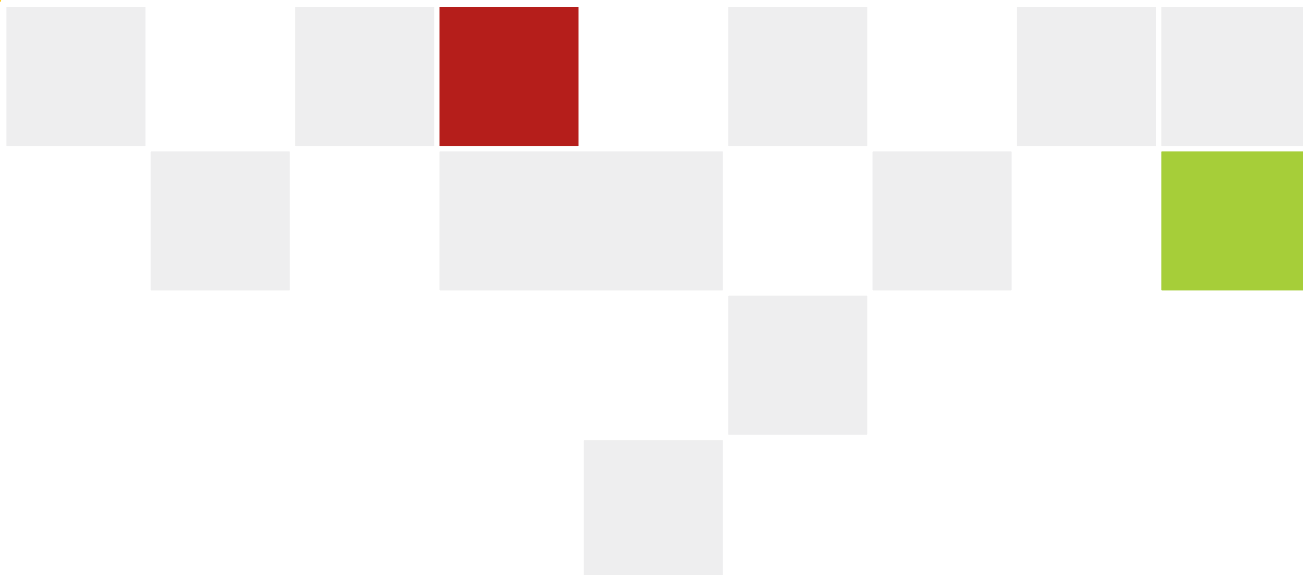


13 Regent's Park Road

Planning Statement



Boyer

Report Control

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1. INTRODUCTION AND PROPOSED DEVELOPMENT

- 1.1 This Planning Statement is submitted in support of a planning application made on behalf of Mr. Charles Blackburn, owner and occupier of lower ground flat at 13 Regent's Park Road
- 1.2 The proposed development will create additional habitable space at 13 Regent's Park Road, London, NW1 7TL.
- 1.3 The proposed description of development is as follows;

Construction of a single storey basement under the existing footprint, creation of a front extension, recladding of existing ground floor extension and other façade alterations including new windows, doors and roof lights.

- 1.4 Documents submitted with this application are listed below:

Document	Consultant
Application Form	Boyer
CIL Form	Boyer
Basement Impact Assessment Existing Sections Proposed Sections Proposed Basement Plan Proposed Ground Floor Plan Proposed Lower Ground Floor Plan	Morph Structures
Location Plan Proposed Ground Floor GA Plan (Drawing no. 1062.202) Existing Section (Drawing no. 1062.250) Proposed Section (Drawing no. 1062.251) Proposed Alteration Section (Drawing no. 1062.252) Proposed External Elevations (Drawing no. 1062.203) Lower Ground Floor Existing Plan (Drawing no. 1062.100) Ground Floor Existing Plan (Drawing no. 1062.101) Existing Elevations (Drawing no. 1062.102) Alteration Lower Ground Floor Plan (Drawing no. 1062.150) Alteration Ground Floor Plan (Drawing no. 1062.151) Proposed Basement GA Plan (Drawing no. 1061.200) Proposed Lower Ground Floor GA Plan (Drawing no. 1062.201)	Peter Mikic and Studio McW

1.5 This Planning Statement assesses the proposals against the policies in the Development Plan and other material considerations, which are relevant to the determination of the application. The Statement is structured as follows:

- Section 2 – Describes the site and surrounding context.
- Section 3 – Sets out the relevant planning history.
- Section 4 – Provides an overview of regional and local planning policy and guidance relevant to the Proposed Development.
- Section 5 – Sets out the development proposals.
- Section 6 – Provides an assessment of the proposal against the Development Plan and other material considerations.
- Section 7 – Provides a summary and conclusion.

Proposed Development

1.6 The proposed development relates to:

- A single storey basement extension beneath the existing footprint of the property, including a lower ground floor infill of the front garden, to provide further accommodation for the inhabitants;
- A lightwell to the front of the property to make way for two windows below the existing lower ground floor windows; and
- Lowering of rear upper ground floor bay windows.

1.7 The proposed development comprises the following works;

Floor Plan	Proposed Changes
Lower Ground Floor	Construction of new front extension Replacement of existing window and door New wall partition to form new toilet Reconfiguration of existing stairs New cladding to outside of existing garden extension
Ground Floor	New front extension New wall partitions Reconfiguration of existing stairs and existing window Proposed glass balustrade Replacement windows Removal of existing beam and existing skylight New roof light
Upper Ground Floor	Replacement balustrading to existing balcony

2. SITE AND SURROUNDING AREA

- 2.1 This application relates to the lower ground floor flat of a large 4 storey semi-detached property (approx. 235 sqm) located on the southern side of Regent's Park Road.
- 2.2 Regent's Park Road comprises large semi-detached and terraced Italianate Villas and a block of flats, all in residential use. Many of these residential properties have been converted from single dwellings into flats, as well as basement excavations used as habitable dwellings as identified in the Section 3.
- 2.3 The local area is predominantly residential, with a small number of commercial premises located along Gloucester Avenue.
- 2.4 The surrounding area is mixed in uses, with the London Zoo located to the south of the site and commercial premises situated along Parkway Road and Camden High Street.
- 2.5 The property is located within the Primrose Hill Conservation Area, it is not listed but is identified as making a positive contribution to the character of the area. The nearest listed building is located at 10 Regent's Park Road, a block of flats and studios constructed in 1954-6 and designed by Erno Goldfinger. This development proposal, would not impact this listed building since the works primarily relate to the basement and rear elevations.
- 2.6 Apart from the Conservation Area, the site has no designations in Camden's Policies Map 2021.
- 2.7 The PTAL score for the site is 3 (where 0 is the worst and 6b is the best). Camden Town Station is located to the east of the site and is an 8 minute walk. The site is also well served by bus stops located along Regent's Park Road.
- 2.8 The site lies in Flood Zone 1 and therefore is at low risk of flooding.

3. PLANNING HISTORY

Planning Applications

- 3.1 There is no planning history associated with the site itself. However, the applicant has recently submitted an application for a rear extension at upper ground floor level. The application is currently being considered by Camden under reference 2021/1038/P.

Pre-application Advice

- 3.2 Prior to submitting this planning application, the Applicant engaged with the Council through their pre-application advice service. Advice was received on the 10th November 2020 and set out the Council's views on the proposed development
- 3.3 The Council confirmed that the proposed basement would be confined under the existing footprint of the building which was acceptable. They confirmed that the extensions would be screened from public view by virtue of the existing boundary wall and would have no significant impact on the appearance of the host dwelling or the conservation area.
- 3.4 The full pre-application advice is provided in Appendix 1.

Neighbouring Planning Applications

- 3.5 In preparation of this application, an assessment has been undertaken to understand the surrounding planning history. It is noted that a number of basement schemes have been approved along Regent's Park Road. Relevant examples are detailed in the table below:

Address	Reference	Proposal	Decision
38 Regent's Park Road, London, NW1 7SX	2016/0279/P	Erection of front, side and rear extensions with rear 1st floor roof terrace, including basement excavation and various external alterations, and conversion of two flats at lower ground, ground and first floor levels to one maisonette (Class C3); and excavation to create sunken garden room at basement level with roof terrace above at north end of rear garden to provide ancillary accommodation to existing residential dwelling (Class C3).	Approved 26 th April 2016

29 Regent's Park Road, London, NW1 7TL	2012/4816/P	Excavation of basement with front and rear lightwells, metal grille over part of front lightwell, and glazed panels in rear garden all in connection with existing dwelling (Class C3) [Scheme 2].	Approved 15 th January 2013
3 Regent's Park Road, London, NW1 7TL	2010/3990/P	Erection of a replacement single storey side extension and a single storey rear extension, excavation of a new basement with rear lightwell, insertion of entrance steps to the front basement, replacement front boundary wall, fenestration alterations and associated landscaping works to existing residential dwelling.	Approved 22 nd February 2011

4. PLANNING POLICY CONTEXT

- 4.1 This Section outlines the relevant planning policy context which will be considered in the determination of the application proposals. Section 5 assesses the application proposal against the Development Plan documents.
- 4.2 The Development Plan comprises;
- Local Plan (2017);
 - The London Plan (2021)

Local Planning Policy

Camden Local Plan (2017)

- 4.3 The London Borough of Camden adopted their Local Plan in 2017. The vision includes four themes which aim to make sure that Camden adapts to a growing population; has an economy that includes everyone, is connected where people can live active, healthy lives; and creates a safe Camden that is a vibrant part of a world city.
- 4.4 The relevant policies contained within the Local Plan are considered to be:
- Policy A1 Managing the impact of development
 - Policy A4 Noise and vibration
 - Policy A5 Basements
 - Policy D1 Design
 - Policy D2 Heritage

The London Plan

- 4.5 The London Plan (2021) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development.
- 4.6 The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.
- 4.7 Policy D4 ensures that housing developments are designed to the highest quality.
- 4.8 Policy D10 requires proposals for basement management to be assess their potential impact on the local environment and residential amenity. Paragraph 3.10.6 states that smaller-scale basement excavations can contribute to the efficient use of land, and provide extra living space without the costs of moving house.
- 4.9 Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Material Considerations

National Planning Policy Framework 2019

- 4.10 The NPPF was updated in March 2019 and sets out the strategic planning aspirations. This along with the National Planning Practice Guidance (NPPG) are material considerations in decisions on planning applications. The documents set out the Government's economic, environmental and social planning policies and guidance and identifies that the purpose of the planning system is to promote sustainable development. The NPPF advises that the primary aim of development management is to foster the delivery of sustainable development, not to hinder or prevent development from taking place. The NPPF supports applicants engaging in pre-application discussions.
- 4.11 Paragraph 11 of the NPPF identifies the core planning principles which should underpin both plan making and decision making, this includes being genuinely plan led, not simply being about scrutiny, proactively driving and supporting sustainable economic development, seeking to secure high quality design and a good standard of amenity, promoting the vitality of urban areas, supporting the transition to low carbon futures and promoting mixed use developments.
- 4.12 The NPPF supports a presumption in favour of sustainable development and sets out at Para 11 that 'for decision taking this means: approving development proposals that accord with the development plan without delay'.
- 4.13 Section 16 of the NPPF addresses conserving and enhancing the historic environment. Paragraph 189 requires applications to describe the significance of the heritage assets affected, including any contribution made by their setting. Paragraph 192 states that when determining planning applications, local planning authorities should take account of;
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 4.14 The National Planning Policy Framework (NPPF) 2021 is currently in draft form and therefore little weight should be attributed to it.

Supplementary Planning Guidance

- 4.15 Camden has adopted eight Planning Guidance documents, which cover a variety of topics such as design, housing, amenity and transport. Of relevance to this application are the following documents;
- Camden Planning Guidance- Basements 2021
 - Camden Planning Guidance- Amenity 2021

- Camden Planning Guidance- Design 2021
- Camden Planning Guidance- Home Improvements 2021

Camden Planning Guidance- Basements (2021)

- 4.16 The document provides guidance which applies to all developments in Camden proposing new basement development.
- 4.17 The document outlines the criteria which basement development must accord with in order to be acceptable. The Council will not permit basement developments which: will cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area and; the architectural character and heritage significance of the building and area.
- 4.18 The document also sets out how the Council will require applicants to demonstrate, using appropriate methodologies that schemes will: maintain the structural stability of the application building and neighbouring buildings; avoid adversely affecting drainage and run-off, and avoid cumulative impacts upon structural stability or the water environment in the local area.

Camden Planning Guidance – Amenity (2021)

- 4.19 The documents provides guidance in relation to amenity issues within the borough. The amenity issues outlined within the document include, but are not exclusive to, overlooking, privacy and outlook, daylight and sunlight, construction management plans, noise and vibration.
- 4.20 The guidance relates to the application of Local Plan Policy A1 (Managing the impact of development) and aims to ensure that the potential impact of development of the privacy and outlook of neighbouring properties and their occupiers is fully considered.
- 4.21 The guidance also sets out how levels of daylight and sunlight should be managed within development schemes.

Camden Planning Guidance – Design (2021)

- 4.22 The document provides guidance in relation to the design of development proposals involving residential properties. The guidance provides information on all types of detailed design issues within the borough. The relevant sections for this application include design excellence and heritage.
- 4.23 The section on design excellence outlines what schemes should do to deliver high quality design, including considering context, the existing building, use and function, and good quality sustainable materials.

- 4.24 The guidance also addresses applications that affect Camden's heritage assets, which includes conservation areas. The council will only permit development within conservations areas that preserves and where possible enhances the character and appearance of the area in line with Local Plan policy D2 and the NPPF.

Camden Planning Guidance – Home Improvements (2021)

- 4.25 The documents supports the Council's vision by providing information about how you can adapt and improve homes.
- 4.26 Of particular relevance to this application, the guidance outlines the council's approach to front extensions and other façade work. The document provides advice as to how best to assimilate extensions into the existing street scene.

Primrose Hill Conservation Area Statement

- 4.27 Significant considerations has also been given to the Primrose Hill Conservation Area Statement. The site falls within sub area one 'Regent's Park Road South' which is characterised by low density of development and abundant vegetation with a large number of mature street trees and private trees to garden areas creating green corridors to the principle roads. These roads are dominated by large villa style properties that are set back from the highway and surrounded by substantial garden spaces. Rear gardens are also visible through gaps between buildings and in views from secondary roads and mews. The majority of the Italianate villas are three and four storeys high, with basements, and are decorated with stucco plasterwork.
- 4.28 The Statement notes that the majority of properties within the Conservation Area have lightwells surrounded by railings to the front elevation. Excavation of a basement lightwell will be considered acceptable where it is an established characteristic of the building type or street.
- 4.29 Excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area. The Council will normally only permit such works if the building will be restored by the action to its original condition, or if it will contribute to the established character of the street scene.

5. ASSESSMENT OF THE PROPOSALS

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act states that applications must be determined in accordance with the relevant development plan unless material considerations indicate otherwise. This section assesses the proposals against the aims and objectives of the adopted development plan policies.

Principle of Basement Development

- 5.2 The proposed development proposes a basement excavation located beneath the lower ground floor plan, as shown in drawings 'Proposed Basement GA Plan', 'Proposed Section' and 'Proposed Section Alteration'.
- 5.3 In preparing this application, an assessment has been undertaken of surrounding properties. It is noted that comparable basements have been approved at the following addresses;
- 3 Regent's Park Road, London, NW1 7TL
 - 29 Regent's Park Road, London, NW1 7TL
 - 38 Regent's Park Road, London, NW1 7SX
- 5.4 The proposed development has been considered against the adopted planning policy related to basements. Regard has been had to impacts on drainage, flooding, groundwater conditions and structural stability.
- 5.5 New London Plan Policy D10 (Basement development) finds smaller-scale basement excavations where appropriately designed and constructed to contribute to the efficient use of land, and provide extra living space without the costs of moving house.
- 5.6 Local Plan Policy A5 (Basements) states that basement developments will only be permitted where it is demonstrated that the proposal would not cause harm to:
- a. Neighbouring properties;
 - b. The structural, ground, or water conditions of the area;
 - c. The character and amenity of the area;
 - d. The architectural character of the building; and
 - e. The significance of heritage asset.
- 5.7 The proposed basement also complies with the following criteria set out in Policy A5:

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

- 5.8 In order to demonstrate compliance with policy A5, planning applications for basement extension must be supported by a Basement Impact assessment (BIA) produced by chartered engineer who is a member of the relevant professional body.
- 5.9 Camden Planning Guidance: Basements, also provides detailed guidance outlining how the Council will apply planning policies when making decisions on new basement developments. The guidance sets out advice in terms of basement size and design, trees, landscape and biodiversity, assessing the impacts of basement development, and impact on neighbours from demolition and construction.
- 5.10 To support this application, a Basement Impact Assessment has been undertaken by Morph Structures. This BIA assesses the principle of the development against the adopted planning policy and guidance on basements.
- 5.11 The BIA, having been informed by site investigation data and information regarding the construction methods, provides a detailed assessment of the soil type and flood risk. The BIA also provides details relating to the construction sequence, loading and allowable bearing capacity. The assessment minimises any potential risk to the structure and foundations of the property and neighbouring properties during the course of construction.

- 5.12 As part of the BIA, ground investigations were carried out and no groundwater was encountered. The assessment also concludes that whilst there is no risk of flooding from rivers or reservoirs, there is a high risk of flooding from surface water. In addition, a construction sequence and methodology identified within the report, present how the proposed construction of the basement will limit effects on the existing structure and neighbouring properties.
- 5.13 The proposed excavation of the basement will create habitable space and a lightwell, which would not have a demonstrable impact on the character and appearance of the host dwelling or the surrounding conservation area. There would be limited visible external manifestation of the basement. The new habitable rooms would receive good levels of natural light and views out of the property for the existing residents of the dwelling.
- 5.14 Overall the BIA concludes that the proposed basement will have a minimal impact on the stability of adjacent structures, and on the surrounding surface and subterranean water regimes. Therefore the proposals are in line with Camden's basement planning Policy A5 and Camden Planning Guidance on Basements.

Design

- 5.15 NPPF Section 12 requires development proposals to be well designed, so that they function well and add to the overall quality of the area, are visually attractive, and sympathetic to local character and history.
- 5.16 New London Plan Policy D4 sets out guidance to ensure that development proposals are of the highest quality design.
- 5.17 Camden's 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.
- 5.18 The CPG (Basements) states that the presence or absence of lightwells helps define and reinforce the prevailing character of a neighbourhood. It also states that in plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street.

Basement and front extension

- 5.19 The proposed basement and lightwell as shown in drawings 'Proposed External Elevations' and 'Proposed Section', are considered to be a proportionate form of extension to the front of the host dwelling, which does not detract from the character and appearance of the locality.
- 5.20 As has been confirmed above, the proposed basement will be proportionate and would not be readily visible from the public realm.

- 5.21 The light well increase and proposed front extension would be screened from the public realm by the existing boundary wall. This has been confirmed by the Council in their pre-application response.
- 5.22 In their response, Officers queried the provision of the front extension suggesting that light wells are usually kept free of development. An application (ref: 2018/4364/P) was permitted on 11th September 2019 for a front lightwell and extensions at 18 Regent's Park Road. Lightwells are present along Regent's Park Road. The use of the vaults and creation of built form in front of the host property at number 18 confirms the principle of front extensions is acceptable in principle.
- 5.23 Through careful design, the proposal does not harm the character and appearance of the host building or the surrounding street scene and conservation area since the front extension, including two new windows, are screened from view behind the existing front parapet and landscaping, as illustrated in the plan shown below. The high quality design of these external alterations will improve and not harm the appearance and character of the area.



Figure: 1 Plan showing the proposed Front Elevation

Façade alterations

- 5.24 Bronze cladding will replace existing wooden slats at the rear garden extension, with matching bronze finished windows on the rear elevation. The façade alterations also include timber door replacements, a glass balustrade above the rear extension and replacement of existing windows with new bronze finish and slim line timber frames. The development would therefore be carried out using appropriate, high quality materials and finishes, which will help to ensure that development quickly and positively assimilates into the surrounding context, overall securing the preservation of the area's character.

- 5.25 The replacement balustrading will comprise high quality materials that will respect and enhance the design rationale across the site.
- 5.26 In summary, the proposed internal and external alterations and basement are considered to be in keeping with the scale and proportion of the existing property and complies with each of the design criteria set out within Camden's Local Plan and Basement Guidance. The design of the basement, being entirely subterranean, prevents the loss of privacy or overlooking to the occupiers and neighbours of the property.

Heritage

- 5.27 The NPPF provides guidance on how development proposals affecting heritage assets can conserve and enhance the historic environment. Paragraph 192 states that when determining applications, local planning authorities should take account of:
- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *The desirability of new development making a positive contribution to local character and distinctiveness.*
- 5.28 Policy HC1 of the London Plan seeks to mitigate the impact of development proposals on heritage assets, and their settings and avoid harm and identify enhancement opportunities.
- 5.29 Local Plan Policy D2 (Heritage) sets out that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. In order to maintain the character of Camden's conservation areas the Council will take account of conservation area statements and appraisals when assessing applications.
- 5.30 The Primrose Hill Conservation Area Appraisal contains a specific section which addresses basement development. This states that the Council will resist basement developments, and associated lightwells, where they are considered to harm the character and appearance of the conservation area.
- 5.31 The principle of a light well extension is acceptable. As illustrated in Section 3, there are a number of basements and lightwells present along Regent's Park Road frontages and in the surrounding area. For instance, there is a lightwell at no.'s 21, 29, 32, 54, 126, and 174 Regents Park Road. Basements are also present at no.'s 3, 29 and 38 Regents Park Road. Accordingly, it is the case that the streetscape in this particular part of the conservation area is characterised by basements and lightwells.

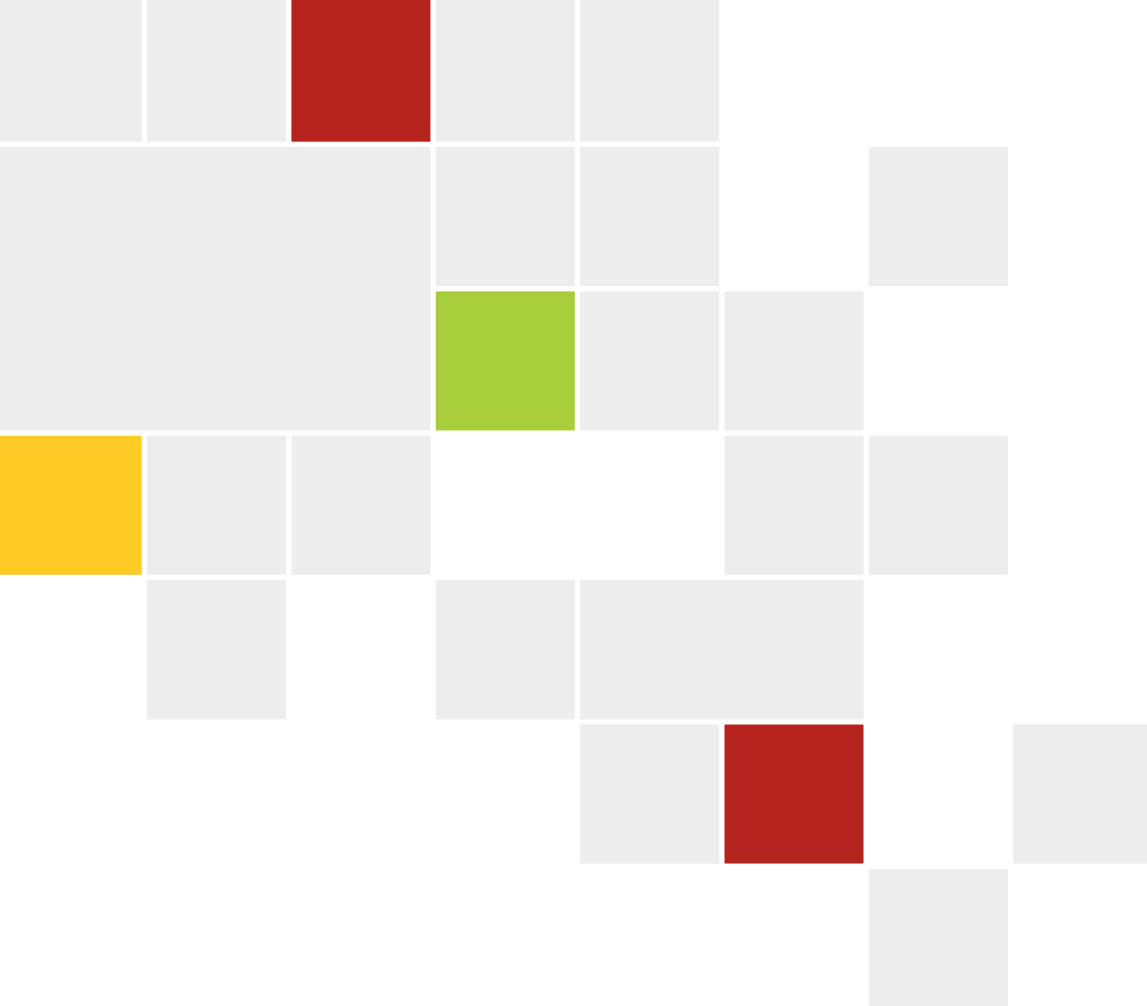
- 5.32 The pre-application feedback dated 10th November 2020, finds that the proposed basement *"would be largely concealed by the existing front boundary wall at the site and screen from public view, and would therefore not have a significant impact on the appearance of the host dwelling of the surrounding conservation area"*. This confirms that the proposed development would be acceptable when assessed against the Conservation Area and surrounding street scene.
- 5.33 Importantly, there is already a lightwell present at the site and therefore the principle of lightwell has already been established in this case. The works proposed to the light well will be screened from view and are acceptable in their scale and design.
- 5.34 The proposed basement would be confined to the footprint of the existing dwelling with the only external manifestation being an enlarged light well to the front and two small windows. The materiality of the proposed facade works is high quality and would be an appropriate addition to the host building.
- 5.35 Overall, the basement and internal alterations are seen to have no impact on the Conservation Area and is therefore considered to be compliant with London Plan Policy HC1 and Local Plan Policy D2.

Standard of Accommodation & Amenity

- 5.36 New London Plan Policy D3 requires development proposals deliver appropriate outlook, privacy and amenity. Policy D6 ensures that development proposals are of high quality design and provide adequately-sized rooms with comfortable and functional layouts.
- 5.37 Camden Local Plan Policy A1 (Managing the impact of development) sets out that the Council will seek to protect the quality of life of occupiers and neighbours. The Council will grant planning permission for development unless the proposals cause unacceptable harm to the amenity. The factors the Council will consider in determining planning applications include visual privacy, outlook, sunlight daylight and overshadowing.
- 5.38 The proposed development will not impact on the amenity of neighbouring residents as the basement will be contained under the footprint of the existing building. In addition, the BIA confirms that the basement is acceptable in terms of stability, drainage and flooding.
- 5.39 The orientation and layout of the habitable room with two new windows would maximise the levels of outlook, creating a high quality living environment for future occupiers. However, given the careful positioning, this will not result in overlooking to neighbouring properties.
- 5.40 As a result, the quality of outlook complies with policy requirements and as such, the proposed development is considered to be acceptable and compliant with the objectives of London Plan Policies D3 and D6 and Local Plan Policy A1.

6. CONCLUSION

- 6.1 This planning application seeks permission for an excavation to accommodate the construction of a single storey basement under the existing footprint, creation of a front extension, recladding of existing ground floor extension and other façade alterations including new windows, doors and roof lights, at 13 Regent's Park Road, London, NW1 7TL.
- 6.2 The basement is in keeping with the scale and proportions of the existing property and complies with each of the specific design criteria set out within Local Plan guidance on basements. The design of the basement, being entirely subterranean, prevents the loss of privacy or overlooking to the occupiers and neighbours of the property.
- 6.3 The Basement Impact Assessment confirms the acceptability of the proposed basement and concludes that the proposed basement will have a minimal impact on the stability of adjacent structures, and on the surrounding surface and subterranean water regimes.
- 6.4 The design of the development would achieve a high standard, preserving the character of the conservation area without causing any harm. The proposed residential accommodation would be of high quality and would meet technical space standards and have good levels of daylight/sunlight, outlook and privacy.
- 6.5 It is considered that the proposals would comply with the relevant policies of the Development Plan, taking account of material considerations, and would therefore be acceptable and planning permission should be approved without delay, subject to necessary safeguarding planning conditions.



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