant interventions to the existing fabric or to the building's character as seen from the public realm, which have much greater potential to harm the significance of this listed building and the wider Conservation Area – as the Heritage Impact Assessment alludes to, the topography of the site is an important facet of the Conservation Area's character and evolution.
- 5.6 Further proposals are in hand for proposals seeking planning and listed building consent for modest alterations to the main part of the dwellinghouse (including seeking listed building consent for some very modest alterations to the internal fabric of the house). This is being prepared for submission shortly.
- 5.7 The current submission has been the subject of pre-application advice – the advice received (April 2020) can be summarised as follows:
- Enlargement of the lower ground floor beneath the raised sloped garden to the south of the property would be acceptable, subject to there being no visually obtrusive external manifestations;
 - New roof lights or lightwells associated with the basement would be discouraged;
 - The introduction of doors and windows leading into the ground behind the house would be incompatible with the historic nature of the host building and so would harm its setting;
 - A modest break-through from the house to the new basement could be envisaged but not a glass-roofed passage.

PLANNING CONSIDERATIONS

The Principle of Basement Development

- 6.1 Following the making of an Article 4 Direction by the Council in 2016 **all** basement excavations are required to seek planning permission. Officers

are reminded that a basement enlargement of a much more significant scope than what is proposed here has already been approved by the Council.

- 6.2 Policy A5 of the Camden Local Plan identifies that basement development will only be allowed where it is demonstrated that the proposal would not cause harm to neighbouring properties, structural, ground or water conditions, the character and amenity of the area, the building's architectural character or the significance of heritage assets. This application is accompanied by a Basement Impact Assessment which adheres to the Council's BIA pro-forma.
- 6.3 The policy is also clear that the siting, location, scale and design of basements must have a minimal impact upon and be subordinate to the host dwelling and property. A number of criteria are posed, as per the excerpt from the Local Plan (below):

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

- 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.

Exceptions to f. to k. above may be made on large comprehensively planned sites.

- 6.4 The enlargement is single storey only and is not built beneath an existing basement. The accompanying site plan illustrates that it would not exceed 50% of the area of the garden and is proposed to be less than 1.5x the footprint of the host dwelling. The enlargement would extend fractionally less than 3m beyond the principal rear elevation of the dwelling, which is considerably less than 50% of the depth of the garden. The enlargement intends to be recessed from the footprint of the host building and avoids the loss of garden space as well as seeking to avoid an impact upon trees of amenity or townscape value.
- 6.5 The Policy poses a range of further criteria; these are as follows:

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';
- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- p. avoid cumulative impacts;
- q. do not harm the amenity of neighbours;
- r. provide satisfactory landscaping, including adequate soil depth;
- s. do not harm the appearance or setting of the property or the established character of the surrounding area;
- t. protect important archaeological remains; and
- u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

6.6 With regard to criteria n – p, the accompanying Basement Impact Assessment demonstrates that there would be no adverse structural or other physical impacts associated with the proposal. The amenity of neighbours would not be harmed as there are no other residential properties in close proximity to this part of the site. Satisfactory landscaping and soil depth can be provided whilst there are no known archaeological remains in the vicinity. The proposal does not prejudice the ability of the garden to support either existing trees or future planting.

6.7 In terms of landscaping, the above ground impact of the proposal will be extremely limited as the new basement does not seek to alter existing ground level. The only manifestation of the proposal above ground is intended to be a strip of glazing (1.1m wide by 8.4m in length) which is intended to be opaquely glazed but to offer daylight to the sleeping area and the new walk-in wardrobe. Above ground, this is intended to be incorporated into a new landscape feature which will add to the attractiveness of the proposed garden area whilst also allowing a limited amount of natural daylight into the basement from above. However, it will not read as a rooflight.

Design and Heritage Considerations

6.8 Paragraph 193 of the NPPF is clear that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be accorded to the conservation of the asset and the more important the asset, the greater this weight should be.

6.9 Even where less than substantial harm to the asset is envisaged, this needs to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (Paragraph 196, NPPF). Hence this proposal is very careful to avoid any harm whatsoever, both to the historic significance of no. 8 Park Village West (a Grade II* listed building, albeit listed for its group value) and also to the wider Conservation Area.

6.10 Casina Lodge forms part of a group of 16 related houses, constructed between 1832 and 1837. None of the houses in the group are included in

the National Heritage List on their own merit, albeit it is understood that a number were formerly included at Grade II (with no. 12 (Tower House) at Grade I). The significance of Casina lodge derives from the evidence it provides which enables an understanding of the physical, economic and social development of this part of Regent's Park, its association with John Nash and James Pennethorne as well as its other occupants such as Joseph Baxendale, James Wyld and Lucinda Carr-Shaw (mother of George Bernard Shaw). However, post WWII alterations both internally and externally have considerably changed the property.

- 6.11 Aesthetically, the house is a modest and aesthetically pleasing early Victorian villa within a generous, although altered garden setting – this element of significance would remain unaltered as a result of the proposed development, however the interior of the building has been significantly compromised in its architectural and historic significance. Most of the affected fabric post-dates 1954 (within the eastern lightwell) or was associated with significant alterations carried out in 1984.
- 6.12 The proposals reflect a previous unexecuted approval which has clearly established the principle of the development to offer modern facilities for the house and to enhance the quality of available accommodation, sustaining the property's capacity to provide family living space into the future.
- 6.13 The HIA concludes that the proposal would have no impact upon the heritage significance of the property, but is justified nonetheless by the public benefit of the level of private investment in the house's long-term future, continuing its contribution to the Grade II* Park Village West listing and to the wider Conservation Area.

Transport and Access

- 6.14 The proposed development is not anticipated to result in an intensification in the movement of vehicles entering and leaving the site once complete – the dwelling is a family home and this proposal seek only to improve the quality of family accommodation on offer.
- 6.15 It is envisaged that the details of construction traffic management may be alluded to in the accompanying Basement Impact Assessment and it is within the Council's gift to impose a pre-commencement condition requiring further detail to be supplied as necessary before the permission / listed building consent are implemented.

Residential Amenity

- 6.16 Given the extremely localised impact of the proposed enlargement, it is not envisaged that the proposal would have any impact at all upon the amenities of neighbouring residential properties – the enlargement is to be situated within part of the site where its closest neighbouring property would be the Barracks to the south of the site. All volume would be contained below existing ground levels, with the only windows looking out into the existing lightwell, along with the proposed roof light.

Trees

- 6.17 The application is accompanied by a Tree Survey and an Arboricultural Impact Assessment, prepared by Sylva Consultancy. It concludes that with regard to the retained tree stock, it is considered that their successful integration into the proposed site layout can be achieved.
- 6.18 There is considered to be an adequate juxtaposition with the retained tree stock and proposal therefore reducing post-development concerns. It is not considered that there will be any future pressure to significantly prune or to remove trees within the site. With further regard to any concerns of debris and seasonal nuisances it is considered this can be managed by good design and future management and maintenance.

CONCLUSION

- 7.1 The Council takes a permissive approach to the creation of new basement volume; this is subject to the applicant meeting the criteria of the relevant local plan policy with regard to the construction of the basement, its structural impact along with considerations of amenity, landscaping and the appearance of the site's surroundings. The technical issues which relate to the application are addressed within the accompanying Basement Impact Assessment while the submission plans and elevations illustrate that the proposal would have no adverse above or below ground impact.
- 7.2 The principle of a basement enlargement to the property has already been established with the grant of planning permission and listed building consent in 2013 (the listed building consent was implemented although permission was not). This proposal is less extensive in scope and would require less groundwork.
- 7.3 The accompanying Heritage Impact Assessment identifies that the heritage significance associated with the property largely derives from its part as a group of buildings associated with the development of the area during the first and second quarters of the nineteenth century. Of itself, the building's heritage value is associative and aesthetic rather than related to its fabric – significant works have taken place during the twentieth century which have diluted this, particularly externally. No harm to the significance of the listed building or to the wider Conservation Area is envisaged.
- 7.4 The accompanying Arboricultural Impact Assessment is clear that existing trees on the site do not represent a constraint to the development's implementation or long term viability.
- 7.5 The proposal is consistent with local and national planning policies and guidance; we hope it meets with the support of Officers, following on from supportive pre-application advice.