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By email

Dear Faye,

www.camden.gov.uk/planning

Re: 14 A Hampstead Hill Gardens,

1. Proposal

Advice is sought with regard to the demolition of the existing garages on site and replacement with a single dwellinghouse. The new building would be of three storeys plus basement level and designed in a contemporary style.

2. Site description

The site is located on Hampstead Hill Gardens which loops between Rossllyn Hill and Pond Street, the site is north east facing. The street is comprised of properties with a variety of design styles as it loops around, including pairs of Georgian style villas, arts and crafts housing, modern infills and

The site is located within sub area 3 of the Hampstead Conservation Area and sited between buildings which are considered to make a positive contribution to the Conservation Area (Nos.10-20). The buildings on the opposite side of Hampstead Hill Gardens (Nos.13-33) are also considered to make a positive contribution to the Conservation Area. There are some listed buildings within Hampstead Hill Gardens (Nos.1-4 consecutive) to the west of the application site but not in its immediate context.

Beneath the site and dissecting the road underground is the LNWR tunnel.

3. Relevant planning history

There have been no full planning applications at the site.

4. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[Intend to Publish London Plan 2019](#)

[Housing Supplementary Planning Guidance 2016](#)

[Camden Local Plan 2017](#)

Policy G1 Delivery and location of growth

Policy H1 Maximising housing supply

Policy H4 Maximising the supply of affordable housing

Policy H6 Housing choice and mix
 Policy H7 Large and small homes
 Policy C1 Health and wellbeing
 Policy C5 safety and security
 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 CC3 Water and flooding
 Policy CC4 Air quality
 Policy CC5 Waste
 Policy T1 Prioritising walking, cycling and public transport
 Policy T2 Parking and car-free development
 Policy T3 Transport Infrastructure
 Policy T4 Sustainable movement of goods and materials
 Policy DM1 Delivery and monitoring

[Camden Planning Guidance](#)

[Hampstead Neighbourhood Plan 2018](#)

5. Assessment

The proposals at this stage are to establish the principles of development and as such the response will focus on the following areas:

- Principle of development of site
- Design
- Impact on neighbour amenity
- Basement
- Transport
- Other material planning consideration

6. Principle of development of the site

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 streetscene.

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. Design

In accordance with Policy G1, the Council supports growth by securing high quality development and promoting the most efficient use of land. The policy goes on to list how it will achieve this. Coupled with this, Policy D1 seeks to achieve the highest standard of design in all developments. It is expected that development will be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Policies DH1 and DH2 of the Neighbourhood Plan align with policies D1 and D2 of the Local Plan in seeking high quality design and need to be given equal weight as the Local Plan in the assessment of the application.

It is important to note that the Conservation Area Statement notes 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. It is noted within the CA statement that the character of the area is that of larger detached and semi-detached homes.

Height and massing

The proposed development would be 3 storeys in height plus a basement level and would sit between a two storey property with habitable roof level and a three storey building with lower ground level. During the meeting we discussed the appropriateness of the proposed height of the building and how it would sit within the context of the neighbouring buildings and wider streetscene. We discussed the option of removing the top floor and how this would sit with neighbouring buildings.

To the opposite side of the road is a modern 2 storey property which sits within a similar context of a 2 storey building with habitable roof space to one side and a three storey with lower ground level to the other. It was agreed during the meeting and site visit that the scale of this building doesn't feel quite right within its context and it struggles to relate to its neighbouring buildings. In light of this and upon further consideration it is considered that so long as the building continues to be designed to a high quality reducing its height by a storey would not benefit the streetscene. Rather, a building of 3 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 the massing of the building, 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 Victorian properties to the opposite side. The set in of the upper floors and set in of the entrance aids in providing a subtle distinction to the building to provide a contemporary addition to the street. 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.

Detailed design

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.

On site we looked at metal samples to use around the frames of the windows and doors. It was considered that the dark metal Anolok 545 would be the most appropriate with the grey/white Portland stone and the winter white linear bricks.

During the meeting it was requested that full CGIs are worked up to provide views along the street, as the pre-application submission includes sketches, the worked up renders were sent across ahead of the site visit. These are useful in demonstrating how the dwelling would sit in the context of the neighbouring buildings, full CGIs should be provided with any application.

In conclusion, it is considered that the contemporary design approach, which takes cues from the neighbouring Georgian Villa, is the most appropriate. The scale and siting of the building is considered acceptable subject to the detailed design being of a high quality. The samples reviewed on site appeared to be appropriate and will be secured via condition. You are advised to liaise with both the local Conservation Area Advisory Committee and the Neighbourhood Forum on the proposal ahead of submitting an application for planning permission.

8. Impact on neighbour amenity

Policy A1 seeks to ensure that the amenity of neighbours is protected in regard to levels of light, outlook, privacy together with issues of noise, vibration and construction management. Please note construction management is addressed below in the transport section.

There are windows present on the side elevations of both neighbouring properties; Nos.12 and 14.

In respect of No.12, there are a number of windows within the flank elevation and a side dormer at roof level. On the site visit, the architect noted that it was likely the dormer window served the same room as the front dormer and was the secondary window for that room. If plans can be provided to demonstrate the layout of this it would support your application. You would be required to provide a daylight and sunlight assessment to demonstrate that this roof level room would continue to receive a sufficient level of light even with the side dormer obscured. In terms of the windows in the lower levels, there needs to be an assessment in terms of what these serve, should they serve habitable rooms then you would be required to provide a daylight and sunlight assessment to demonstrate the impact on these rooms. In terms of outlook again it would depend what these windows serve, however if they were to serve habitable rooms there would be a concern in terms of the outlook that would be harmed as a result of the development.

With regard to No.14 there are a number of windows within this elevation, during the site visit you noted these served stairs and bathrooms. It is advised that you provide floor plans demonstrating this to support your proposal. Given the proximity of the development to these windows, there would be an impact on the levels of light received, however were it to be to a stair and bathroom the impact on these windows would be less of a concern than if they served living areas, kitchens and bedrooms. At the ground level of No.14 on its flank elevation

are two small windows, it should be addressed within your application what these windows serve. Please find a photo below of the relevant windows.



If any of the windows in the flank elevations of these two properties serve habitable rooms there would be concerns in respect of levels of light and outlook/sense of enclosure of a result of the development. Therefore, for officers to make a full assessment details of what these windows serve need to be provided.

At this stage 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.

9. Basement

Policy A5 of the Local Plan states that the Council will only permit basement development where it is demonstrated to its satisfaction 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 assets.

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

- a) not comprise of more than one storey;
- b) not be built under an existing basement;
- c) not exceed 50% of each garden within the property;
- d) be less than 1.5 times the footprint of the host building in area;
- e) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- f) not extend into or underneath the garden further than 50% of the depth of the garden;
- g) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- h) avoid the loss of garden space or trees of townscape or amenity value.

The Council will require applicants to demonstrate that proposals for basements:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- d) avoid cumulative impacts;
- e) do not harm the amenity of neighbours;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) do not harm the appearance or setting of the property or the established character of the surrounding area;
- h) protect important archaeological remains; and
- i) do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

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. This is a requirement of both Policy A5 of the Local Plan and BA1 of the Neighbourhood Plan.

The BIA will need to include at least the screening and scoping stages, to determine whether a full BIA would be required. This would comprise the following:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

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 as set out the Basements CPG.

Independent verification of Basement Impact Assessments, funded by the applicant, is now also required 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.

Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charge a fixed fee dependant on the category of basement audit, outlined in [appendix A](#) of Camden's BIA audit service terms of reference.

10. Transport

Car parking

As existing, the site has 2 garages on it, the proposals include the provision of one on site car parking space. Policy T2 objective is to limit the availability of car parking and requires all development in the borough to be car-free. The Council would not support the provision of on-site parking it is therefore advised that the proposed car parking space is designed out of the development. It would be preferable if the front area was designed as an amenity space and it could provide space for a bin and cycle store.

It is noted that there are other modern infills in the area which provided parking, however these were approved prior to the adoption of the 2017 Local Plan which altered the Council's position on parking in the Borough, now seeking car-free development across the Borough.

Cycle parking

A dwelling of this size (6 bed) would be required to provide 2 number of cycle stores, these should be covered and secured and provided with level access. Please refer to the Transport CPG for further guidance on the style of cycle parking the Council considers acceptable.

Construction Management

Given the scale of the development, it's siting within a Conservation Area, within a residential area and the excavation of a basement it is likely that a draft Construction Management Plan (CMP) will be required further information can be found on the Councils website [here](#). Policy BA3 of the Hampstead Neighbourhood Plan notes; proposals for basements need to be accompanied by a CMP.

A CMP would be secured via a Section 106 legal agreement, there would also be an associated monitoring fee. Further details of which can be found [here](#).

11. Waste

Policy CC5 notes that developments should include facilities for the storage and collection of waste and recycling. Any bin store located to the front area of the site should be designed in at application stage.

12. Biodiversity

Policy NE3 of the Hampstead Neighbourhood Plan note that the rear gardens of properties on Hampstead Hill Gardens are designated biodiversity corridors, however the application site is not within this identified area. At the application site, the majority of the portion of the site that would contain the new dwelling is currently hardstanding. It is demonstrated on the plans that there would be a rear garden area, it is not clear if there are any existing trees to the rear part of the site and if these would be removed to enable the development. It is important to note

that as this is area is a designated biodiversity corridor the development would be expected to include measures to protect and enhance the biodiversity value of the site. As noted in policy NE3 of the Neighbourhood Plan proposals should establish the quality of the existing biodiversity through relevant ecological appraisal and species survey, this is also supported by Policy A3 of the Local Plan.

In terms of tree removal, the Council seeks to resist the loss of trees and vegetation of significant amenity, historical, cultural or ecological value. If any trees are to be removed, this would need to be supported by an Arboricultural report which assesses the category of the tree. Furthermore any trees in close proximity to the site will need to be protected during construction.

13. Access

Policy C6 notes the Council will expect all buildings to meet the highest practicable standards of accessible and inclusive design to be used safely, easily and with dignity by all. The building currently provides a set of 3 steps, a cue taken from the neighbouring villa. The building should be provided with level access unless there is a robust justification for it not to be. If this is not possible these steps should be ambulant at the least to enable ease of access to the property however the Council's preference would be for level access.

14. Sustainability and Energy

Policy CC2 requires all development to be resilient to climate change. Although the development is too small (295sqm) to require a sustainability statement the development will still be required to incorporate sustainable design and construction methods.

In terms of water and flooding Policy CC3 notes that the Council will seek to ensure that development does not increase flood risk and reduced the risk of flooding where possible. The development will be expected to incorporate water efficiency measures and utilise Sustainable Drainage Systems in line with the drainage hierarchy set out in paragraph 8.57 of the Camden Local Plan.

15. Conclusion and next steps

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

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

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. As noted above, you are advised to contact the local Conservation Area Advisory

Committee and Neighbourhood Forum ahead of submitting any application to engage their thoughts on the proposal.

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 Seonaid Carr on the number above.

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

Yours sincerely,

Seonaid Carr

Principal Planning Officer
Planning Solutions Team