



14a Hampstead Hill Gardens, London, NW3 2PL
Planning Statement

On behalf of: Mr Alon Mekel

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Appendices

Appendix A - Pre-application Response Letter - 7th May 2020

1 Executive Summary

- 1.1 This planning statement has been produced by Forward Planning and Development Limited (“FWPD”), to support an application for planning permission and conservation area consent for the demolition of the existing garages and provision of a single dwellinghouse at 14a Hampstead Hill Gardens, London, NW3 2PL.
- 1.2 The proposals would provide a new detached family sized dwelling on the Site comprising three storeys plus a basement.
- 1.3 The application submission includes the following documents which should be read in conjunction with this Statement:-
- Completed application forms and relevant certificate (Certificate A);
 - CIL Additional Information Form;
 - Site Location Plan;
 - Proposed Site Layout Plan;
 - Existing and proposed plans, sections and elevations;
 - Design and Access Statement, prepared by Echlin Architects;
 - Heritage and Townscape Report, prepared by THP;
 - Basement Impact Assessment, prepared by Soiltechnics;
 - Ground Investigation Report, prepared by Soiltechnics;
 - Draft Construction Method Statement, prepared by Price and Myres;
 - Draft Construction Management Plan, prepared by THaT Consultancy;
 - Sunlight and Daylight Report, prepared by Delva Patman Redler;
 - Sustainability Statement, prepared by 8 Associates;
 - Statement of Community Involvement, prepared by Kanda;
 - Arboricultural Impact Assessment Report, prepared by Landmark Trees.

2 Introduction

- 2.1 This planning statement has been produced by Forward Planning and Development Limited (“FWPD”) to support an application for planning permission and conservation area consent for the demolition of two existing garages and provision of a single, detached dwellinghouse at 14a Hampstead Hill Gardens, London, NW3 2PL (“The Site”).
- 2.2 The existing site provides two single storey, detached garages built in around 1950. They are fairly run-down and previously have been used to provide off-street car parking for two cars. They are currently used for storage.
- 2.3 The proposals involve the demolition of the existing garages which are considered to make, at best, a neutral contribution to the conservation area and the erection of a three storey (plus basement) detached dwellinghouse. The new dwelling has been carefully designed and developed in the context of its immediate and wider surroundings.
- 2.4 Planning permission and conservation area consent is sought for:-
- “Demolition of existing garages and erection of a three storey (plus basement) dwelling house and associated works and landscaping”*
- 2.5 This planning statement provides a review of the relevant national, regional and local planning policy and guidance relevant to the nature of the proposals and the specific degree to which the proposals would accord with the policies of the Statutory Development Plan. The statement is structured as below.

Section 3 - Site and Surroundings - A description of the site and surrounding context;

Section 4 - Planning History - Details of the planning history of the site;

Section 5 - Proposed Development - Details of the proposals;

Section 6 - Planning Policy - A summary of the relevant planning policy framework;

Section 7 - Planning Considerations - An assessment of the key issues associated with the proposals;

Section 8 - Summary and Conclusions

Background to the applicant

- 2.6 The applicant has purchased the site in order to be able to build a home for his family. His family want to remain in Hampstead and establish 14a Hampstead Hill Gardens as their forever home. The applicants will be living in the property for the long term and are anxious to ensure that the house is a positive asset to the character and appearance of the area.

3 Site and Surroundings

- 3.1 The Site is located on Hampstead Hill Gardens and currently comprises two single storey garages. The garages are run-down and of poor quality. The style and character of the garages is inconsistent with the prevailing pattern of development along the street.
- 3.2 Hampstead Hill Gardens comprises a residential street located with the Hampstead Ward. The Site is a short walking distance from both Hampstead Heath Overground station and Belsize Park London Underground station. The Site has a PTAL rating of 4 which indicates a good level of public transport accessibility.
- 3.3 Hampstead Hill Gardens is characterised by a mixture of two, three and four storey houses. The Site sits between two three-storey semi-detached properties.
- 3.4 There are a number of precedent infill projects located in close proximity of the Site. Further details of which are enclosed within the accompanying Design and Access Statement. The closest infill project has been provided directly opposite the application Site at 23a Hampstead Hill Gardens which comprise the demolition of an existing dwelling house and the erection of a new three storey dwelling which included a lower ground floor extension
- 3.5 The Site is located within sub area 3 of the Hampstead Conservation Area (Willoughby Road / Downshire Hill) and within the Hampstead Hill Gardens character zone. The Site itself is located between buildings which are considered to make a positive contribution to the Conservation Area (Numbers 12 and 14). The Hampstead Hill Gardens area is described within the Conservation Area Statement as 'an area with larger detached and semi-detached houses'.
- 3.6 There are some Grade II listed buildings located on the Street albeit these are located to the north and west of the Site as the road curves around to join Rosslyn Hill.
- 3.7 The LNWR rail line runs directly beneath the Site at a rough depth of approximately 17-20 metres.
- 3.8 The Site is located within Flood Zone 1 meaning it is at the lowest risk from flooding.
- 3.9 A satellite image of the Site is provided below.



Figure 1 - Satellite view of the wider site area shown in red



Figure 2 - street view of existing Site and adjacent properties

4 Planning History

- 4.1 A review of the online Statutory Register of Planning Applications held by the Council has been carried out.
- 4.2 There are no planning applications on the register relevant to the application proposals.
- 4.3 It is important to note that there are a number of recent applications on the statutory register relating to either 14A or Flat A, 14 Hampstead Hill Gardens. This is a separate site, adjacent to the application Site and these are not relevant to the determination of this application.
- 4.4 This includes the following applications:-

2020/2165/P - 14A Hampstead Hill Gardens

2020/5383/T - 14 Hampstead Hill Gardens

2020/5187/P - 14 and 14A Hampstead Hill Gardens

Pre-Application Advice

- 4.5 Pre-application advice for the demolition of the existing garages and replacement of a single dwellinghouse was sought in May 2020 (pre-application reference: 2019/6399/PRE).
- 4.6 A formal pre-application response was received on the 7th May 2020 which is enclosed as Appendix A to this statement.
- 4.7 A summary of the points raised in the pre-application response is provided below:
- Development on the Site could be considered acceptable, subject to the development being of a high standard that would not compromise the character and appearance of the surrounding streetscene;
 - Residential use is the priority use in the Borough...there would be no objections to a residential use on the Site;

- A building of three storeys which is designed to a high quality provides the opportunity to contribute to the interest of the street which has a variety of design styles;
- In terms of massing, it was agreed it was appropriate that the main building line follows that of the Georgian villa as the detailed design refers more to the villa than the late Victoria properties to the opposite side;
- Given the street is characterised by a number of modern infills which the Conservation Areas Statement notes do not harm the character of the conservation area it is considered that a contemporary addition would be appropriate in the surrounding context;
- In terms of the proportions of the building, the proposed design has picked up on the proportions of the Georgian Villas but in a modern interpretation which is considered to integrate well with the neighbouring buildings;
- There is concern in regard to the impact on the neighbouring windows within the flank elevation of the two direct neighbours. Further information is required detailing the layouts of these neighbouring buildings before officers can support the proposals on amenity grounds;
- The development would require a comprehensive and accurate Basement Impact Assessment to be submitted with the formal application demonstrating no significant harm to the application site, neighbouring sites or those surrounding;
- Car-free development is sought across the Borough;
- A Construction Management Plan would be secured via a Section 106 legal agreement;

4.8 The development will be required to incorporate sustainable design and construction methods but is too small to require a sustainability statement.

4.9 The proposals for which pre-application was sought largely reflect those forming this planning application in terms of principles. The proposals have however been amended to respond to comments raised as part of the pre-application process. An assessment of how the proposals have been updated further to this advice is detailed within the Design and Access Statement.

4.10 A copy of the pre-application report is appended to this document for transparency.

Community engagement

- 4.11 A comprehensive pre-application engagement strategy was undertaken from September 2020 to November 2020.
- 4.12 The proposals were presented to neighbours and local residents associations at an early stage with virtual meetings being held due to the coronavirus pandemic.
- 4.13 In the first instance a letter was sent to the immediate neighbours at no.12 and 14 Hampstead Hill Gardens (1 October 2020) as it was recognised that the immediate neighbours would be most affected by the proposals.
- 4.14 This was followed by a comprehensive letter drop to all properties along Hampstead Hill Gardens and relevant properties on Pond Street and Rosslyn Hill. Residents groups and Ward Councillors were also contacted and invited to attend a series of virtual meetings.
- 4.15 A series of virtual consultation meetings were held in early November 2020, thereby avoiding the school half term holidays.
- 4.16 All consultees had contact details for the applicant team so any concerns could be raised directly with the applicant team both during the virtual consultation meetings and at any time.
- 4.17 In December 2020, the applicant appointed Kanda Consulting to manage the neighbour and stakeholder engagement process.
- 4.18 A further virtual consultation meeting with residents was held in March 2020. This was to provide an update to the proposals in advance of submission of the application.
- 4.19 A detailed Statement of Community Involvement has been prepared by Kanda Consulting and this is included as part of the application documents.

5 Proposed Development

- 5.1 The proposals for which planning permission and conservation area consent is being sought comprise the demolition of the two existing garages on the site and the provision of a single dwellinghouse for the applicant and his family as their home.
- 5.2 The new dwelling will comprise a high quality three-storey building with basement.
- 5.3 The proposals will provide residential floorspace on the site in place of two existing single storey garage buildings, providing much needed family accommodation in a highly sustainable location.
- 5.4 The basement proposals will be fully compliant with the necessary planning policy considerations. The application proposals are supported by a Basement Impact Assessment, as is required, with supporting information provided within the Design and Access Statement and other accompanying documentation.
- 5.5 The proposals have been carefully considered and designed in the context of the surrounding properties and prevailing character of the area. The design of the proposed dwelling will be of a high quality and will enhance the character and appearance of this part of the conservation area.
- 5.6 The proposals will provide generous front and rear garden areas, to reflect the appearance of surrounding properties and the character of the area. The garden areas will provide permeable surfaces to reduce run off and support planting. The areas will provide high quality amenity space for the occupiers of the property.
- 5.7 Planning permission and conservation area consent is sought for:-

“Demolition of existing garages and erection of a three storey (plus basement) dwelling house and associated works and landscaping”

- 5.8 Further details of the proposals are provided within the accompanying Design and Access Statement and the proposals are assessed against relevant planning policies in Section 7 of this Statement.

6 Planning Policy Framework

- 6.1 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (NPPF), adopted in July 2018 and updated in 2019. This is a material consideration when determining planning applications.
- 6.2 The Statutory Development Plan comprises of the policies set out in the London Plan (March 2021), the Camden Local Plan (2017) and the Hampstead Neighbourhood Plan (2018).
- 6.3 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. The NPPF and the NPPG are material considerations to the determination of planning applications.

National Planning Policy Guidance

The National Planning Policy Framework (2019)

- 6.4 The NPPF document sets out the Government's planning policies for England and how these are expected to be applied. It summarises in a single document, previous national planning policy statements. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 6.5 The NPPF introduces the presumption in favour of sustainable development although it makes plain that the development plan is still the starting point for decision making.
- 6.6 The following sections of the NPPF are considered relevant to the consideration of this scheme:-

Section 2 - Achieving Sustainable Development

Section 4 - Decision Making

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 16 - Conserving and enhancing the historic environment

Section 17 - Facilitating the sustainable use of materials

- 6.7 Draft revisions to the National Planning Policy Framework were published for consultation until 27 March 2021. This includes the draft National Model Design Code which provides detailed guidance on the production of design codes, guides and policies to promote successful design.

London Plan

- 6.8 The current London Plan was adopted in March 2021.
- 6.9 Set out below are those policies within the London Plan that are considered to be of relevance to the determination of this planning application:

Policy GG2 - Making the best use of land

Policy GG4 - Delivering the homes Londoners need

Policy D3 - Optimising site capacity through the design-led approach

Policy D4 - Delivering good design

Policy D10 - Basement development

Policy D6 - Housing quality and standards

Policy H1 - Increasing housing supply

Policy H2 - Small sites

Policy HC1 - Heritage Conservation and growth

Local Planning Policy

- 6.10 The Camden Local Plan was adopted on the 3rd July 2017 and replaced the previous Core Strategy and Camden Development Policies documents.
- 6.11 The following adopted policies from the Camden Local Plan are considered relevant to the consideration of the proposals:

Policy G1 - Delivery and location of growth

Policy H1 - Maximising housing supply

Policy H6 - Housing choice and mix

Policy H7 - Large and small houses

Policy C6 - Access for all

Policy A1 - Managing the impact of development

Policy A2 - Open space
Policy A3 - Biodiversity
Policy A4 - Noise and Vibration
Policy A5 - Basements
Policy D1 - Design
Policy D2 - Heritage
Policy CC1 - Climate change mitigation
Policy CC2 - Adapting to climate change
Policy T1 - Prioritising walking, cycling and public transport
Policy T2 - Parking and car-free development
Policy T4 - Sustainable movement of goods and materials

Camden Planning Guidance

- 6.12 Camden Planning Guidance (CPG) provides advice and information on how planning policies are applied in the Borough and can be material considerations for the determination of planning applications. The following CPG documents are considered to be relevant to the determination of this planning application.

CPG Amenity (2018)
CPG Basements (2018)
CPG Design (2019)
CPG2 Housing (2016, amended 2019)
CPG Transport (2019)

Hampstead Neighbourhood Plan

- 6.13 The Hampstead Neighbourhood Plan was adopted in October 2018 and represents a material consideration in the determination of planning applications in the area. The Plan includes a set of policies against which planning applications are to be considered. Those policies considered to be of most relevance are set out below:

DH1 - Design
DH2 - Conservation areas and listed buildings
BA1 - Basement Impact Assessments
TT1 - Traffic volumes and vehicle size
TT4 - Cycle and car ownership

NE2 - Trees

NE3 - Biodiversity Corridors

NE4 - Supporting biodiversity

7 Principal Planning Considerations

7.1 The key planning considerations associated with the proposals are as follows:

- The principle of development
- Design and appearance
- Basement
- Impact on neighbour amenity
- Residential standards
- Transport and Access
- Construction Impact
- Sustainability and Energy
- Waste
- Biodiversity
- Other matters

The principle of development

Planning Policy

- 7.2 NPPF paragraph 11 supports that local authorities should positively seek opportunities to meet the development needs of their area and approve development proposals that accord with an up-to-date development plan without delay.
- 7.3 In accordance with paragraph 59 of the NPPF, to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- 7.4 Paragraph 68 of the NPPF acknowledges the important contribution small and medium sized sites can make to meeting the housing requirements of an area, and that they are often built-out relatively quickly.
- 7.5 Chapter 11 of the NPPF deals with making effective use of land. At paragraph 117 is supported that planning decisions should promote an effective use of land in meeting

the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 7.6 As at paragraph 122 of the NPPF, planning decisions should support development that makes efficient use of land taking into account the following, inter alia:
- a) The identified need for different types of housing, and the availability of land suitable for accommodating it;
 - b) The desirability of maintaining an area's prevailing character and setting;
 - c) The importance of securing well-designed, attractive and health places.
- 7.7 Policy H1 of the London Plan relates to increasing housing supply. In addition, policy GG2 relates to making the best use of land.
- 7.8 Policy G1 of the Local Plan notes that the Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings by, inter alia, supporting development that makes best use of its site.
- 7.9 Policy H6 of the Camden Local Plan seeks to secure a variety of housing types and encourages the provision of homes suitable for families with children.

Assessment

- 7.10 The principle of the provision of new residential accommodation on the site is supported by planning policy at all levels. The proposals will provide a valuable contribution to the delivery of family sized housing in the Borough and within London.
- 7.11 In respect of the principle of the development of the site, the pre-application response at paragraph 6 states:-

“As existing the site contains 2 garages, it provides a generous gap in the streetscene, however this isn't identified within the Conservation Area or Neighbourhood Plan to be of significance. It is considered that development on the site could be considered acceptable, subject to the development being of a high standard that would not compromise the character and appearance of the surrounding streets

In terms of land use, residential use is the priority land use of the Borough and given this is a residential area, there would be no objections to a proposed residential use on the site”

- 7.12 There is clear support in planning policy terms for the efficient use of land and buildings to provide additional residential accommodation which is the priority land use in the Borough. The proposals represent an efficient and effective use of a currently run-down and poor-quality site in a highly sustainable location.
- 7.13 In summary, the principle of the development of the site both in terms of the redevelopment of the existing garages and the proposed land use is supported.

Design and Appearance

Planning Policy

- 7.14 *Design* - Paragraph 124 of the NPPF identifies that the creation of high-quality buildings and places is fundamental to what planning and development processes should achieve. Good design is a key aspect of sustainable development. In accordance with paragraph 127 planning decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.
- 7.15 In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings (Paragraph 131 of the NPPF).
- 7.16 London Plan Policy D3 stipulates that the development proposals should enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape. Whilst Policy D3 also states that development should respond to the existing character of a place by identifying the special and valued features and characteristics. Development should be “of a high quality, with architecture that pays attention to detail”.

- 7.17 Policy D4 relates to delivering good design and sets out measures to maintain design quality.
- 7.18 Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development, inter alia:
- Respects local context and character;
 - Preserves or enhances the historic environment and heritage assets;
 - Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
 - Comprises details and materials that are of high quality and complement local character;
 - For housing, provides a high standard of accommodation.
- 7.19 Policy D1 supports that the Council will welcome high quality contemporary design which responds to its context.
- 7.20 Paragraph 7.2 of the Local Plan states that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings, the character and proportions of the existing building, the prevailing pattern, density and scale of surrounding development and the impact on existing rhythms, symmetries and uniformities in the townscape, the composition of elevations, the suitability of the proposed design to its intended use, inclusive design and accessibility, its contribution to public realm and its impact on views and vistas; and the wider historic environment and buildings, spaces and features of local historic value.
- 7.21 *Heritage* - Section 72(1) of the Listed Buildings and Conservation Areas Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area. The effect of this section of the Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation.

- 7.22 In accordance with paragraph 190 of the NPPF the significance of any heritage asset that might be affected by a proposal (including by development affecting the setting of a heritage asset). Paragraph 200 states that new development within Conservation Area should enhance or better reveal their significance. It is recognised in paragraph 201 that not all elements of a conservation area will necessarily contribute to its significance.
- 7.23 London Plan policy HC1 relates to heritage conservation and growth. This states at Part C that “development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets’ significance and appreciated within their surroundings”.
- 7.24 Local Policy D2 relates to Heritage and notes that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings and locally listed heritage assets. Designated heritage assets include conservation areas. The Council will not permit the loss or substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh any harm or loss.
- 7.25 In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications in conservation areas.
- 7.26 The Council will require that development within conservation areas preserves or, where possible, enhance the character or appearance of the area.
- 7.27 Policy DH1 of the Neighbourhood Plan (“NP”) sets out the development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character area identified through their design and landscaping. Development proposals should demonstrate how they respect and enhance the character and local context of relevant character areas.
- 7.28 In accordance with Policy DH2 of the NP, planning applications within a conservation area must have regard to the guidelines of the relevant conservation area appraisal and

management strategy. Proposals must seek to protect and/or enhance buildings which make a positive contribution to the conservation area.

Assessment

- 7.29 Hampstead Hill Gardens is characterised by a range of architectural styles and materials. The dominant house type in the area is larger, detached and semi-detached dwellings.
- 7.30 The Site is located between two rendered buildings from different periods.
- 7.31 In the surrounding context there are a number of infill sites located between the 19th Century houses, which includes the contemporary property located opposite the Site at 23a Hampstead Hill Gardens.
- 7.32 As highlighted in the pre-application response, the Conservation Area Statement makes specific reference in regard to Hampstead Hill Gardens, that there are a few small modern houses and flats that have been added in recent years which although marked in contrast to the older villas, do not detract from the character of the area.
- 7.33 It is considered that given the variety of architectural styles and materials in the surrounding context, the site could support a piece of high quality and contemporary architecture that is well considered and sympathetic to the conservation area.
- 7.34 During the pre-application discussions, officers confirmed that a contemporary design approach which takes its cues from neighbouring Georgian villas is the most appropriate for this site.
- 7.35 The proposals would create a strong relationship with the adjoining buildings through the introduction of horizontal banding along the front façade to reference the decorative detailing at both Number 12 and Number 14. Further the windows have been designed to reference the size and patterning of the neighbouring windows
- 7.36 The proposed building would make a stronger connection to Number 14 as being one of the original houses that was developed on the street with a stronger architectural

character. This was considered an appropriate approach at the pre-application stage and is confirmed in the pre-application response letter which is enclosed at Appendix A.

Materials

- 7.37 The proposed material palette will be similar to that of the adjacent houses in terms of colour and texture.
- 7.38 A high-quality alternative to render is proposed which will create a contemporary appearance that sits comfortably within the street scene. A slim white brick using a flush mortar with white Portland stone banding will create textual variation providing relief to the elevation. Brick is easy to maintain which will avoid the issues that can be caused by render.
- 7.39 The proposed materials and palette were discussed at the pre-application stage, with samples provided and the high quality approach was supported.

Scale and Massing

- 7.40 The proposed footprint of the building will respect the established building line to the street with the front elevation aligning with the adjacent building line at Number 12. The proposed recessed element has been set back from the principle elevation to align with the building at Number 14. The rear building line will also align with the existing massing at Number 12. Further, the proposed single storey sunroom has been considered and design to replicate the conservatory at Number 12 in terms of footprint, materials and typology.
- 7.41 The proposed development will be 3 storeys in height, plus a basement, sitting between a two storey property with habitable roof level (no. 12) and a three storey building with lower ground floor level (no. 14).
- 7.42 It was agreed with offices at pre-application stage that a three storey building is appropriate in the streetscene.
- 7.43 The massing of the proposals has been considered in the context of the scale of adjacent properties and the wider street context. The proposals are considered to be

commensurate with the scale and massing of properties within the street and mediates successfully between the massing of no. 12 and no. 14 Hampstead Hill Gardens.

- 7.44 The proposed scale and massing of the proposals was supported by officers at the pre-application stage.
- 7.45 Further detail is contained within the design and access statement and CGI/visuals are also submitted as part of the application package.

The conservation area

- 7.46 A Townscape and Heritage Appraisal (“THA”) has been prepared by The Heritage Practice and forms part of this application submission.
- 7.47 The Site comprises a pair of single storey garages that are considered “at best, to make a neutral contribution to the Conservation Area” and have a negative impact on boundary treatment and streetscape of Hampstead Hill Gardens due to “their poor quality and unattractive nature of the structures” (THA, paragraph 1.10).
- 7.48 Whilst the site itself is not identified as making a positive contribution to the conservation area, it adjoins properties on either side that do. Number 14 forms part of a group of stucco-faced semi-detached villas which comprise three storey properties with basements. These properties have been a formative reference for the project, with their strong vertical pattern and elevational treatment (THA, paragraphs 3.7 and 3.8).
- 7.49 The conservation area appraisal identifies that a few small modern houses and flats have been added to the street, which, although in marked contrast to the older villas, do not detract from the character of the area.
- 7.50 The scale of the proposed building will be in keeping with the context of the adjacent properties and sub area of the conservation area as a whole.
- 7.51 The THA concludes that the features of the existing site are not “identified or designated as assets of value which contribute to the character and appearance of the Conservation Area”. It also concludes that there are no identified views or vistas which would be affected by the development (THA, paragraph 4.2).

- 7.52 The THA states that the “proposed dwelling simultaneously respects and enhances the character and appearance of the immediate locality in a manner which responds to the surrounding context in terms of scale, mass, materials, tone and rhythm (THA, paragraph 4.6).
- 7.53 The THA concludes that the proposals “represent excellence in design, that respects local character and context and would not cause harm to the character and appearance of the Hampstead Conservation Area”.

Basement

Planning Policy

- 7.54 London Plan Policy D10 states that “boroughs should establish policies in their development plans to address the negative impacts of large-scale basement development beneath existing buildings, where this is identified as an issue locally”.
- 7.55 Policy A5 of Local Plan require applicants to consider the impact of any proposals on local drainage and flooding, and the potential effects on neighbouring properties, including groundwater conditions and ground movement.
- 7.56 CPG Basements is also a material consideration in the determination of planning applications.
- 7.57 Policy A5 and the CPG requires all basements to be assessed to ensure they maintain the structural stability of the building and any neighbouring properties.
- 7.58 Policy BA1 of Neighbourhood Plan requires Basement Impact Assessments (BIA’s) to be submitted.
- 7.59 There is no Article 4 Direction in place in Camden in respect of basement and subterranean development.

Assessment

7.60 The basement proposals will extend the full footprint of the new dwelling and part into the rear garden.

7.61 In accordance with Policy A5 of the Local Plan the proposals will be single storey and will not exceed 50% of each garden within the property. A detailed assessment against Policy A5 is set out below:-

Part F - the basement is single storey.

Response - The basement comprises one storey. This is shown on the enclosed plans and sections.

Part G - there is no existing basement.

Response - There is no existing basement. The site currently comprises two single storey garages.

Part H - the basement does not exceed 50% of each garden within the property.

Response - As shown in the Design and Access Statement at section 5.5, the basement footprint occupies significantly less than 50% of the front and rear garden areas.

Part I - the basement is less than 1.5 times the footprint of the host building in area.

Response - The host building is 70sqm at ground floor level and the basement extends to 100sqm. This is less than 1.5 times the footprint.

Part J - the basement does not extend into the garden more than 50% of the depth of the host building measured from the principal rear elevation.

Response - the host building is 13.2m (excluding the sunroom which extends a further 3.5m) deep when measured from the front elevation. The basement extends into the garden by 6.6m.

Part K - not extend into, or underneath the garden further than 50% of the depth of the garden.

Response - the garden is 15.4m deep. The basement extends 6.6 m into the garden.

Part L - be set back from neighbouring property boundaries where it extends beyond the footprint of the host building.

Response - The basement is set back from neighbouring properties on all sides. This is shown at section 5.5 of the Design and Access Statement.

Part M - avoid the loss of garden space or trees of townscape or amenity value.

Response - There is some loss of open space as the footprint of the building is greater than the footprint of the existing garages however, there is no loss of trees of townscape or amenity value.

- 7.62 It is considered that the proposal fully complies with the design parameters set by Policy A5 in terms of size and scale of the proposed basement.
- 7.63 A Basement Impact Assessment (BIA) has been prepared by Soiltechnics and is submitted as part of this planning application. The authors' qualifications are in accordance with the Council's requirements.
- 7.64 The BIA considers the effect of the basement proposal on the local hydrology, geology, hydrogeology and potential impact to neighbours and the wider environment. This ensures that the proposal complies with parts a-e and part n-u of Policy A5.
- 7.65 Section 4 of the BIA includes details of the screening process undertaken to satisfy Stage 1 of Camden Planning Guidance: Basements, which includes direct responses to questions relating to subterranean (groundwater) flow, slope stability, and surface flow and flooding. The screening process has identified potential damage to neighbouring properties and the potential impact of the railway line tunnel beneath the site as warranting further assessment.
- 7.66 Section 5 of the BIA includes details of the scoping assessment that has been undertaken to satisfy Stage 2 of the CPG. The scoping assessment considers that the scheme can be suitably designed and constructed to maintain stability and therefore minimise any damage to neighbouring properties, and that given the proximity of the tunnel the potential impact of it on the proposals would be negligible.
- 7.67 As set out within Section 8 of the BIA, damage to surrounding structures has been assessed using the Burland scale (as is required) and concluded that, with appropriate

controls, the potential damage will be limited to Burland Category 1. This would meet the requirements of the CPG: Basements which stipulates that the classification must be no higher than Category 1 - very slight.

- 7.68 The proposals are not considered to impact upon the current stability of the ground on the site.
- 7.69 The BIA considers that the proposals will have a negligible impact on the wider hydrogeological environment. Groundwater flow rates will be relative minimal and any flow encountered during construction, if any, could be collected via a sump and suitably discharged.
- 7.70 The impact of the proposals on the wider hydrological environment are also considered to be negligible. The likelihood of surface water or sewer flooding will not be increased by the development proposals
- 7.71 A Ground Investigation Report (GIR) have also been prepared by Solitechnics and forms part of this application submission. This should be read in conjunction with the BIA.
- 7.72 The GIR seeks to establish the ground conditions at the Site to be able to identify possible foundation solutions and provide parameters necessary for the design and construction of foundations. The GIR also includes a Phase 1 contamination assessment and an assessment of the effects of underlying ground conditions on building materials.
- 7.73 The GIR concludes that the site is suitable for the proposed use in its current forms. Measures to protect against ground gases are not considered to be required as part of the proposals.
- 7.74 It is understood that these documents will be reviewed by Camden Council's consultants, Campbell Reith as part of the assessment of the basement proposals.
- 7.75 In accordance with the detailed technical information that has been prepared and forms part of this application submission, the proposed basement provision will meet the requirements of planning policy and will not have a detrimental impact in the prevailing ground conditions or adjacent properties.

Amenity

Planning Policy

- 7.76 Policy A1 of the Local Plan deals with managing the impact of development and notes that the Council will seek to protect the quality of life of occupiers and neighbours. Planning permission will be granted for development unless it causes unacceptable harm to amenity.
- 7.77 Camden Planning Guidance Amenity supports that developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings. Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and /or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.
- 7.78 The CPG expects applicants to consider the impact of development schemes on daylight and sunlight levels. The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.

Assessment

- 7.79 A Daylight and Sunlight Report prepared by DPR has been submitted as part of the planning application. This accords with the requirements of CPG Amenity. The Daylight and Sunlight Report considers the compliance of the proposal against the BRE guidance.
- 7.80 The Daylight and Sunlight Report confirms that two methods of measurement are proposed by the BRE these include the vertical sky component (VSC) and no-skyline (NSL).
- 7.81 In respect of the VSC test of the 21 rooms tested, only 1 room has impacts beyond the VSC guidelines (no. 12 Hampstead Hill Gardens). The NSL test also shows one room which has an impact beyond the NSL guidelines. This room is also within no. 12 Hampstead Hill Gardens.

7.82 The Daylight and Sunlight Report sets out options for the possible position of the kitchen at ground floor level of no. 12.

Option A - Kitchen is located at the front of the property (this has been discounted because the room would also be lit from the front and external inspection suggests that the kitchen is not located to the front of the property).

Option B - The kitchen is to the rear. In this scenario the room is also served by light from the rear conservatory.

Option C - The kitchen is in the centre of the plan and in this instance the room would be under 13 sqm.

7.83 A kitchen is generally only deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small or has a separate dining area then accepted practice can be to treat the kitchen as a non-habitable room.

7.84 The assessment indicates, that in the case of Option B, the space would be lit from the conservatory and as a result, the distribution of light within the space will remain well in excess of the daylight distribution guidelines. As a result, the effects on the room as a whole will be minimal (Section 7.1, Daylight and Sunlight Report).

7.85 Overall, the report concludes that the scheme results in a single infringement of the guidelines. This is isolated to a single window to 12 Hampstead Hill Gardens which serves a kitchen. The two assessments for the property indicate that the ground floor kitchen may be considered to be non-habitable due to its size or alternatively be a dual aspect space which will retain very good levels of light distribution post development and that retained levels of average VSC are consistent with urban locations.

7.86 The report also confirms that there will be no impact on annual and winter sunlight to any property. Thereby demonstrating full compliance to all properties in sunlight terms.

7.87 The proposals have also been considered in the context of seeking to protect the amenity of neighbouring properties through avoiding unacceptable overlooking or overshadowing impacts.

- 7.88 The footprint of the building would align with the front and rear of the adjacent buildings. The massing that is proposed would be commensurate with the adjacent and surrounding context.
- 7.89 As a result, the proposals would not be overbearing and excessive in size in the context of its neighbours and would not result in an increased sense of enclosure.
- 7.90 No windows are proposed on the side facades of the new building to ensure privacy is maintained to adjacent properties. The windows to be located closest to the site boundary will include panels at eye level to restrict views out and prevent any overlooking with the adjacent properties. Further, horizontal slats will be provided to the glazed roof and west elevation of the proposed sunroom to protect privacy and overlooking.

Residential Standards

Planning Policy

- 7.91 Policy D6 of the London Plan notes housing development should be of high quality design and provide adequately sized rooms with comfortable and functional layouts. The minimum space standards for new dwellings are set out in Table 3.1 of the London Plan (page 127).

Assessment

- 7.92 The house would provide a good standard of living in terms of size, layout, orientation and outlook. The house will be dual aspect and would exceed the Nationally Described Space Standards (2015) as those set out in Table 3.1 of the London Plan.
- 7.93 Further detail is set out in Section 5 of the Design and Access Statement.

Transport and Access

Planning Policy

- 7.94 Paragraph 109 of the NPPF notes that development should only be prevented on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 7.95 Policy T1 of the Local Plan promotes sustainable transport by prioritising walking, cycling and public transport use across the Borough.
- 7.96 Policy T2 states that the Council will limit the availability of car parking and require new development to be car free in the Borough. This is further supported within the Transport CPG.

Assessment

- 7.97 The Site is located in an area with a PTAL rating of 4 which means there are good levels of access to public transport provisions.
- 7.98 The existing site currently provides two garages that have historically provided two off-street parking spaces. Off-street parking is also currently available in front of these garages.
- 7.99 The proposals will not provide any off-street parking in accordance with Camden's planning policies relating to parking and therefore complies with Policy T2 of the Local Plan.
- 7.100 At pre-application stage, officers confirmed that they would not support the provision of on-site parking and that the front garden area should be designed as amenity space for a bin and cycle store.
- 7.101 The scheme has been designed to address the Council's comments at pre-application stage.
- 7.102 A dedicated bike store is provided at the front of the property with a paved entry that will facilitate easy access.
- 7.103 A platform lift is provided to enable level access to the property at entrance level.

7.104 This is set out in detail in Section 7.1 of the Design and Access Statement.

Construction Impact

Planning Policy

7.105 Local Plan Policy A1 seeks to manage the impact of development and the quality of life of occupiers and neighbours. One of the factors that is considered in assessing whether development causes harm to amenity is identified as the impacts of the construction phase, including the use of Construction Management Plans (CMPs).

7.106 CPG Amenity also deals with CMPs and stipulates that the Council will assess the need for a CMP for smaller developments on a case-by-case basis where a basement development is proposed. The Council expects CMPs to be submitted after planning permission is granted and to include significant input from the contractor(s) appointed to undertake the work.

7.107 The NP, at Policy BA3, states that proposals for basement development should be accompanied by a CMP which includes adequate information to assess the impact of the construction phase, should the proposal be approved. The CMP should include information on the following:

- How the disturbance arising from construction and demolition such as noise, vibration and dust will be kept to acceptable levels; and
- How traffic and construction activity will be managed.

Assessment

7.108 A draft Construction Method Statement (CMS) prepared by Price and Myers has been prepared and forms part of this application submission. The CMS should be read in conjunction with the full Ground Investigation Report and Basement Impact Assessment prepared by Soiltechnics.

7.109 A draft Construction Management Plan which complies with Camden's pro-forma is proposed to be submitted during the application determination period. This is being

produced by THaT Consultancy. This will be informed by further discussions with and input from local residents.

7.110 It is acknowledged that a final version of this document would be secured by Section 106 Agreement.

Sustainability and energy

Planning Policy

7.111 Policy CC1 of the Local Plan requires development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are 'financially viable during construction and occupation'.

7.112 Policy CC2 requires development to be resilient to climate change.

Assessment

7.113 Whilst the development is too small to require a sustainability statement, as confirmed by the pre-application response, nonetheless to ensure that energy and sustainability has been carefully considered as part of the design development process. a sustainability statement has been prepared by 8 Associates and forms part of the application submission.

7.114 The proposed building will be as energy efficient as is possible and viable and will embrace the principles of sustainable design and durability.

7.115 The key sustainability proposals comprise the following:

- The proposals will reduce total carbon emissions by 19.4% using Building Regulations based on SAP 2012 carbon factors, and by 20.5% using SAP 10 carbon factors
- High insulation standards and reduced air permeability will be used as energy efficient measures
- Photovoltaic Panels will be used as a renewable energy source
- Efficient design, procurement of materials from local sources and/or with a high recycled content

- All materials to be responsibly sourced and of low environmental impact
- Best practice guidance for reducing water consumption by specifying efficient water-consuming appliances

7.116 Please refer to the Sustainability Statement for more details.

7.117 The proposed measures are considered to meet the relevant planning policy requirements in full and achieve a low carbon development.

Waste

Planning Policy

7.118 Policy CC5 of the Local Plan states that development should include facilities for the storage and collection of waste and recycling. Such facilities / stores should be located to the front area of a site and should be designed at the application stage.

Assessment

7.119 Dedicated internal and external waste storage and recycling facilities will be provided to encourage recycling.

7.120 The front garden area will incorporate a dedicated bin store which will be screened from view but will remain fully functional.

7.121 Waste and recycling will be placed at the front of the property in accordance with the Council's existing collection arrangements. This will include weekly food waste collection.

Trees

Planning Policy

7.122 Policy NE2 Neighbourhood Plan relates to trees and states that "development will protect trees that are important to local character, streetscape, biodiversity and the environment".

Assessment

- 7.123 No trees are proposed to be removed as part of this proposal.
- 7.124 An Arboricultural Impact Assessment has been undertaken by Landmark Trees to assess the impact of the proposals on surrounding trees.

Biodiversity

Planning Policy

- 7.125 Policy NE3 and NE4 of the neighbourhood plan relate to biodiversity corridors and to supporting biodiversity.

Assessment

- 7.126 The site is not within an identified biodiversity corridor. There is a corridor which is located on the opposite site of Hampstead Hill Gardens behind the houses to the north. The application site is separated from this corridor by the houses on the opposite side of the road and the road itself.
- 7.127 As set out in the Design and Access Statement, consideration has been given to providing high quality landscaping to the front and rear of the property and opportunities for a green wall and green roof have been identified.

Noise/Acoustics

- 7.128 In response to comments from residents at pre-application stage, no air conditioning units are included as part of these application proposals. As a result, an acoustic report is not required and has not been submitted as part of the application documentation.

8 Summary and Conclusions

- 8.1 This Planning Statement has been prepared to support planning application proposals for the demolition of two existing garages and the erection of a three-storey family sized residential property which includes a basement.
- 8.2 The provision of new residential accommodation is supported in principle by planning policy objectives at all levels.
- 8.3 The proposals are considered suitable and appropriate in design terms to the surrounding context and would enhance the character and appearance of this part of the conservation area.
- 8.4 The scale and massing of the proposals has been considered in the context of the adjacent properties and surrounding context and is considered appropriate.
- 8.5 The provision of floorspace at basement level has been considered and assessed in accordance with the Council's requirements and is concluded to be appropriate without having a detrimental impact on nearby properties or the existing ground conditions.
- 8.6 It is recognised that in terms of sunlight and daylight, the proposal results in a single infringement to one window in the adjacent property. However, the probable layout of this room demonstrates an NSL level within the guidance and retained levels of VSC that are consistent with urban locations. There are no adverse amenity impacts resulting from the proposals in terms of sunlight, overlooking, sense of enclosure or privacy.
- 8.7 In summary, the proposal will:-
- **Remove the existing garages that at best make a neutral contribution to the conservation area and detract from the streetscene.**
 - **Result in the provision of a single family home for the applicant and his family.**
 - **Create much needed residential floorspace in a sustainable location.**
 - **A proposal which represents the efficient use of land.**

- **Provide exceptional contemporary architecture which will preserve the character and appearance of the surrounding area.**

8.8 It is therefore considered that the proposals accord with the objectives of national, regional and local planning policy at all levels and planning permission and conservation area consent should be granted.