

planning
transport
design
environment
infrastructure

Planning and Heritage Statement for the creation of a new dwelling at the Newstead, North End Avenue.

December 2020
JAC/AP/14842



Contents

	0	
1	INTRODUCTION	3
1.1	Purpose of this Statement	3
1.2	Application Documents	3
2	SITE AND SURROUNDINGS	5
2.1	Site Location	5
2.2	Planning History	6
2.3	Pre-application Advice – 2017/3347/PRE	7
3	PROPOSED DEVELOPMENT	8
3.1	Overview	8
3.2	Description	8
	Amount	8
	Layout	8
	Design and Appearance	10
	Scale	11
	Parking and Access	11
4	PLANNING POLICY FRAMEWORK	12
4.1	Introduction	12
4.2	Camden Local Plan (2017)	12
4.3	London Plan (2016)	13
4.4	Material Considerations	15
	National Planning Policy Framework (NPPF, 2019)	15
	Draft London Plan 2019	16
	Camden Planning Guidance on Amenity (March 2018)	17
	Camden Planning Guidance on Basements (March 2018)	17
	Camden Planning Guidance on Design (March 2019)	17
	Camden Planning Guidance on Trees (March 2019)	18
	Camden Planning Guidance on Transport (March 2019)	18
5	PLANNING APPRAISAL	19
5.1	Introduction	19
5.2	Principle of Development	19
5.3	Design	20
5.4	Basement Development	21
5.5	Arboriculture	23
5.6	Affordable housing	24
5.7	Residential Amenity	24
5.8	Transportation, Access and Parking	25
6	HERITAGE STATEMENT	26
6.1	Historic Context	26

	Historic Map Regression	27
	Hampstead Conservation Area	31
	The Hill (Inverforth House)	32
	Kenwood	32
	Wall to south east of Terrace House	32
	Archway to Former Pitt House Garden in Woodland	32
	Camden Archaeological Potential Area (APA) 3.2 - Hampstead Heath and Parliament Hill Fields.....	33
6.2	Assessment of Impact on Heritage Assets.....	33
	Hampstead Conservation Area	33
	The Hill (Inverforth House) and Kenwood Park and Garden	34
	Wall to south east of Terrace House and Archway to Former Pitt House Garden in Woodland	34
	Camden Archaeological Potential Area (APA) 3.2 - Hampstead Heath and Parliament Hill Fields.....	34
	Conclusion	34
7	SUMMARY	35
7.1	Summary	35

Appendix A: Pre-application Advice – 2017/3347/PRE

1 Introduction

1.1 Purpose of this Statement

1.1.1 This document has been prepared by DHA in support of a detailed planning application submitted on behalf of our client, Mrs S Godfrey on land at Northstead, North End Avenue, Hampstead, London, NW3 7HP.

1.1.2 This application seeks full planning permission for:

"Demolition of existing garage and the construction of 1no. three storey dwelling with access, parking, landscaping and associated works"

1.1.3 This Planning Statement provides a detailed overview of the application site, planning history and development proposals. It identifies the relevant planning policies in the Statutory Development Plan that are applicable to this proposal. It sets out the planning considerations which are regarded as material to the determination of the application and includes a Heritage statement.

1.1.4 This document concludes that the proposal is appropriate in planning terms and accordingly requests that planning permission be granted.

1.2 Application Documents

1.2.1 This document should be read in conjunction with the suite of plans and documents submitted as part of the application. This includes the following:

Reference:	Document:	Author:
	Application form	DHA Planning
JAC/AP/14846	Planning and Heritage Statement	DHA Planning
November 2020	Design and Access Statement	Yoop Architects
006/PR/100B	Existing Ground Floor Plan	Yoop Architects
006/PR/101B	Existing First Floor Plan	Yoop Architects
006/PR/121B	Existing Northern Elevation	Yoop Architects
006/PR/122B	Existing East Elevation	Yoop Architects
006/PR/123B	Existing South Elevation	Yoop Architects
006/PR/124B	Existing West Elevation	Yoop Architects
006/PR/140B	Existing Sections A-A	Yoop Architects
006/PR/141B	Existing Sections C-C	Yoop Architects
006/PR/001	Site Location Plan	Yoop Architects
006/PR/002	Existing Block Plan	Yoop Architects
006/PR/200F	Proposed Ground Floor Plan	Yoop Architects
006/PR/201F	Proposed First Floor Plan	Yoop Architects
006/PR/203F	Proposed Roof Floor Plan	Yoop Architects
006/PR/204E	Proposed Basement Floor Plan	Yoop Architects
006/PR/205E	Proposed Block Plan	Yoop Architects
006/PR/221C	Proposed Northern Elevation	Yoop Architects
006/PR/222C	Proposed Eastern Elevation	Yoop Architects
006/PR/223C	Proposed Southern Elevation	Yoop Architects
006/PR/224C	Proposed Western Elevation	Yoop Architects
006/PR/240C	Proposed Section A-A	Yoop Architects
006/PR/241B	Proposed Section C-C	Yoop Architects

006/PR/260C	Proposed Front View	Yoop Architects
006/PR/261A	Proposed Rear View	Yoop Architects
3821AO/18/01	Arboricultural Impact Assessment	PJC Consultancy
180501	Construction Management Plan	Clifford Atkins
3607	Basement Impact Assessment	Lustre Consulting

Table 1.1: Application documents

2 Site and Surroundings

2.1 Site Location

2.1.1 The application site is located to the south east of North End Avenue, Hampstead, between Hampstead Heath and Golders Park. The site itself is located to the rear of the south east the existing dwelling of Northstead.

2.1.2 The application site lies within the domestic curtilage of The Old Rectory and comprises a disused swimming pool and associated hardstanding. The application site is broadly rectangular shaped and measures approximately 1,165m².

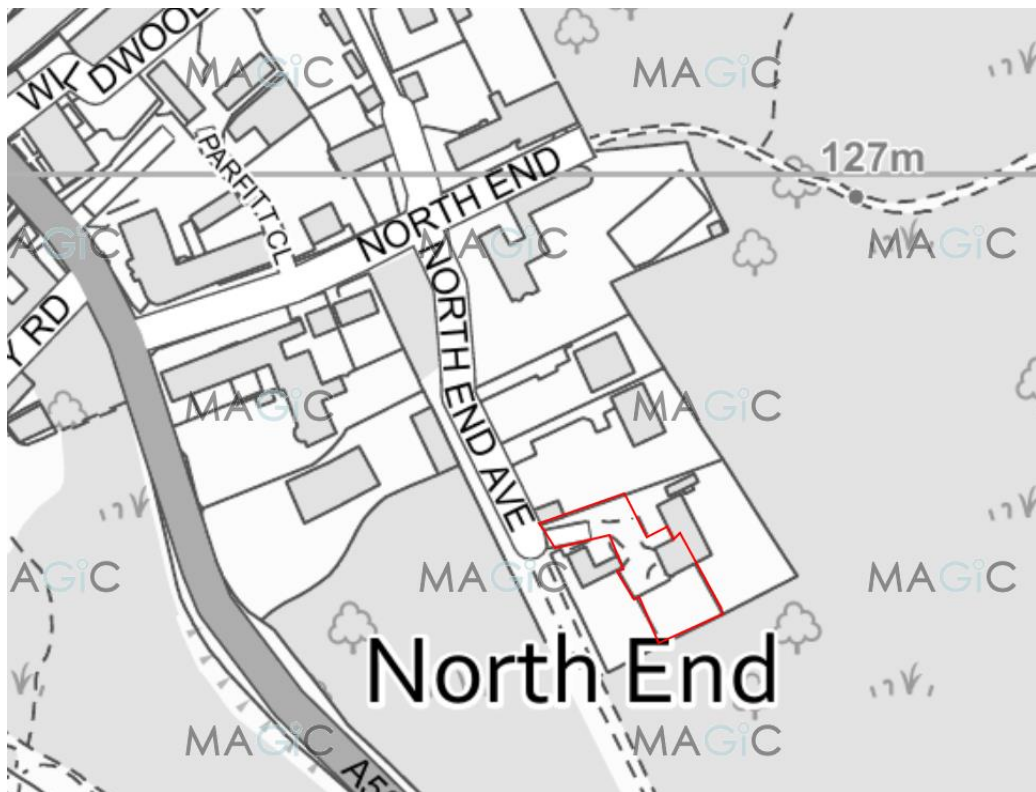


Figure 2.1: site location (indicative red line boundary).

2.1.3 The site is located within the Hampstead Conservation Area. It is also 130m north east of the Grade II* park and garden The Hill (Inverforth House) and 380m west from the Grade II* park and garden Kenwood. The nearest listed building is the Grade II wall to south east of Terrace House, around 40m to the east of the site. There is another Grade II listed structure to 80m to the east of the site called Archway to Former Pitt House Garden in Woodland.

2.1.4 Adjacent to the south of the site is the Hampstead Heath Sites of Importance for Nature Conservation (SINCs i.e. Local Wildlife Site) with the nearest SSSI being Hampstead Heath Woods to the north/north east of the site. Adjacent to the south is the Bishops Wood Ancient Woodland. It is also located on a secondary A bedrock aquifer and area of high vulnerability to groundwater.

There is also a Public footpath that continues south to North End Way to the south from where North End Avenue stops.



Figure 2.2: site location (indicative red line boundary) Courtesy of Google Earth.

2.2 Planning History

Ref	Description	Status
2018/2094/INVALID	Demolition of existing garage and construction of two storey dwellinghouse with basement and ramp down to underground garage.	Withdrawn
2018/3780/T	REAR GARDEN: 1 x Western Red Cedar (T7) - Fell 1 x Western Red Cedar (T8) - Fell FRONT: 1 x Silver Birch (T5) is located in the verge ONE OF THE TREES MAY BE A CAMDEN TRE	Permitted 12 th September 2018
2012/5889/P	Erection of a two storey side extension at lower ground and ground floor levels with terrace at ground floor level, following excavation to increase lower grounds level, to single family dwelling house (Class C3).	Permitted 14 th December 2012
2012/1361/P	Erection of two storey side extension at lower ground and ground floor level with terrace at ground floor level to single dwelling house (Class C3).	Withdrawn

Table 2.2: Planning history.

2.3 Pre-application Advice – 2017/3347/PRE

- 2.3.1 The applicant sought pre-application advice from London Borough of Camden which was issued on 25th October 2017 and is attached in Appendix A of this Statement. The proposal subject to the pre-application advice consisted of a new four storey dwelling on the site of the existing garage.
- 2.3.2 Within the advice it was confirmed that the principle of a new residential dwelling was acceptable subject to a number of detailed considerations. The advice confirmed the site was within the Hampstead Conservation Area and that design and heritage would require careful consideration.
- 2.3.3 The advice suggested the proposed four storey dwelling should be reduced in scale and the development as proposed now is for a single storey dwelling with accommodation in the roof space and basement to ensure the dwelling remains subservient to the main dwelling of Northstead.
- 2.3.4 The advice raised concerns regarding the height, bulk and scale and the harm to the special character and appearance of this green and essentially open part of the Hampstead Conservation Area as well as the open Heath. However, the proposed development has addressed these concerns by reducing the height bulk and scale of the development. Subsequently, this has also rectified the amenity concerns with the original proposed development on the adjacent property to the North West called The Lodge.
- 2.3.5 The advice confirmed that an Arboricultural Impact Assessment and a Basement Impact Assessment would be required.

3 Proposed Development

3.1 Overview

3.1.1 The application seeks full planning permission for:

"Demolition of existing garage and the construction of 1no. three storey dwelling with access, parking, landscaping and associated works"

3.2 Description

Amount

3.2.1 The proposed development is for one 3-bedroom detached house which would be three storeys including the basement with an approximate gross internal area of 238m².

Layout

3.2.2 The proposed dwelling would be set across three floors. The basement floor would contain a gym, home cinema; shower/changing room and a plant/storage room. The ground floor would include the entrance hall, toilet and three bedrooms with ensembles as well as a garage with space for one car. The first floor includes an open plan kitchen, dining and living room which open onto a garden/patio area to the south and would be contained in the roof space. Figures 3.1-3.3 show the layout of the proposed dwelling.

3.2.3 The layout demonstrates that site can accommodate a three bedroom, 6 person dwellings based on a gross internal area of around 238m² in accordance with the Technical housing standards – nationally described space standard¹.

3.2.4 The arrangement of the proposed dwelling has responded to the topography of the site where the land rises around 4m from the north to the south across the site. Therefore, the bedrooms are located on the ground floor and the kitchen, dining and living on the first floor where the private outdoor space can be accessed. 69.9m² of outdoor garden space is provided which is sufficient for a dwelling of this size.

3.2.5 The plot is of a similar type found in this locality where development forms clusters of dwellings of differing plot sizes. Therefore the layout of the proposed dwelling reflects the prevailing development of the existing as shown in figure 3.4.

¹ <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

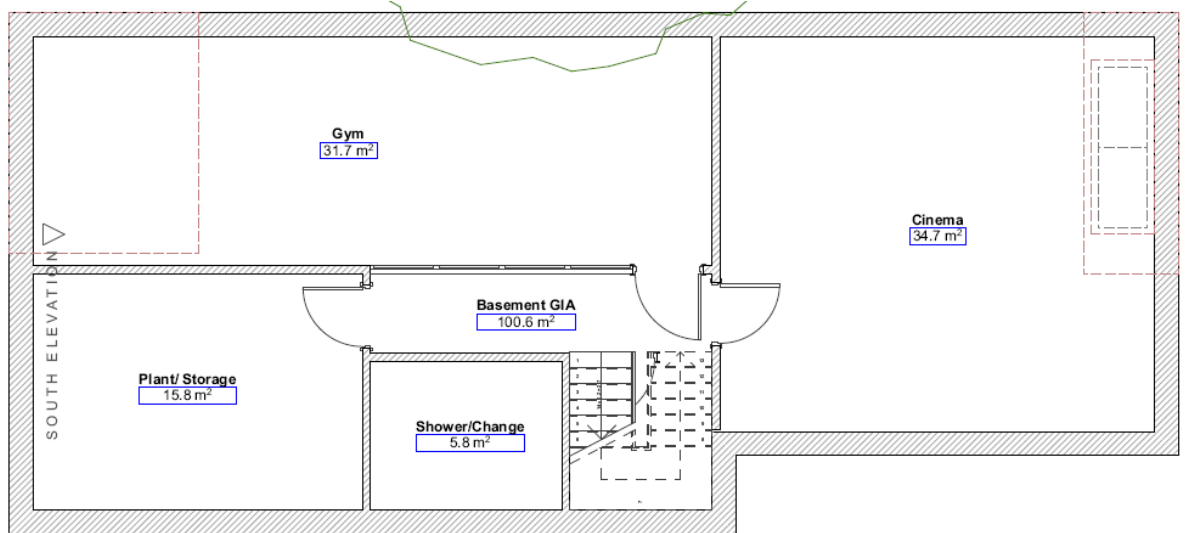


Figure 3.1: Proposed basement.

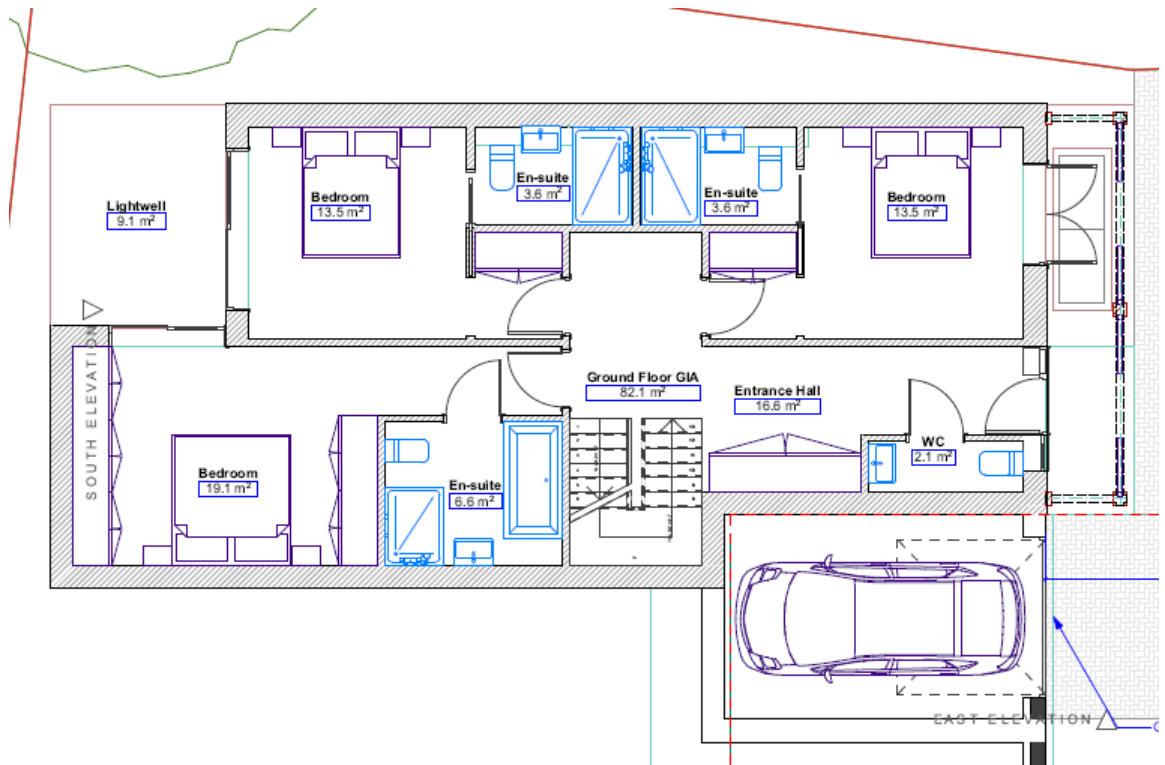


Figure 3.2: Proposed ground floor

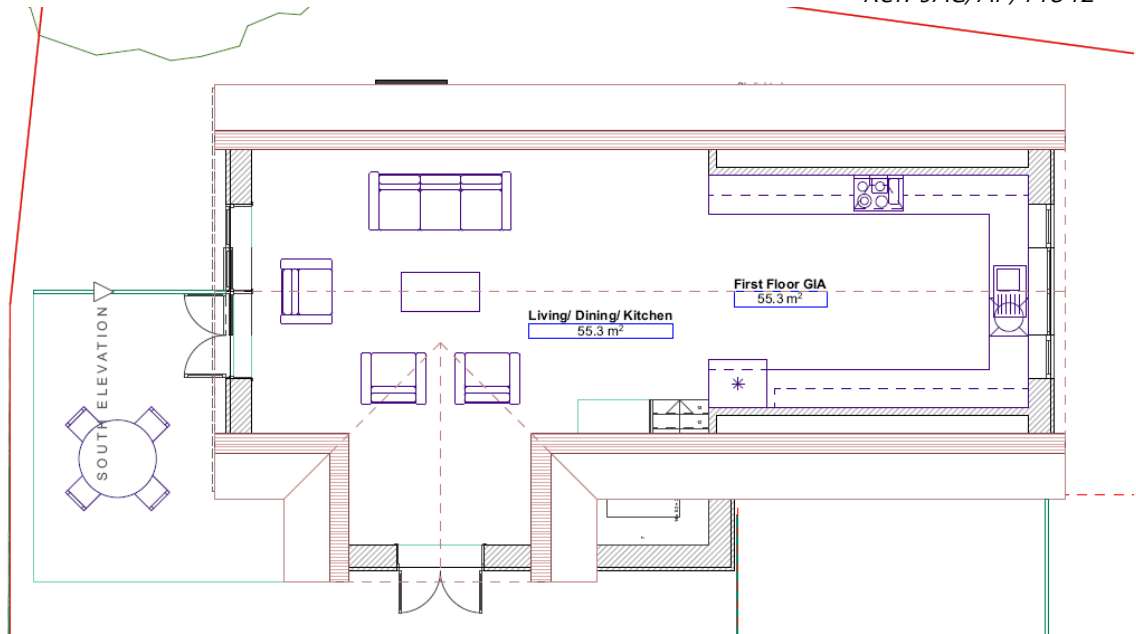


Figure 3.3: Proposed first floor.

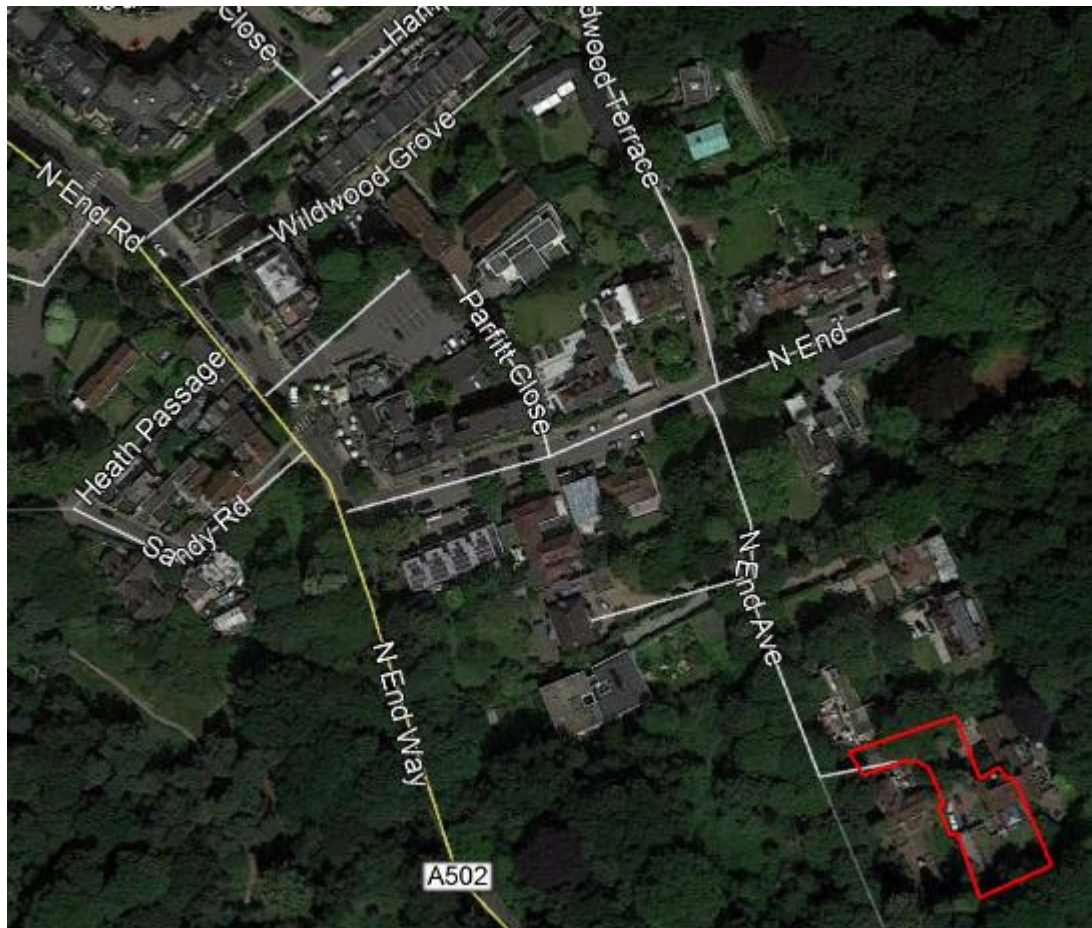


Figure 3.4: view of prevailing form of development.

Design and Appearance

- 3.2.6 The design of the proposed dwellings has been carefully considered given the location of the site within the Hampstead Conservation Area. The site is located

on the southern edge of the north west section of the Conservation Area referred to as North End.

- 3.2.7 The proposed development has sought to reflect the myriad of architectural styles the are present in the area particularly through chalet style features such as the overhanging gable roof
- 3.2.8 The proposed dwellings provide a high-quality design that is appropriate to the local character of the area and contributes the visual amenity of the conservation area by removing the existing garage with a flat roof that is uncharacteristic of the area.

Scale

- 3.2.9 The proposed development is modest in scale despite the proposed GIA by having a subterranean storey so the dwelling appears as a two storey dwelling rather than a three storey. This allows the development to respond to topography and ensure it is subordinate and not over bearing to the existing dwellings to the east and west of the site. Furthermore, this ensures sufficient privacy for both the existing and future occupiers.

Parking and Access

- 3.2.10 The site is access from North End Avenue via an existing shared access which leads to properties of Northgate, Northstead and the application site. Two parking spaces are provided for the proposed dwelling and two spaces are allocated to Northstead including one space within the new garage. A shared turning space is provided to accommodate turning for both Northstead and the proposed dwelling.

4 Planning Policy Framework

4.1 Introduction

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

4.1.2 The development plan for the London Borough of Camden, which is of relevance to this site and scheme, comprises the adopted Local Plan (2017), Policies Map, the current London Plan and the new Intend to Publish London Plan.

4.2 Camden Local Plan (2017)

- **Policy G1: Delivery and location of growth** – seeks to deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden. Sets out the need to provide 16,800 additional homes by 2031.
- **Policy H1: Maximising housing supply** – aims for a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes.
- **Policy H6: Housing choice and mix** – requires a variety of housing suitable for existing and future households overall across development in the borough.
- **Policy H7: Large and small homes** - seeks a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
- **Policy C1: Health and well-being** - The Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities.
- **Policy A1: Managing the impact of development** - seeks to protect the quality of life of occupiers and neighbours. Permission will be granted for development unless this causes unacceptable harm to amenity.
- **Policy A3: Biodiversity** - The Council will protect and enhance sites of nature conservation and biodiversity as well as protect, and seek to secure additional, trees and vegetation.
- **Policy A5: Basements** – The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm. Sets out further criteria for basement development and requires a Basement Impact Assessment.

- **Policy D1: Design** - seeks to secure high quality design in development and sets out relevant criteria.
- **Policy D2: Heritage** - The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. The Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas
- **Policy CC1: Climate change mitigation** - requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- **Policy CC2: Adapting to climate change** - requires development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures.
- **Policy CC3: Water and flooding** - seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible
- **Policy CC4: Air quality** - The Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough.
- **Policy T1: Prioritising walking, cycling and public transport** - The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.
- **Policy T2 Parking and car-free development** - The Council will limit the availability of parking and require all new developments in the borough to be car-free.

4.3 London Plan (2016)

4.3.1 The London Plan provides the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The following policies are considered relevant:

- **Policy 3.3 Increasing housing supply** – sets an annual net target of 42,000 homes per annum. Also suggests that boroughs should maximise brownfield sites.
- **Policy 3.5 Quality and design of housing developments** - The design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children, disabled and older people. Sets minimums space standards for new dwellings.

- **Policy 5.2 Minimising Carbon Dioxide Emission** - Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy: Be Lean, Be Clean, Be Green.
- **Policy 5.3 Sustainable Design and Construction** - Seeks to ensure that the highest standards of sustainable design and construction are achieved to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.
- **Policy 5.12 Sustainable drainage** - Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible
- **Policy 5.14 Water quality and wastewater infrastructure** - Development proposals must ensure that adequate wastewater infrastructure capacity is available in tandem with development.
- **Policy 5.15 Water use and supplies** - Development should minimise the use of mains water.
- **Policy 6.3 Assessing Effects of Development on Transport Capacity** - Development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed.
- **Policy 6.9 Cycling** - developments should provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 and the guidance set out in the London Cycle Design Standards
- **Policy 6.13 Parking** - sets out the parking requirements.
- **Policy 7.6 Architecture** - Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.
- **Policy 7.8 Heritage assets and archaeology** - Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- **Policy 7.15 Reducing and Managing Noise and Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes** - Development proposals should avoid significant adverse noise impacts on health and quality of life as a result of new development.
- **Policy 7.14 Improving air quality** - Promote sustainable design and construction to reduce emissions from the demolition and construction of buildings following the best practice guidance and promote greater use of sustainable transport modes.

- **Policy 7.19 Biodiversity and access to nature** - wherever possible, proposals should make a positive contribution to the protection, enhancement, creation and management of biodiversity
- **Policy 7.21 Tress and woodlands** - Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species

4.4 Material Considerations

National Planning Policy Framework (NPPF, 2019)

- 4.4.1 The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Paragraph 2 of the NPPF states that it is a material consideration in planning decisions.
- 4.4.2 **Chapter 2** states that a presumption in favour of sustainable development is at the heart of the NPPF and sustainable development is split into three interdependent objectives being economic, social and environmental.
- 4.4.3 **Chapter 5** stipulates that a sufficient amount and variety of land can come forward where it is needed is to support the Government's objective of significantly boosting the supply of homes.
- 4.4.4 **Chapter 7** seeks to promote the role and vitality of town centres which are at the heart of local communities. Developments and residential developments in particular, are key to ensuring the vitality of town centres.
- 4.4.5 **Chapter 8** States that planning decisions should aim to achieve healthy, inclusive and safe places.
- 4.4.6 **Chapter 9** states that transport issues should be considered from the earliest stages of development proposals in order to address and mitigate any potential impacts that may arise from the development.
- 4.4.7 **Chapter 11** seeks to make the most effective use of land for meeting the need of housing and other uses. This particularly focuses on encouraging the use of brownfield land within settlements for homes and the development of under-utilised land and buildings.
- 4.4.8 **Chapter 12** requires the creation of high quality buildings and places as good design is a key aspect to sustainable development. Paragraph 127 sets out the criteria for which development proposals should meet.
- 4.4.9 **Chapter 14** requires developments to take a proactive approach to mitigating and adapting to climate change. **Chapter 15** seeks to conserve and enhance the natural environment and mitigate adverse impacts where necessary. **Chapter 16** seeks to conserve and enhance the historic environment.

Draft London Plan 2019

4.4.10 The Examination in Public (EiP) on the London Plan was held between 15th January and 22nd May 2019 and the Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019. The Mayor has considered the Inspectors' recommendations and, on the 9th December 2019, issued to the Secretary of State his intention to publish the London Plan. The following emerging draft policies are considered relevant:

- **Policy GG1 Building strong and inclusive communities** – seeks to ensure inclusive growth
- **Policy GG2 Making the best use of land** – seeks to make the best use of land in a sustainable manner.
- **Policy GG4 Delivering the homes Londoners need** – encourages boroughs to deliver housing.
- **Policy D4 Delivering good design** – sets out a framework to ensure good design is achieved.
- **Policy D5 Inclusive design** - Development proposal should achieve the highest standards of accessible and inclusive design.
- **Policy D6 Housing quality and standards** – sets out the minimum standards and quality expected from new housing developments.
- **Policy D13 Agent of Change** - The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development.
- **Policy D14 Noise** - avoiding significant adverse noise impacts on health and quality of life
- **Policy H1 Increasing housing supply** – Seeks to deliver housing in line with the target of 66,000 additional homes per annum.
- **Policy H2 Small sites** - Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size)
- **Policy HC1 Heritage conservation and growth** - Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings
- **Policy G6 Biodiversity and access to nature** - Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.
- **Policy G7 Trees and woodland** - Development proposals should ensure that, wherever possible, existing trees of value are retained.

- **Policy S11 Improving air quality** – requires proposals to consider the impacts on air quality on both the future occupiers and potential emissions from the use.
- **Policy S15 Water infrastructure** – Development proposals should seek to improve the water environment and ensure that adequate wastewater infrastructure capacity is provided and avoid misconnections between foul and surface water networks.
- **Policy S13 Sustainable drainage** – Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- **Policy T4 Assessing and mitigating transport impacts** – Development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity.
- **Policy T5 Cycling** – development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. Sets out the requirement for cycle parking
- **Policy T6 Parking** – Sets out the conditions and requirements for parking provision.
- **Policy T6.1 Residential parking** – Sets out the residential parking standards.

Camden Planning Guidance on Amenity (March 2018)

- 4.4.11 This guidance provides information on key amenity issues within the borough and includes the following sections relating to Local Plan Policy A1 – Managing the impact of development. It specifically relates to overlooking, privacy and outlook, daylight and sunlight, artificial light, construction management plans, noise and vibration, wind and micro-climate and contaminated land.

Camden Planning Guidance on Basements (March 2018)

- 4.4.12 This guidance gives detailed advice on how the Council will apply planning policies when making decisions on new basement development or extensions to existing basement accommodation. This guidance supports Policy A5 Basements in Camden's Local Plan.

Camden Planning Guidance on Design (March 2019)

- 4.4.13 The purpose of this guidance is to promote design excellence and to outline the ways in which developments can achieve high quality design. It primarily relates to Camden Local Plan policies D1 Design and D2 Heritage. In accordance with these policies, high quality design and preserving and enhancing Camden's rich heritage should be at the heart of all development in the borough. This guidance provides further information on achieving high quality design.

Camden Planning Guidance on Trees (March 2019)

- 4.4.14 This guidance explains what information the Council will require to ensure that development does not lead to unnecessary harm to trees and vegetation. It is not intended as a substitute for the detailed technical advice set out in the British Standards documents. The British Standards apply where there are trees on the site or within 15 metres of it.

Camden Planning Guidance on Transport (March 2019)

- 4.4.15 This guidance applies to planning applications that involve a change in the way that a site is accessed from the highway in terms of the number, mode or profile of trips.

5 Planning Appraisal

5.1 Introduction

5.1.1 In determining whether the proposal accords with development plan, the following issues are considered:

- The Principle of the Development;
- Design;
- Basement Development;
- Arboriculture;
- Affordable Housing;
- Residential Amenity; and
- Transportation, Access and Parking

5.2 Principle of Development

5.2.1 The proposed development seeks to establish a new residential dwelling on the site of an existing garage associated with the property of Northstead. As an existing garage the application site constitutes previously developed land that is in residential use. In addition, the site is located within the built-up area of North End and is not located within any designated or protected areas aside from the Hampstead Conservation Area which is addressed in Section 6: Heritage Statement.

5.2.2 This area of North End is predominantly residential and therefore the proposed dwelling does not represent a conflicting use. The Local Plan sets out, in Policy H1, the need to deliver 16,800 additional homes over the plan period to 2031. Therefore, this proposed new dwelling would contribute to meeting the borough-wide targets as well as the London-wide target of delivering homes.

5.2.3 In addition, the application site is situated in a highly sustainable location despite only having a PTAL Rating of 1b. This is because the site is located around 1.1km (13 minute walk) north of Hampstead underground station and 1.2km (17 minute walk) from Golders Green underground station both of which provide access to the Northern Line and frequent services to central London.

5.2.4 There are also two bus stops in close proximity to the site. The first bus stop, called Hampstead Way, is located to the north east of the site on the A502 North End Way at the junction with Hampstead Way. This bus stop is around 350m or a minutes' walk from the site with two frequent day services providing access to Brent Cross, Golders Green, Frindsbury Park and South Hampstead and a night bus service providing a service from Trafalgar Square to Edgware Bus Station. The second bus stop called Wildwood Road is located to the north of

the site near the junction of Wildwood Road and Hampstead Way. This bus stop has one service to Golders Green and East Finchley with only few buses a day.

- 5.2.5 As established, both Hampstead village and Golders Green are within walking distance of the site and have an extensive range of services and amenities. In the local vicinity of the site there are also a number of services and amenities available including a nursery, pub, GP surgery, Café as well as excellent access to public open space in the form of Hampstead Heath and Golders Hill Park. Therefore, it can be demonstrated that the site is sustainably located for residential development.
- 5.2.6 The proposed development represents a sustainable form of development by meeting the three dimensions of sustainable development which are economic, social and environmental sustainability as set out in Paragraph 8 of the NPPF. The proposed development would provide local direct and indirect jobs associated with the construction of the dwelling as well as having an indirect effect through the need to obtain materials. The proposed development would provide a greater choice of housing in the local area and would contribute to supporting the vitality of the local area and support the services and amenities.
- 5.2.7 In addition the application site seeks to redevelop a brownfield site, minimising the impact of the environment. It would also result in the effective use of the land in line with the chapter 11 of the NPPF by provide a three bed dwelling within the footprint of the of the existing garage which is currently underutilised in a borough where developable land for housing is limited, as acknowledged at Paragraph 2.4 of the Local Plan.
- 5.2.8 As confirmed in the pre-application advice the Officer stated that the provision of a three bed, six-person dwelling on this site would be considered accepted in principle.
- 5.2.9 In summary, it has been demonstrated the redevelopment of the existing garage to provide a three bed dwelling is acceptable in principle and accords with both the Camden Local Plan and the London Plan.

5.3 Design

- 5.3.1 Policy D1 sets out that the Council seeks to secure high quality design in development. It provides an extensive list of criteria some of which are only relevant to major development or developments of more than one dwelling. The relevant criteria have been included in the following assessment.
- 5.3.2 The application site is located in the local area of North End which comprises North End Avenue, North End, Wildwood Terrace, Sandy Road and Wildwood Grove. The local architecture is a mix of mainly Victorian, some Edwardian and mock-Georgian as well as a number of modern and contemporary developments interspersed. The lack of homogeneity in the architecture and juxtaposition contributes to the overall character and context of the area. This is also present in the varied roofscape that includes hipped, gable, flat roofs and single roofs of various pitches and angles, some with dormers and some without.
- 5.3.3 The proposed development has sought to reflect this variety and local aesthetics by proposing a chalet-style dwelling that also references the slightly more gothic style of the existing dwelling of Northstead. The chalet and gothic styles were

often present in Victorian buildings following the Arts and Craft Movement and the Gothic Revival during the Victorian era.

- 5.3.4 This is achieved through being relatively small in scale to the adjacent property, providing a straight dual pitched gable roof which overhands and protrudes at the front elevation and includes ornate bargeboards with gothic undertones. A veranda with an angled roof stretches across the front elevation with wooden struts to emphasis the chalet style which is also achieved with the side chimney. The windows and doors have been designed to be similar to the windows of Northstead with wood or wood-effect muntin arranged in squares as well as the use of transom windows to maximise the light.
- 5.3.5 The design of the dwelling has responded to the local topography resulting in a fully subterranean basement level and a partly subterranean ground floor level which maximises the amount of living space whilst minimising the massing and scale of the development in order to remain subservient to the surrounding dwellings.
- 5.3.6 The materials reflect those present in the locality and are similar to those found on Northstead with the walls comprising white roughcast render, red wall hung tiles and red/brown brickwork below ground, red/brown clay roof tiles and brown timber windows. The materials are suitable for a residential dwelling which are durable and robust provided sympathetic texture and colour to the local area.
- 5.3.7 Plot sizes in the local area vary considerably from large, generous plots to plots that are more tightly confined to the building footprint. The form of the building is clearly residential and the inclusion of the dormer of the eastern elevation and chimney on the western elevation gives the dwelling the asymmetrical design that typifies Arts and Crafts style architecture.

5.4 Basement Development

- 5.4.1 The proposed development includes basement accommodation as part of the proposal to provide a high quality dwelling and living area for future occupiers. The basement would be approximately 100m² and comprise of a plant/store, gym, shower/changing room and a home cinema. All these uses are suitable uses for basement accommodation where natural light is often limited and the rooms do not form the main living or habitable areas such as bedrooms or the lounge.
- 5.4.2 Policy A5 sets out the requirements for basement development. Specifically it requires a Basement Impact Assessment (BIA) to be submitted in support of the application and as such as BIA has been submitted. The BIA undertook a screening exercise to identify any aspects which would require further investigation. This confirmed that further investigation was required to understand the impact on hydrology, hydrogeology and land stability as a result of the proposed development. This further investigative work was under in the Scoping section of the BIA.
- 5.4.3 The site is underlain by the Bagshot Formation which is recorded as a Secondary A aquifer that may contain small quantities of confined groundwater and is around 2m to 10m below ground level. However, it was determined that groundwater would probably be confined to discrete layers of sand and gravel

within the Bagshot Formation and should not pose a significant concern to changes in the hydrogeological nature of the site.

- 5.4.4 The BIA notes that the ground stability risks would need to be mitigated during construction and suggests using either temporary or permanent embedded retaining wall to be installed prior to the main excavation and construction works.
- 5.4.5 The BIA recommends that a detailed Construction Method Statement is provided to mitigate any potential risks relating to ground stability and the interaction with the Bagshot Formation as well as an Instrumentation and Monitoring Plan detailing the monitoring regime, allowable limits/trigger levels and mitigation measures. In addition, the BIA recommends the use of an appropriate Sustainable Drainage Scheme to mitigate and control surface water run-off. All three documents/plans can be secured by way of a suitably worded condition. The BIA concludes that there are not any significant issues which would prevent the basement and proposed development from being permitted and any potential impacts can be easily mitigated through careful design.
- 5.4.6 Policy A5 provides an extensive list of criteria (a-u) for which proposals must satisfy. Based on the above the BIA has confirmed that the proposal would not cause harm to neighbouring properties (a) and (n), the structural, ground, or water conditions of the area (b) and would not adversely affecting drainage and run-off or causing other damage to the water environment (o).
- 5.4.7 It has been demonstrated in sections 5.3 and 5.7 that the basement would not harm the character and amenity of the area (c). With regard to criterion (d), the proposed development would be an entirely new building with a purpose-built basement that would be suitable to character of the building and would be largely unnoticeable. Consequently, the basement would not affect the significance of any heritage assets (e) although it is located within a Conservation Area. (See section 6 for a detailed assessment of the whole proposed development regarding the heritage assets).
- 5.4.8 Criteria f – m relate to the siting, location, scale and design of basements in which they must have minimal impact on, and be subordinate to, the host building and property. For confirmation, the basement would comprise of a single storey (f) and would not be built under an existing basement (g). The proposed garden space for the dwelling is accessed from the first floor and provides 69.6m² of private outdoor amenity space. The basement would extend approximately 18.5m² into the garden area around the dwelling which is approximately 27% of the proposed garden space. Therefore this does not exceed the 50 % threshold set out in criterion h).
- 5.4.9 The basement would have a GIA of 100.6m² and the ground floor would have a GIA of 82.1m² meaning it would be approximately 1.2 times the size of the ground floor footprint of the dwelling. Therefore, as this is less than 1.5 times the building footprint the proposed development satisfies criterion i). The basement would not extend more than 50% of the depth of the host building measured from the principal rear elevation (j).
- 5.4.10 The plot arrangement is slightly unusual in that the garden area is located to the side elevation of the property. However, it is submitted that the basement does not extend into or underneath the garden further than 50% of the depth of the

garden as the basement does not extend beyond the elevation where the garden is located. Therefore it is in accordance with criterion k). As shown in drawing 006/PR/205 Rev E the basement is set back from any boundaries where it extends beyond the footprint of the host building (l). The proposed basement would not result in the loss of garden space or trees beyond that of the proposed development as a whole (m).

- 5.4.11 The proposed development and basement is set within its own plot and there are no other basements in close proximity that would result in cumulative impacts (p). This is helped by the spacious clustering of the existing developments where there are appropriate distances between dwellings and any other potential basements. As set out in section 5.7 the proposed development as a whole would not result in harm to the amenity of neighbours (q). Additional landscaping would be provided and appropriate measures regarding soil depth as set out in the BIA (r).
- 5.4.12 The basement would be largely concealed from public view and would be unnoticeable until immediately close to the dwelling where there is a skylight at the front elevation of the dwelling. The lightwell to the rear is obscured due to the proposed development and the topography of the surrounding landscape. Therefore, in line with criterion s), the basement would not harm the appearance or setting of the property or the established character of the surrounding area.
- 5.4.13 The proposed development is located within the Camden Archaeological Potential Area (APA) 3.2 - Hampstead Heath and Parliament Hill Fields. The site is included due to the proximity to Hampstead Heath. However, the application site already consists of built development in the form of the existing single storey garage. Therefore, the ground below has already been disturbed during the construction of the garage and any archaeological potential is likely to have been lost. However, the proposed development would seek to protect any important archaeological remains in accordance with criterion t). Lastly, the proposed basement does not affect the ability of the garden to support trees where they are part of the character of the area (u).
- 5.4.14 Therefore, based on the above discussion and the findings of the BIA the basement aspect of the proposed development meets the criteria set out in Policy A5 subject to mitigation which can be secured through suitably worded conditions.

5.5 Arboriculture

- 5.5.1 There are a number of trees in proximity to the proposed development and the site is also located within a Conservation Area which prohibits any works to trees without the prior consent of the local planning authority. No trees are to be removed as part of the proposed development and an Arboricultural Impact Assessment (AIA) has been submitted in support of the application.
- 5.5.2 The AIA identified a total of 14 trees either within or close to the site that could potentially be affected by the proposed development. The majority of these trees are located along the shared driveway which would be largely unaffected by the proposed development. The AIA confirmed that tree 13 would require pruning on the western side by 1m to facilitate the construction of the proposed

development. The proposed development would also encroach into the root protection areas (RPA) of trees 12 and 13 by around 4% and <1% respectively. The AIA concluded that this encroachment is deemed minimal and would not be detrimental to the trees physiological or structural condition. The proposed development shall be carried out in accordance with BS5837:2012 'Trees in relation to Design, Demolition and Construction'.

- 5.5.3 It should be noted that all new hard surfacing has been specifically located to areas beyond the RPAs of the retained trees and no trees would be lost as a result of the proposed development. All construction activities would be located outside of the RPAs and standard tree protection measures would be implemented to minimise any impacts on the existing trees. It is expected that services to the new dwelling would meet with the existing services where possible to minimise any impact on the RPAs. Consequently, it is proposed that a Tree Protection Plan and an Arboricultural Method Statement can be secured by way of a suitably worded conditioned to mitigate any potential adverse impacts on the existing retained trees.
- 5.5.4 It is also noted that adjacent to the south is the Bishops Wood Ancient Woodland is located adjacent to the southern boundary. However, the topography of the site means the ancient woodland is located at a much higher ground level than the application site and the proposed development would not disturb any soil or roots associated with the ancient woodland.
- 5.5.5 Therefore, the proposed development accords with Policy A3 of the Local Plan and the NPPF and would not result in any adverse impacts in relation to arboriculture.

5.6 Affordable housing

- 5.6.1 Policy H4 of the Camden Local Plan states that all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more is expected to provide a contribution to the provision of affordable housing. In this instance a payment in lieu of affordable housing would be made as the provision cannot be accommodated onsite.
- 5.6.2 Based on the calculations provided in the SPG, the proposed payment in lieu would be £14,000. This is calculated on the basis of an additional 138m² of additional floor space over 100m², the provision of one additional home at 2% times the additional floor space which equals 2.8 x £5,000.

5.7 Residential Amenity

- 5.7.1 In response to officer's comments in the pre-application advice the proposed development has reduced in size, scale and massing which has reduced the impact on the residential amenity of the occupiers of the lodge. The proposed development now only has one storey rather than four storeys with one storey partly subterranean, the basement fully subterranean and the first floor contained within the roof space.
- 5.7.2 There are no windows that directly overlook the private amenity space of The Lodge on the west elevation with the three roof lights providing light into the roof space living area. As shown in the proposed block plan the proposed

dwelling and The Lodge are not directly opposite but are offset from one another and therefore the windows of the north elevation do not directly face windows of habitable rooms of The Lodge. The kitchen window is a distance of around 14m from The Lodge and directly overlooks the parking and shared driveway. Only the two central windows provide views from the kitchen as the high level windows are too high and the windows either side of the two central windows would contain obscure glazing. Therefore, any potential overlooking has been minimised and the proposed development would not have an adverse effect on the privacy of the occupiers of The lodge.

- 5.7.3 Sufficient natural light is provided through the large patio doors with transom windows and two side windows on the southern elevation on the first floor with another set of patio dormers providing garden access from the dormer. A large light well is provided in the south west corner which provided natural light to two large, glazed sliding doors for two of the bedrooms with patio doors provided for the remaining bedroom at the front of the house that provides access to the veranda. The rooms in the basement are not habitable rooms and therefore do not require natural light to be provided. In addition, the proposed dwelling meets Technical housing standards – nationally described space standard for a three bedroom, 6 person dwellings with a GIA of 238m².
- 5.7.4 Therefore there are significant adverse effects arising from the proposed development with regard to residential amenity or quality of life for existing adjacent occupiers or future occupiers in accordance with Policy A1.

5.8 Transportation, Access and Parking

- 5.8.1 The proposed development would be accessed via the existing shared driveway. Two parking spaces are provided for both the proposed development and the existing Northstead dwelling which includes the new garage. Policy 6.13 states that a minimum of 1.5 spaces per dwelling should be provided for dwellings of 3 bedrooms and two spaces for dwellings of 4 or more bedrooms. In addition, the policy states that where the PTAL rating is between 0 and 1 a higher provision should be provided and given the site has a PTAL rating of 1b a greater provision can be allowed. Therefore, the provision of two spaces per dwelling is acceptable.
- 5.8.2 It is considered that the addition of two vehicles on the local road network would not result in adverse impacts on the highway. Similarly, the increased use of the access would not result in any adverse impacts particular given that the site is accessed from a no through road and therefore any traffic on the road is minimal. The site is also located in close proximity to public transport in the form of two underground stations and two bus stops in walking distance which provide the opportunity to avoid to use of private vehicles for all journeys.
- 5.8.3 Therefore, there are no adverse impacts arising from the proposed development with regard to transportation, access or parking.

6 Heritage Statement

6.1 Historic Context

6.1.1 The proposed development site is located within the Hampstead Conservation Area. It is also 130m north east of the Grade II* park and garden The Hill (Inverforth House) and 380m west from the Grade II* park and garden Kenwood. The nearest listed building is the Grade II wall to south east of Terrace House, around 40m to the east of the site. There is another Grade II listed structure to 80m to the east of the site called Archway to Former Pitt House Garden in Woodland. Figure 6.1 and 6.2 shows the historic environment in and around of the site.

6.1.2 Paragraph 189 of the National Planning Policy Framework states:

“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 assessment”

6.1.3 Therefore, in accordance with the NPFF and Policy D2 of the Camden Local and Policy 7.8 of the London Plan, a Heritage Statement has been provided to assess the significance of the heritage assets and the potential effect of the proposed development on these heritage assets.

6.1.4 According to the Hampstead Conservation Area Statement (2001), the application site is located within an outlying area called North End which largely dates from and expanding during the 19th Century and specifically the Victorian era.



Figure 6.1: Location listed parks and gardens in proximity to the site.

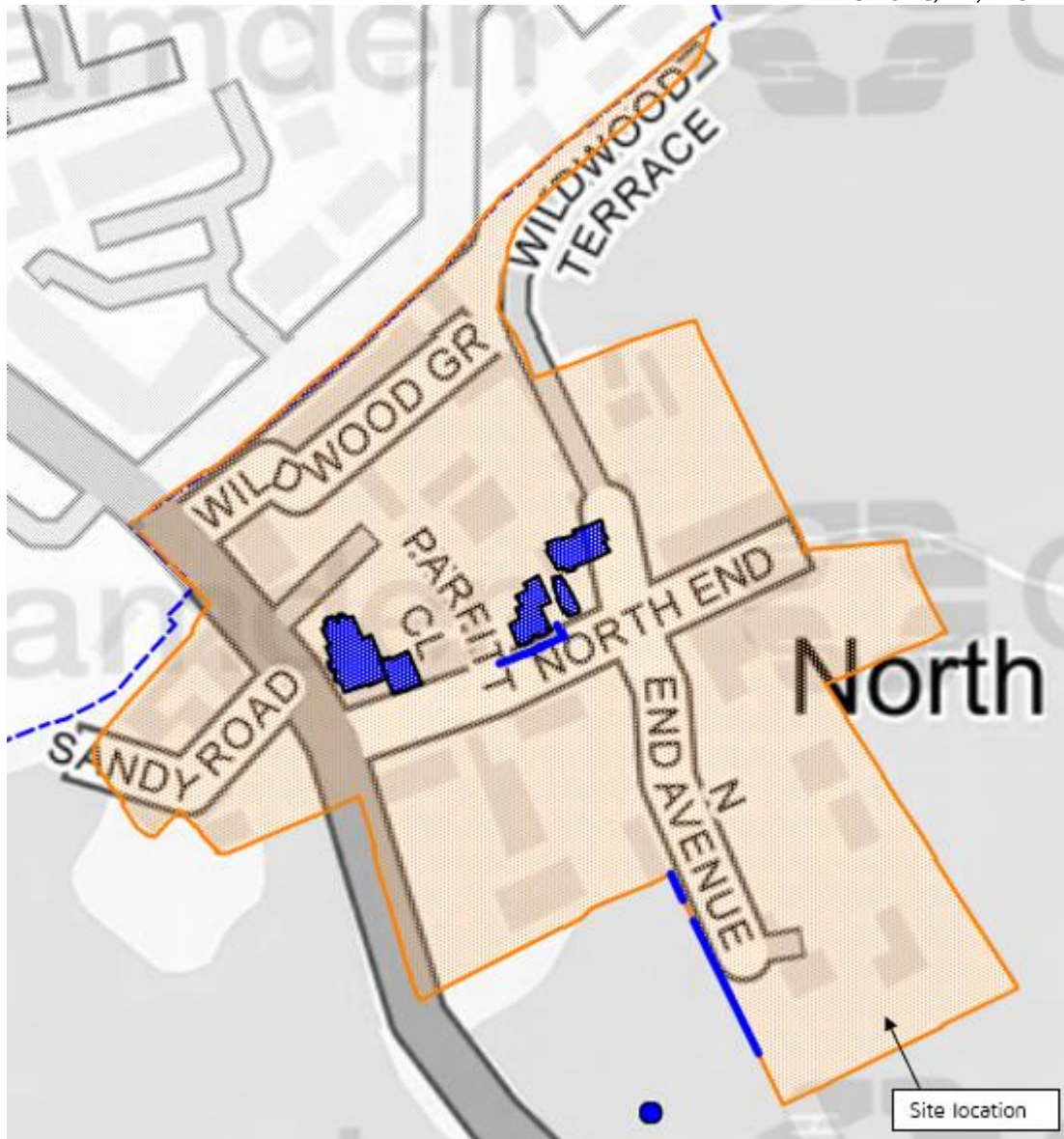


Figure 6.2: Map showing the Hampstead Conservation Area (orange outline and hatching) and Listed Buildings (blue) (courtesy of LB Camden).

Historic Map Regression

- 6.1.5 The historic map regression and aerial views below evidences that the buildings associated with this section of North End are of the Hampstead Conservation Area, have been in place since around 1870 as shown in figures 5.2-5.7. Overtime there has been several additions of modern agricultural buildings and the removal of some older agricultural buildings as well as minor additions.

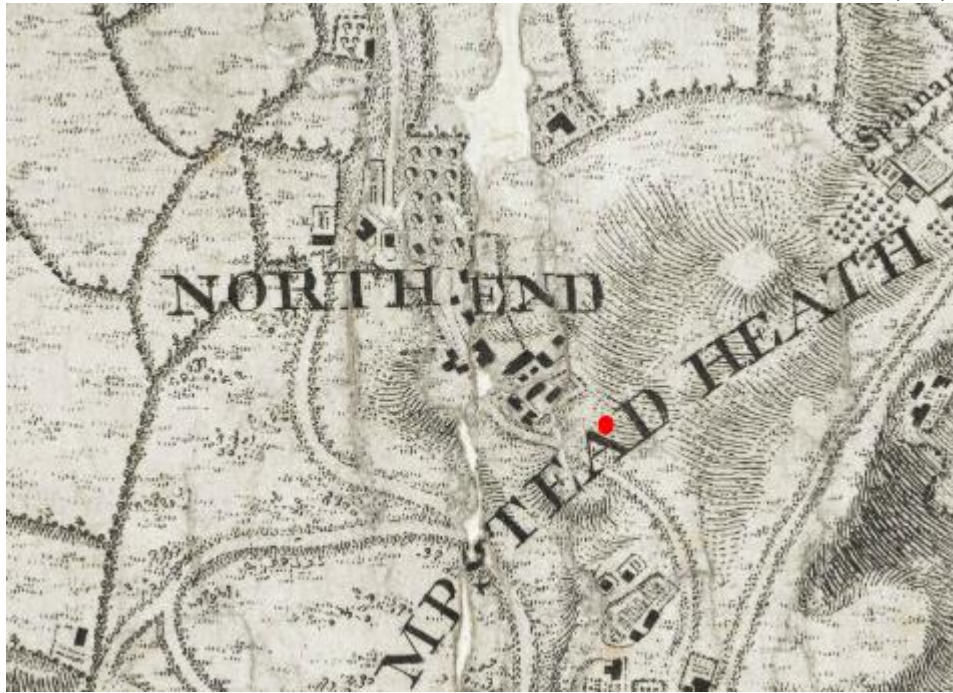


Figure 6.3: Map of North End circa 1746 – site indicatively shown in red (courtesy of the British Library).



Figure 6.4: Map of North End circa 1873 – site indicatively shown in red (courtesy of National Library of Scotland).



Figure 6.5: Map of North End circa 1920 – site indicatively shown in red (courtesy of National Library of Scotland).

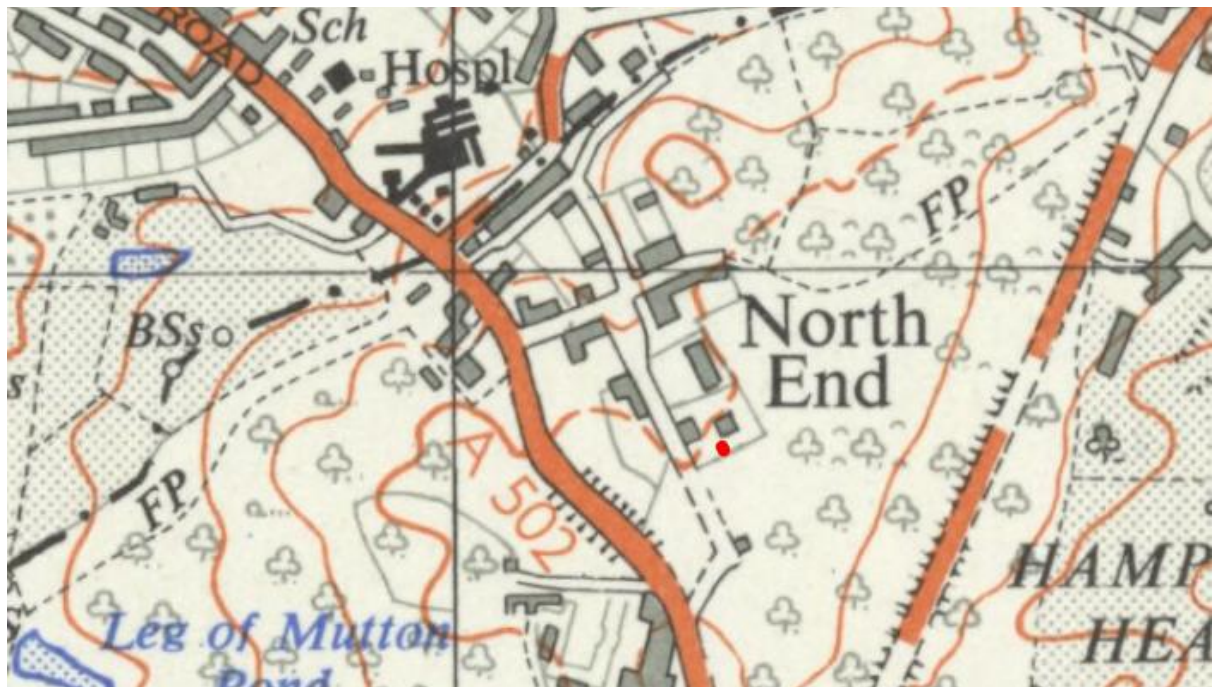


Figure 6.6: Map of North End circa 1957 – site indicatively shown in red (courtesy of National Library of Scotland).



Figure 6.7: Aerial view of North End circa 1999 – site indicatively shown in red (courtesy of Google Earth).

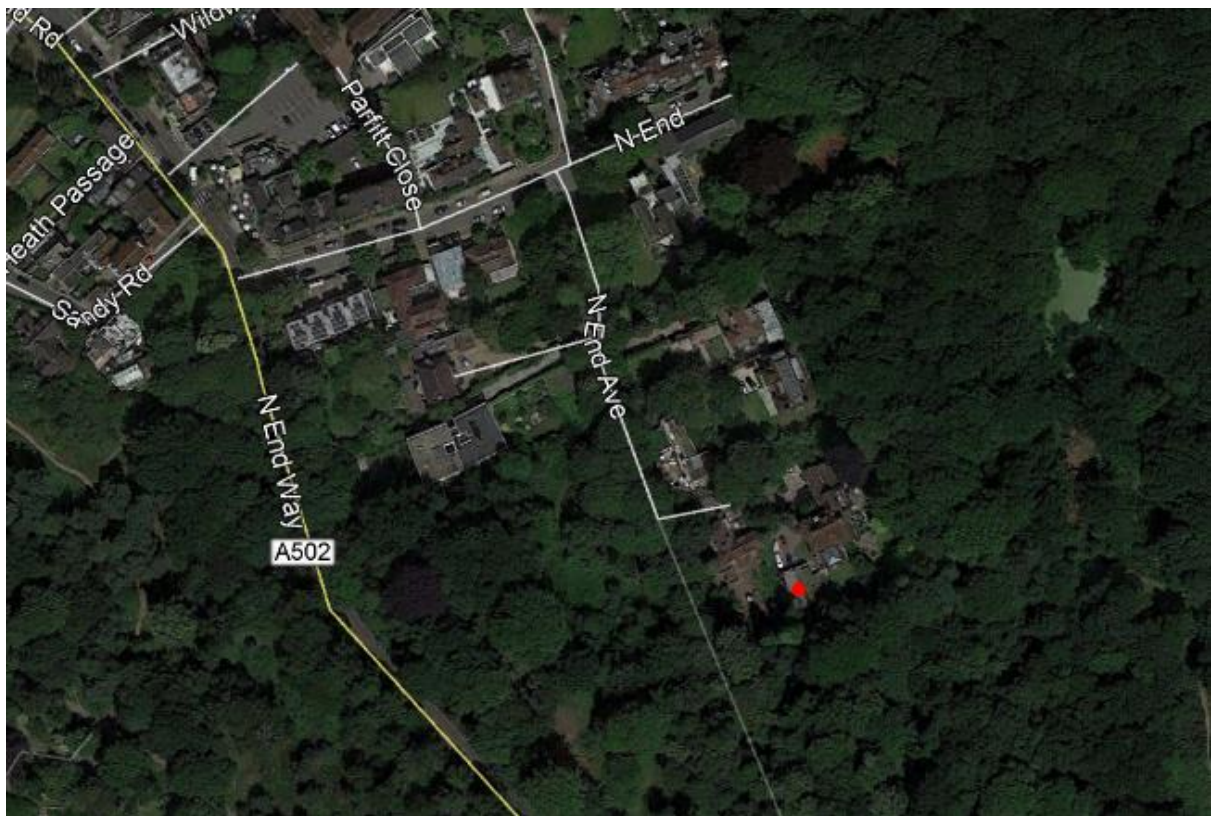


Figure 6.8: Aerial view of North End circa 2019 – site indicatively shown in red (courtesy of Google Earth).

Hampstead Conservation Area

- 6.1.6 The Hampstead Conservation Area is a large conservation area that covers Hampstead village and a number of other areas that are disconnected from the conservation area itself referred to as outlying areas. North End is an outlying area located to the north of Hampstead village in which the site is located. The Hampstead Conservation Area, including North End, was designated in 1968.

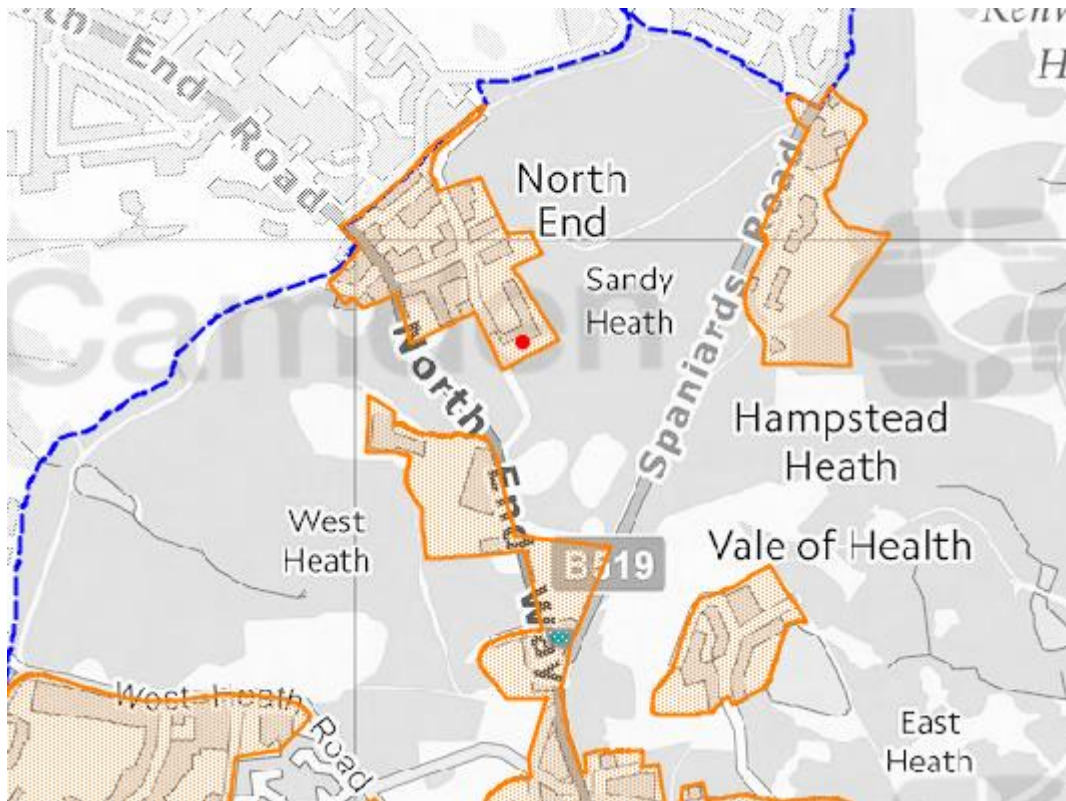


Figure 6.9: Hampstead Conservation Area.

- 6.1.7 The Hampstead Conservation Statement states:

North End is a loose cluster of quite modest houses centred on the Olde Bull and Bush pub with the Hampstead Heath Extension banked up steeply all around. It has the distinct quality of a small enclave detached from urban life. The roads peter out into paths through the surrounding woodland. Greenery dominates and the relationship between the houses, their gardens and the Heath is particularly intimate.

- 6.1.8 North End contains a number of listed buildings to the north of North End between North End Way and Wildwood Terrace of various styles including gothic and mock-Georgian. The Hampstead Conservation Statement adds that North End Avenue contains a number of larger houses set in large gardens that merge into the surrounding heath with both Northgate and Northstead considered as buildings which provide a positive contribution to the Conservation Area mainly due to the "boldly modelled roofs". It also lists The Lodge as a building which positively contributes to the Conservation Area, which is located to the north west of the proposed development.

The Hill (Inverforth House)

- 6.1.9 The Hill (Inverforth House) is a Grade II* listed park and garden located around 130m to the south west of the application site. It is an early C19 garden, redesigned by Thomas H Mawson in early C20 with colonnaded pergolas extending over two further gardens. The entry on Historic England's website is extensive and reflects its significance as a Grade II* listing. However, views to and from The Hill and the application site are obscured by the topography of the land and the dense vegetation, trees and woodland. Therefore the proposed development would have no impact on the setting of The Hill.

Kenwood

- 6.1.10 Kenwood is a Grade II* listed park and garden around 380m to the east of the proposed dwelling. It is a Mid-18th century landscape park, lakes and woodland, further developed in the late 18th Century by Humphry Repton, William Marshall, William Emes and others and is now a public park. The entry on Historic England's website is extensive and reflects its significance as a Grade II* listing. However, views to and from Kenwood and the application site are obscured by the topography of the land and the dense vegetation, trees and woodland as well as being a significant distance apart. Therefore the proposed development would have no impact on the setting of Kenwood.

Wall to south east of Terrace House

- 6.1.11 The nearest listed building is the Grade II wall to south east of Terrace House, around 40m to the east of the site. The entry on Historic England's website states:

Wall. Mid C18. Red brick. Approx eight feet high to street, 63 metres long, one narrow break near northern end. The composition distinguished by pilasters every ten feet. This wall formerly formed part of the boundary to Inverforth House, (qv).

- 6.1.12 The wall broadly follows North End Avenue and provides a strong channelled affect to North End Avenue. However, its significance has been affected by the surrounding residential development of North End and North End Way which disconnects the wall from Inverforth House to the south east.

Archway to Former Pitt House Garden in Woodland

- 6.1.13 The Archway to Former Pitt House Garden in Woodland is a Grade II listed structure to 80m to the east of the site. The entry on Historic England's website states:

Archway to former Pitt House. Located in woodland approx 5m east of North End Way and 9m north of Inverforth Close entrance. Mid C18. Multi-coloured stock brick with Portland stone dressings. Round-arched archway with moulded stone impost bands and open pediment. Stone coped flanking walls terminated by piers. HISTORICAL NOTE: formerly the garden entrance to Pitt House, now demolished.

- 6.1.14 The archway is largely isolated from other development and located in a wooded area between the Listed wall and North End Avenue and North End Way. The archway is the remnants of a former garden entrance that has now been lost.

Camden Archaeological Potential Area (APA) 3.2 - Hampstead Heath and Parliament Hill Fields

- 6.1.15 There are four tiers to the Camden Archaeological Potential Area (APA) with tier 1 having the greatest archaeological potential with tier 4 having the least archaeological potential. The site is located in tier 3 according to London Borough of Camden Archaeological Priority Areas Appraisal 2018 (LBCAPAA) and is located towards the northern edge of the APA 3.2 - Hampstead Heath and Parliament Hill Fields.
- 6.1.16 The site is included mainly due to the proximity to Hampstead Heath which contains scattered evidence for prehistoric through to post-medieval activity and has been an historic meeting place. According to the LBCAPAA the area represents a large and distinctive historic rural landscape which is open and undeveloped with evident potential for heritage assets of archaeological interest. It notes that North End has been in existence since the late 19th Century.
- 6.1.17 Much of the description and significance set out in the LBCAPAA relates to Hampstead Heath and Parliament Hill themselves rather than the settlements, with the heath and the hill seen as historic landscapes. It adds that the historic landscape can be considered an undesignated heritage asset in its own right, and might be considered worthy of conservation area status.

6.2 Assessment of Impact on Heritage Assets

Hampstead Conservation Area

- 6.2.1 As shown from the historic map regression, North End underwent some significant changes between 1873 and 1920 as residential development occurred and created North End Avenue, which correlates to the Arts and Craft architecture of these dwellings. Since then further residential development has come forward resulting a close and intimate setting.
- 6.2.2 Key features of this part of the conservation area are the roofscapes of Northgate and Northstead and the appearance of the dwellings emerging from the heath. The proposed development is strictly subservient to Northstead and does not detract from the roofscape which can still be viewed from the heath to the south and east. In addition, the topography of the site and the existing built form allows the new dwelling to emerge from the heath which appears dominant in the streetscene.
- 6.2.3 The proposed development has responded positively to the local vernacular and reflects the gothic style of Northstead and Northgate and the arts and craft style of this part of the Conservation Area. It has been carefully designed to preserve and where possible enhance the local character and distinctiveness and does not detract from the buildings with make a positive contribution to the Conservation Area.

- 6.2.4 The proposed development would result in the redevelopment of the existing garage and roof garden with a new single storey dwelling with accommodation in the roof space that maintains the green, verdant and open feel of the conservation area. The development is subservient to Northstead and the high quality design which reflects the local vernacular means that the proposed development would have a neutral impact and would not result in substantial or less than substantial harm to the conservation area.

The Hill (Inverforth House) and Kenwood Park and Garden

- 6.2.5 Whilst the proposed development is located in proximity to two Grade II* Listed parks and gardens the topography, distance and vegetation minimises any impact on their settings and therefore the proposed development would not result in any harm to the listed parks and gardens.

Wall to south east of Terrace House and Archway to Former Pitt House Garden in Woodland

- 6.2.6 The two listed buildings are closer in proximity but the proposed dwelling cannot be viewed from the listed structures to the point where it would be detrimental to their significance. This is due to topography and the views being obscured by The Lodge and existing trees and vegetation. There may be a potential to glimpse the roof of the proposed dwelling from a small section of the listed wall but this would be viewed in the context of the existing dwellings. Therefore, the proposed development would not result in any harm to the listed structures.

Camden Archaeological Potential Area (APA) 3.2 - Hampstead Heath and Parliament Hill Fields

- 6.2.7 As established the significance of this APA relates to Hampstead Heath and Parliament Hill themselves. Given the application site is not located within Hampstead Heath or Parliament Hill Fields the proposed development would not have a significant impact on the significance of the APA.
- 6.2.8 In addition, the application site already consists of built development in the form of the existing single storey garage. Therefore, the ground below has already been disturbed during the construction of the garage and any archaeological potential is likely to have been lost.

Conclusion

- 6.2.9 Therefore, in light of the above the proposed development would result in neither harm nor enhancement to the significance of the designated and non-designated heritage assets and would have a neutral impact, resulting in no harm.

7 Summary

7.1 Summary

- 7.1.1 This planning statement has been prepared on behalf of Mrs S Godfrey to accompany a detailed planning application for the Demolition of existing garage and the construction of 1no. three storey dwelling with access, parking, landscaping and associated works on land at Northstead, North End Avenue, Hampstead, London, NW3 7HP.
- 7.1.2 This statement has demonstrated that the proposed development is sustainably located and acceptable in principle through the development of a brownfield site that makes effective use of land. The proposal has been carefully designed to maximise the use of the space and assimilates with the topography of the land to minimise the scale and massing of the building particularly by incorporating a basement. It is also clear that the basement development would be appropriate and would not result in any adverse impacts.
- 7.1.3 The proposed development would not result in the loss of any trees and it would not significantly impact the existing trees or their root protection areas. It has also been demonstrated that the proposed development would not adversely affect the residential amenity of both existing neighbours and future occupiers and that there are no detrimental impacts in relation to highways and parking.
- 7.1.4 As the site is located in the Conservation Area and is in proximity to a number of listed buildings, a Heritage Statement has also been included. This confirmed that the proposed development would result in neither harm nor enhancement to the significance of the designated and non-designated heritage assets and would have a neutral impact, resulting in no harm.
- 7.1.5 Therefore, for the reasons given above, we respectfully request that the Council give this planning application favourable consideration and grant planning permission for the proposed development, subject to appropriate conditions.

APPENDIX A – PRE-APPLICATION ADVICE 2017/3347/PRE



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

Date: 25/10/2017
Our ref: 2017/3347/PRE
Contact: Alyce Keen
Direct line: 020 7974 1400
Email: Alyce.Keen@camden.gov.uk

mw@yooparchitects.co.uk

Dear Martin Wright,

Re: Northstead North End Avenue London NW3 7HP

Thank you for submitting a pre-planning application enquiry for the above property which was received on 9 June 2017 together with the required fee of £3654.

1. Drawings and documents

006_PR_002; 006_EX_160; 006_PR_002; 006_PR_200; 006_PR_201; 006_PR_202;
006_PR_203; 006_PR_204; 006_PR_205; 006_PR_260; 006_PR_261; 006_PL_240.

2. Proposal

The pre-application proposal is for the creation of a new four storey dwelling on the site of the existing garage.

3. Site description

The application site is a single storey subterranean garage that serves a semi-detached 3 storey dwellinghouse sited beside a collection of detached dwellings along North End Avenue. The application site is also located within the Hampstead Conservation Area. Northstead is identified within the conservation area statement as making a positive contribution to the surrounding conservation area.

4. Relevant planning history

The relevant planning history over the pre-application property is detailed below.
8804275 – The erection of a new garage as shown on drawings No.7541/06 107 120. Granted 14/12/1988.

2012/1361/P – Erection of two storey side extension at lower ground and ground floor level with terrace at ground floor level to single dwelling house (Class C3). Withdrawn.

2012/5889/P – Erection of a two storey side extension at lower ground and ground floor levels with terrace at ground floor level, following excavation to increase lower grounds level, to single family dwelling house (Class C3). Granted 14/12/2012.

5. Relevant policies and guidance

National Planning Policy Framework 2012

The London Plan March 2016

Local Plan 2017

The Local Plan was adopted by the Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies.

G1 - Delivery and location of growth
 H1 - Maximising housing supply
 H4 - Maximising the supply of affordable housing
 H6 - Housing choice and mix
 H7 - Large and small homes
 C4 - Safety and security
 C5 - Access for all
 A1 - Managing the impact of development
 A2 - Open space
 A3 - Biodiversity
 A4 - Noise and vibration
 A5 - Basements and Lightwells
 D1 - Design
 D2 - Heritage
 CC1 - Climate change mitigation
 CC2 - Adapting to climate change
 CC3 - Water and flooding
 CC4 - Air quality
 CC5 - Waste
 T1 - Prioritising walking, cycling and public transport
 T2 - Parking and car-free development
 T4 - Sustainable movement of goods and materials

Camden Planning Guidance

CPG 1 – Design
 CPG 2 – Housing
 CPG 3 – Sustainability
 CPG 4 - Basements and lightwells
 CPG 6 – Amenity
 CPG 7 – Transport
 CPG 8 – Planning Obligations

Hampstead Conservation Area Statement 2001

6. Assessment

The key planning issues are as follows:

- Principle of Development
- Design & Heritage
- Amenity
- Trees
- Affordable Housing
- Standard of accommodation
- Sustainability

- Basement development
- Construction Management Plan
- CIL

Principle of the Development

There is no specific Local Plan policy protecting rear gardens from development. However, D1 (Design) and D2 (Heritage) are two policies which together would influence the sites development on how it relates to the neighbours and the area generally.

The provision of new dwellings is encouraged and would provide additional housing within the Borough in accordance with policy H1 of the Camden Local Plan. The principle of a new single dwellinghouse may be acceptable subject to compliance with Camden Planning Guidance residential space standards and any alteration to the existing or new building being appropriately designed. In terms of setting and indicative sizes of dwellinghouse proposed Council does have concerns which are discussed below.

The proposed development would lead to the creation of a 3 bed, 6person dwelling. This provision would remain within accordance with the Dwelling Size Priority Table accompanying Policy H7, which identifies both two and three bedroom market units as being of 'High Priority'. The principle of development is acceptable, subject to the detailed considerations below.

Design & Heritage

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. Camden's Local Plan Document is supported by CPG1 (Design).

Backland/Infill Development

Within the wider Conservation Area back garden development is not common or widely accepted. However a form of backland development could be considered in the form of a single storey replacement for the garage.

The main characteristic for the existing site remains its green and open feel and any development would need to preserve or enhance this character in order to be supported.

Scale/Density

The site is occupied with a large semi-detached 3 storey dwellinghouse in a gothic style with a modelled pitched roof and dormer features together with a single storey garage. The proposal would enlarge the single storey garage to a four storey dwelling. The design of proposed new dwelling would mimic elements within the existing dwelling while also echoing features of a chalet bungalow.

The proposed dwelling would represent a significant increase in the bulk and mass of the existing building footprint on-site. The proposed dwelling would not be subservient to the existing dwellings or the host garden. Paragraph 4.24 of CPG1 states that: "Development in rear gardens should: ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden". Although subterranean, the existing garage has a single storey height and the proposed dwelling contains two additional storeys above, which would result in a proposed dwelling that would be out of keeping with the scale of the host dwelling and would not be characteristic of the surrounding neighbourhood. In order to make the proposed dwelling more in keeping with

the surrounding garden and subservient to the host dwelling, it is recommended that the height of the proposal is limited to a single storey and the footprint is reduced by approximately 50%. The development should be read as an outbuilding to the host dwelling, not a new dwelling which competes with the scale of the main property on the site.

The height, bulk and scale are considered inappropriate and are considered to harm the special character and appearance of this green and essentially open part of the Hampstead Conservation Area as well as the open Heath (Metropolitan Open Land). The view of the proposed building looming over the boundary of the Heath is considered visually overwhelming, intrusive and dominating.

It is noted that a significant amount of glass has been used in the proposed design, there are concerns that this large area covered in glass will result in excessive glare from reflective surfaces. Hence it is recommended that the volume of glass covered area is reduced or measures taken to reduce potential light pollution from excessive reflection.

The Council does not want to encourage generous garden plots within this area to be opened up to development as it would result in harmful development in an area of highly sensitive open woodland.

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 is supported by CPG6 (Amenity).

The proposed dwelling is sited in a location where large detached dwellings sit within generous grounds. The application site sits within close proximity to the host dwelling and the neighbouring property 'The Lodge'. The proposed dwelling would be sited to the south-east of 'The Lodge' and would face onto the rear of this dwellinghouse from an elevated position and would be only approximately 11 metres from the Lodge. Under CPG 6, it is considered good practice that "should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other". The additional bulk and mass of the proposed dwelling from an elevated siting raises concerns due to an overbearing presence along the south east elevation of 'The Lodge'. Under the current proposal the front of the proposed dwelling would include a collection of windows. While taking into account the slightly obscure angle by which the proposed garage is sited in relation to the rear of 'The Lodge', it is considered that these windows would create overlooking views of rear amenity space and the rear windows of 'The Lodge'. It is recommended that the proposed front facing windows be either reconfigured or obscured glazed as to prevent overlooking views of 'The Lodge'.

Considering the raised nature of the proposed application site, at 12 metres separation distance it is likely that the proposed dwelling would break a 25 degree line drawn from the centre of the lowest window of 'The Lodge' which would require a more detailed sunlight and daylight report to be conducted in the relation of the proposed development.

The proposed development would be largely screened by the existing boundary vegetation screening. However at least a 3 storey height from the rear garden of 'The Lodge' and a two storey height from the garden of the host dwelling, it is considered that the height and bulk of the proposed dwelling could be detrimental to the outlook of the host dwelling and 'The Lodge' dwellinghouse.

Trees

The proposed development would be in close proximity to a number of significant trees some of which are 3rd party trees and some of which are subject to Tree Preservation Orders. Although the foundations of the proposed development are largely existing, the proposed dwelling would extend directly into the airspace of the neighbouring trees along the shared boundary of the 'The Lodge'. Following consultation with the Council's Arboricultural Officers, it is considered that any proposal that would result in the loss of the significant boundary trees on site would not be supported. Hence the proposed development would need to minimise the impact of the surrounding trees and any application would need to be accompanied by a Tree Survey/Arboricultural Statement, details of which can be found here: [Tree Survey](#). A reduction in the height and footprint of the proposed structure may also reduce the conflict between the proposed dwelling and the trees that occupy the airspace immediately above the existing garage.

Affordable Housing

It should be noted that since the adoption of the Local Plan (July 2017), the Council's requirements in terms of contributions toward affordable housing have been updated. Policy H4 (d) (Maximising the supply of affordable housing) of the Local Plan includes new stipulations regarding requirements for affordable housing contributions of schemes providing a capacity for less than 10 units (or 1000sqm).

Where this is the case the Council will still expect a contribution, calculated as a sliding target as a percentage of floor area starting at 2% for one home (measured as 100sqm GIA C3 floorspace) and increasing by 2% for each additional 100sqm of additional GIA (C3) added to capacity. For example, where a development would contribute an additional 500sqm of residential floorspace, 10% of this area (2% x 5) / 50sqm would be expected to be provided as affordable. Where it is demonstrated that onsite provision is not appropriate, in accordance with this policy the Council will accept a payment-in-lieu of affordable housing.

Given the scale of the development and the constraints of the site, in this instance a payment-in-lieu of affordable housing is likely to be considered appropriate. The relevant quote for a payment-in-lieu would be calculated by multiplying the expected affordable housing contribution (in GEA) by the adopted multiplier. The adopted multiplier outlined in figure 1 of CPG8 (Planning Obligations) is currently set at £2,650 per sqm for market residential schemes. Further guidance in terms of this requirement is outlined within Chapter 2 of CPG 2 (Housing) and Chapter 6 of CPG 8 (Planning Obligations).

It should be noted that the Council is looking to update the adopted CPGs to better align with the newly adopted Local Plan, with a revised and increased multiplier rate going to public consultation in the coming months. The updated guidance documents are likely to be adopted in the Spring/Summer of 2018.

Standard of accommodation

The proposed dwelling appears to have been designed to meet London Plan (2016) and Nationally Described Space Standards (2015) standards in terms of size and layout. The dwelling would be dual aspect and would feature a good level of fenestration.

A private amenity space would be required to be demonstrated for both dwellings.

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.

The development will most likely fall below the threshold of 500sqm or more of added floorspace for the submission of a full energy statement in line with policy CC1. Therefore a full energy statement will most likely not be required. The provisions of policies CC2 in terms of the inclusion of climate change adaptation measures and policy CC3 in terms of water saving and flood mitigation measures would however apply.

Basement development

The proposed scheme includes an extension to the rear at basement level. An extension to an existing basement will be considered as basement development.

Policy A5 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 basements must have minimal impact on, and be subordinate to, the host building and property. No details of the proposed basement have been submitted, and so an assessment of the acceptability of a basement in design terms cannot be made at this stage. 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.

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

As such, any future planning application for a basement development on this site would need to include a Basement Impact Assessment (BIA) which has been prepared in accordance with the processes and procedures as set out within CPG4 (Basements and lightwells). Furthermore, the site is subject to an underground constraint (slope stability).

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.

Further details on BIAs can be found in CPG4 (Basements and lightwells). For completeness, please ensure that the report details the author's own professional qualifications, noting the varying qualification requirements within CPG4 for the different elements of a BIA study, and that a non-technical summary is included.

The submitted BIA will be required to be independently assessed by a third party, at the applicant's expense, to satisfy the Council that the development would not lead to any unacceptable impacts on the land stability, groundwater flows and surface flows of the area should the development be granted.

Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charges 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 will require 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 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.

Construction Management Plan

It is important that effective measures are taken during demolition and construction works to ensure that damage is not caused to the host building, neighbouring buildings or the surrounding highways.

The Council will require a Construction Management Plan (CMP) for basement developments where appropriate, to manage and mitigate the greater construction impacts of these schemes. CMPs will be required for schemes on constrained sites, in conservation areas, on sites adjacent to a listed building, or in other areas depending on the scale of the development and the conditions of the site.

The main highways issue in this case is the potential impact of construction/delivery vehicles associated with the basement excavation on the local highway network. 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 CPG4 (Basements and lightwells) and CPG6 (Amenity).

It should be noted that there is a £61.50/hour formal charge to support the review and approval of submitted draft CMPs and verification of the operation of approved CMPs, to be secured as part of Section 106 agreements.

The CMP Implementation Support Contribution will be used to fund specific technical inputs and sign off that are required to ensure that the obligation is complied with and ensure that the planning objectives we are seeking to secure are actually achieved.

CIL

The additional floorspace created would appear to be over 100 square metres, hence the proposed development is going to be CIL Liable. Please see the following link CIL for more information.

7. Conclusion

It is considered that the dwelling as proposed would not be an acceptable form of development, although it may be possible to provide a dwelling in this location there would need to be a significant reduction in the height, footprint and bulk of the building proposed. It is recommended a reduction in height of a single storey and approximately 50% of the footprint would help address some of the concerns raised above.

For example, it needs to be demonstrated how the proposed development would not lead to significant harm to neighbouring trees and that mitigation measures would not decrease the screening from which the current site benefits. A basement impact assessment would also need to be submitted and during the course of a future application would need to be independently verified. The proposed design of the front elevation would need to be altered to

accommodate concerns over the creation of overlooking views of the rear amenity space and rear windows of the neighbouring dwelling 'The Lodge': and the volume of surface glass used would need to be reduced or mitigated. It should also be noted that any possible approval of such a proposal would include a condition restricting the occupation and use of the proposed dwelling to be ancillary to the main dwellinghouse.

8. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full planning permission
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Sample photographs/manufacturer details of materials
- The appropriate fee
- Arboricultural Report
- Basement Impact Assessment
- Construction Management Plan
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site and must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

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 above letter or the attached document please do not hesitate to contact Alyce Keen on the number above.

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

Yours sincerely,

Alyce Keen

Planning Officer
Planning Solutions Team