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**Date: 03/03/2016**  
**Our ref: 2016/9441/PRE**  
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Stephanie Wilkins  
Unit CG1  
183 Bow Road  
London  
E3 2SJ  
*By email*

Dear Ms Wilkins

**Re: 7 Greenaway Gardens, London, NW3 7DJ**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 24/01/2016 together with the required fee of £420.00.

### **1. Drawings and documents**

Plans numbered: 1505\_PL\_001, 1505\_PL\_002, 1505\_PL\_012, 1505\_PL\_100, 1505\_PL\_110, 1505\_PL\_101, 1505\_PL\_111, 1505\_PL\_210, 1505\_PL\_300, 1505\_PL\_310, 1505\_PL\_301, 1505\_PL\_311, 1505\_PL\_302, 1505\_PL\_312, 1505\_PL\_303, 1505\_PL\_313 and Pre-Planning Report dated January 2016.

### **2. Proposal**

Demolition of existing pool house and relocation of pool within new basement extension; demolition of existing rear conservatory at ground floor level and erection of new single storey rear extension; removal of existing side steps and creation of new side entrance; reconfiguration of existing windows to side elevation and formation of new window opening; and installation of 2 x front lightwells.

### **3. Site description**

The application site is a large three-storey (with usable roofspace) red brick neo-Georgian house with prominent chimneys and rounded bay windows. The property is located on the East side of the Greenaway Gardens, and is identified as a positive contributor within the Reddington Froggal Conservation Area.

The surrounding area is characterised by similar style properties of a notable character to front and rear. The conservatory to be replaced was approved in 2003. A large swimming pool (granted consent in 2005) has been constructed to the rear garden detached from the host property.

The form and finish of the host building has remained relatively unaltered over time and integrates successfully with the character and appearance of the streetscene and the surrounding Conservation Area.

#### **4. Relevant planning history**

**E5/13/7/23670** Erection of a covered swimming pool with changing room at the rear of the house. Granted 09/12/1976.

**9201415** Erection of rear extension at ground level rear including balustrading to existing terrace first floor rear and recladding of pool house. Granted 25/02/1993.

**2003/3370/P** Erection of a single storey rear conservatory over existing terrace at ground floor level, together with the replacement of existing pre-cast stone balustrades on rear extensions and rear terrace with metal railings. Granted 05/02/2004.

**2004/2299/P** The replacement of a flat translucent roof to an existing link between the main house and the swimming pool with a new sloping glazed roof, side panels and brick boundary wall. Granted 23/07/2004.

**2005/0115/P** Demolition of existing poolhouse at the rear and replacement by a new larger poolhouse. Granted 21/03/2005.

**2010/1657/P** Erection of first floor level side extension over existing flat roof to garage, with roof lantern, to provide additional habitable accommodation to single family dwelling house (Class C3). Refused 09/06/2010.

#### **5. Relevant policies and guidance**

##### **[National Planning Policy Framework 2012](#)**

##### **[The London Plan March 2015, consolidated with alterations since 2011](#)**

##### **[LDF Core Strategy](#)**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

##### **[LDF Development Policies](#)**

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and Lightwells)

##### **[Camden Planning Guidance 2011/2015](#)**

CPG1 (Design)

CPG4 (Basements and Lightwells)

CPG6 (Amenity)

## Redington and Froggnal Conservation Area Statement 2000

### **6 Proposal**

The proposal involves the following:

- Demolition of existing rear conservatory at upper ground floor level and erection of new single storey rear extension;
- Demolition of existing pool house in the rear garden;
- Basement excavation and relocation of pool facilities to basement floor;
- Removal of existing side steps, creation of new side entrance and reconfiguration of existing windows to the west elevation;
- Creation of new window opening at first floor level to the east elevation; and
- Installation of two front lightwells.

The key planning issues are as follows:

- Design (the impact that the proposal has on the character and appearance of the host building and wider Redington and Froggnal Conservation Area);
- Basement considerations;
- Amenity (the impact of the proposal on the amenity of adjoining occupiers); and
- Standard of staff accommodation.

### **7 Assessment**

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policies CS5, CS14 of the Core Strategy and policies DP24, DP25 and DP26 of the Development Policies Document are relevant to the application: development should consider the principle of the extension, the impacts of the development on the character, setting, context and the form and scale of neighbouring buildings, and the residential amenity impacts of the proposals.

Camden's Development Policies Document is supplemented by planning documents providing further detailed guidance, including CPG1 (Design) and CPG6 (Amenity), as well as the Redington Froggnal Conservation Area Appraisal and Management Strategy.

#### **7.1 Design**

##### Demolition of existing rear conservatory and erection of new single storey rear extension

The current building which is three storey with converted roofspace and part basement floor is very symmetrical in form, both to the front and rear elevation. To the rear, the host building benefits from two matching single storey additions on either side with a timber painted conservatory leading onto a raised deck. The conservatory was approved in 2003 and forms a subservient addition to the host building, successfully integrating with the remainder of the rear façade.

The current conservatory is stepped in design, measuring 4.3m deep extending to a maximum depth of 5.1m at the centre, and 3.3m high increasing to 4m at the highest point of the lantern roof. The replacement extension would feature a slightly reduced footprint, extending to a uniform depth of 5m and 3.4m high.

The proposed extension would be contemporary in appearance, with a glazed rear elevation and sedum roof. The extension would be subordinate to the host building, with the contemporary design helping to differentiate the new development from the original building whilst ensuring it would not dominate the rear elevation. High quality design, materials and construction would be expected.

The inclusion of a green roof would be encouraged by the Council, and would be in accordance with DP22 (Promoting sustainable design and construction). A sedum roof would be relatively light weight and demand low levels of maintenance.

The proposal would involve the widening of the existing steps from the extension down to garden level so that they are the same width as the new extension, and the creation of new steps either side down to the new basement level. This is considered acceptable as the new steps would be a minor alteration that would respect the symmetry of the rear elevation.

#### Basement excavation and relocation of pool facilities to basement floor;

The rear elevation would be finished in a light-coloured masonry that is distinct from, yet complementary to the existing red brick and considered acceptable.

The detailed design or materials of the windows and doors have not been specified but it is recommended that they are either of a traditional design and material to match the existing building, or of a more contemporary design to complement the proposed rear extension.

In number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building.

#### Installation of two front lightwells.

The two lightwells would be excavated either side of the front door, helping to maintain the symmetry of the front elevation. They would be set back behind the existing low walls, currently used for planting which would ensure there was minimal visibility of the light wells from street level.

Detailed elevations of the windows within the front lightwells have not been provided, but the guidance given in [CPG4](#) (Basements and Lightwells) should be followed: the lightwells and any new window openings should be subordinate to the host building; respect the original design and proportions of the building, including its architectural period and style; and retain a reasonable sized garden. The width and height of windows should be no greater than those above.

As visible lightwells are not part of the prevailing character of Greenaway Gardens, the new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street.

In order to comply with building regulation standards, light wells should be secured by either a railing (1,100mm high) or a grille. As the lightwells are proposed to the front of the property, they should be secured by a grille which sits flush with the natural ground level, rather than railings.

#### Demolition of pool house

The current pool house was constructed following planning approval in 2005 and is constructed of red brick with green-tinted glazing. The pool house dominates the rear garden, with a footprint of 186sqm, which takes up approximately one third of the garden. The pool house is not considered to contribute to the character of the host building and its demolition would help to open up the rear garden. The Council would not object to its loss.

#### Removal of existing side steps and creation of new side entrance; reconfiguration of existing windows to side elevation

The proposal includes the creation of a new level access side entrance, the demolition of the existing steps and reconfiguration of the windows around the new entrance.

The Council would not object to the relocation of the existing door to a lower level or the demolition of the existing steps, however, it is recommended that the existing door is lowered from its current position so that the existing original windows could be retained in their current form.

Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.

Where timber is the traditional window material, replacements should also be in timber frames. uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade.

#### Installation of new window to the east elevation at second floor level

No detailed designs have been specified, but the previous advice regarding new doors and windows would apply.

### **7.2 Basement excavation**

A basement level currently exists underneath the rear most part of the footprint of the house with a subterranean open area underneath the cantilevered decking. The proposal would increase the depth of the basement and extend the basement floor to cover the footprint of the property, extending out slightly at the rear and introducing two new front lightwells.

For the extension of the basement, the council will require the submission of a Basement Impact Assessment as per policy DP27 and Camden Planning Guidance CPG4. Given the site's location in the Frognal and Fitzjohn's ward which has previously been prone to surface water flooding on occasion, you are advised to thoroughly examine the requirements as per DP27 and CPG4 prior to submission. You will be required to identify whether or not the area is at risk of slope stability,

subterranean water or surface water flooding. You are advised to submit a comprehensive and accurate Basement Impact Assessment demonstrating no significant harm to the application site, neighbouring sites or those surrounding.

Independent verification of Basement Impact Assessments, funded by the applicant, is now also required (since CPG4 was updated in September 2013) in the following situations:

- Where a scheme requires applicants to proceed beyond the Screening stage of the Basement Impact Assessment (i.e. where a matter of concern has been identified which requires the preparation of a full Basement Impact Assessment);
- Where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow; or
- For any other basement applications where the Council feels that independent verification would be appropriate (e.g. where conflicting evidence is provided in response to a proposal).

A full scoping study is required as part of any application, identifying the potential impacts for each of the matters of concern.

At each stage in the process the person(s) undertaking the BIA process should hold qualifications relevant to the matters being considered. The Council will only accept the qualifications set out in paragraph 2.11 of CPG4.

It is important that effective measures are taken during demolition and construction works to ensure that damage is not caused to the host building and any buildings it directly adjoins. As noted, the Council may seek the submission of a Construction Management Plan or a Basement Construction Plan, which would be secured by a section 106 legal agreement.

We would advise entering into consultation with local residents and the Redington/Froggnal CAAC at this stage, in order to fully understand and address their concerns before an application is made.

### **7.3 Construction Management Plan**

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 Construction Management Plan (CMP) would also be required to be submitted with any application setting out how construction matters would be dealt with, for example deliveries, how material will be stored and construction waste removed from site etc.

### **7.4 Amenity**

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 supports this, by seeking 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, overlooking, outlook and impact on daylight and sunlight.

Given the proposed extension would still be set behind that of the rear façades of both rear projections, and that the decking area would not be enlarged considerably over and above the current floor area, the impacts as a result of the alterations are likely to be negligible. Furthermore mutual boundary walls to either side which are currently of a considerable height. Planting also exists to both mutual boundaries resulting in limited views of neighbouring properties.

To the western elevation, the installation of a new door and rearrangement of the existing windows is not considered to impact the amenity of neighbouring residents at no.8, as the doors and windows would be replacing the existing but at a lower level. Furthermore, there are no windows to the side elevation of the neighbouring property.

The new high level window to the eastern elevation would serve a double storey room internally. Therefore, although the window would be facing side windows of the neighbouring property no. 6, it would not result in overlooking or a loss of privacy for either set of occupants as it would not be possible to look out of this window.

With regards to the impact of the basement excavation on neighbouring amenity, Policy DP28 notes that the Council will seek to minimise the impact on local amenity from the demolition and construction phases of development. The Council may seek the submission of a Construction Management Plan, which would be secured by a section 106 legal agreement.

### **7.5 Standard of staff accommodation**

The staff accommodation would measure approximately 46sqm and would have a floor to ceiling height of 2.5m which would meet Camden's planning guidance and new nationally described space standards. However, any future planning application would need to demonstrate that any habitable rooms in the basement received adequate levels of daylight, outlook and natural ventilation.

## **8 Conclusion**

Subject to an acceptable scale, design and finish, integrating with the character and appearance of the host property, those surrounding and the Reddington Frogna Conservation Area, and the demonstration that the excavation will not have adverse surface water, ground water or structural stability impacts, the development is likely to be considered acceptable at application stage.

## **9 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 Application
- 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
- The appropriate fee of £172.00.
- Basement Impact Assessment
- Construction Management Plan
- A statement of the design objectives of the sedum roof; details of its construction and the materials used including a section at a scale of 1:20; planting details; and a management plan detailing how the structure and planting will be maintained.
- 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 notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

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 me.

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

Yours sincerely,

Laura Hazelton

Planning Officer  
Planning Solutions Team