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Via Planning Portal only

28th May 2021

Dear Sir/Madam,

HOUSEHOLDER PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

ENLARGEMENT OF EXISTING BASEMENT TO PROVIDE ADDITIONAL HABITABLE FLOOR, LOWER GROUND FLOOR FRONT EXTENSION, REFURBISHMENT AND EXTENSION OF EXISTING LOWER GROUND FLOOR GARDEN TERRACE, INSTALLATION OF BALCONY TO REAR ELEVATION WITH SPIRAL STAIRCASE, FORMATION OF GARDEN ROOM WITH PARKING PLATFORM ABOVE TO REAR GARDEN AND NEW AND AMENDED WINDOW OPENINGS.

GROUND FLOOR/LOWER GROUND FLOOR FLAT, 62 PARLIAMENT HILL, LONDON, NW3 2TJ

Please accept this covering letter as an accompaniment to this householder planning application for proposed works at the ground floor/lower ground floor flat at 62 Parliament Hill, London, NW3 2TJ. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, CIL form, a full set of existing and proposed plans and elevations, Design and Access Statement, a Basement Impact Assessment, a Geotechnical Desk Study and Ground Investigation Report and an Arboricultural Impact Assessment.

The Site:

The site is located on the east side of Parliament Hill on the corner junction with Tanza Road and comprises a four-storey (lower ground, upper ground, first and second floors) plus half

height basement, semi-detached residential property. The site falls away to the south east corner of the site, with the rear garden a full storey below the existing lower ground floor level and the adjoining Tanza Road. To the rear garden is a detached garage building (with disused electricity substation beneath now used as a garden shed) with a parking space in front and vehicular access taken from Tanza Road.

The site lies within the South Hill Park Estate Conservation Area (sub area two) and whilst the building is not statutory listed, it is identified in the South Hill Park Conservation Area Statement as a positive contributor to the conservation area. Parliament Hill and the immediate surroundings is heavily characterised by residential development with Hampstead Heath Park located directly north of the site and Hampstead Heath Station located at the south end of Parliament Hill.

The site is located within the Hampstead Neighbourhood Plan Area.

Relevant Planning History

On 3 March 2015 full planning permission (**2014/7198/P**) was granted for the erection of a roof extension to infill existing roof valley, creation of rear roof terrace, replacement of windows, and installation of rooflights.

On the 6 May 2015 full planning permission (**2015/0965/P**) was granted for the erection of an infill roof extension with inset side roof terrace and rear dormer window under the application reference. The works detailed in this application were an amendment to the previously approved application 2014/7198/P.

On 2 November 2015 a non-material amendment was granted (**2015/4552/P**) for a new dormer window height and the ridge level as an amendment to planning permission 2015/0965/P.

The Proposal

This application seeks planning permission for proposed extensions and alterations to the existing property. The proposed development can be described as:

'Enlargement of existing basement to provide additional habitable floor, lower ground floor front extension, refurbishment and extension of existing lower ground floor garden terrace, installation of balcony to rear elevation with spiral staircase, formation of garden room with parking platform above to rear garden and new and amended window openings'.

In detail, the proposed development consists of:

- works to enlarge existing half-height basement level to provide an additional habitable floor;
- various amendments to existing window/door openings and addition of new windows and doors at side and rear elevations;
- addition of rear ground floor balcony and associated external spiral stair to enable all floors to access the garden;
- demolition/removal of existing garden garage building and associated forecourt, and construction of new parking platform in amended position (associated re-building of part boundary wall and pier and new access gates) and garden room below;
- widening of front/side access stair to lower ground floor;
- addition of dedicated bin and bike storage at front and rear;
- amendment of and extension to existing lower ground floor space at front of the property.

For full details of the proposed development please refer to the supporting Design and Access Statement, plans and elevations.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017, the Hampstead Neighbourhood Plan Area (2018), the South Hill Park Conservation Area Statement (2011) and the Camden Planning Guidance (CPG) Documents.

London Plan 2021

- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy HC1 – Heritage Conservation and Growth
- Policy D10 – Basement Development
- Policy G1 – Green Infrastructure
- Policy G7 – Trees and Woodlands

Camden Local Plan 2017

- Policy A1 – Managing the Impact of Development
- Policy A3 – Biodiversity
- Policy A5 – Basements
- Policy D1 – Design
- Policy D2 – Heritage

Hampstead Neighbourhood Plan Area (2018)

- Policy DH1 – Design
- Policy DH2 – Conservation areas and listed buildings
- Policy NE2 – Trees
- Policy BA1 – Basement Impact Assessments
- Policy TT4 – Cycle and car ownership

South Hill Park Conservation Area Statement (2011)

- SHP7- SHP10- Materials and Maintenance
- SH918-SHP20 – Rear Extensions
- SHP22-SH9P25 – Trees and Landscaping
- SHP26 – Front Garden and Boundaries

Camden Planning Guidance (CPG)

- Amenity CPG
- Basements CPG
- Design CPG
- Home Improvements CPG
- Trees CPG

Planning Assessment

Principle of basement extension

Camden Local Plan (CLP) Policy A5 states that the Council will only permit basement development where it is demonstrated that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; and the significance of heritage assets. It advises that in determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment. Camden's adopted Planning Guidance on basements (CPG Basements) provides further detail on the application of that policy. Policy BA1 of the Hampstead Neighbourhood Plan (HNP) requires all basement

developments to be accompanied by a Basement Impact Assessment whilst HNP Policy BA2 further advises that a Basement Construction Plan should be submitted when demonstrated as necessary by the BIA for a basement proposal.

In light of those requirements, a Basement Impact Assessment (BIA) dated May 2021, supported by a Geotechnical Desk Study and ground Investigation Report dated May 2021, has been submitted to support this application where the technical criteria of the policy are discussed in detail, and which concludes that mitigation measures will be implemented to ensure that the damage category is no higher than Burland Scale 1 'Very Slight'.

Consequently, there are no policy objections in principle to basement development subject to the satisfaction of a number of technical matters and detailed considerations which are all considered either in the supporting Basement Impact Assessment, the Geotechnical Desk Study and ground Investigation Report and/or below.

Design and heritage impact

Section 12 of the NPPF refers to well-designed places. Paragraph 127 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Furthermore, paragraph 130 states that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Section 16 of the NPPF refers to the historic environment and requires a consideration whether the proposal sustains and enhances the significance of heritage assets, in this case the conservation area and the building as a positive contributor to the area, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 193-197).

CLP Policy D1 requires development to be of the highest architectural and urban design quality, and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design) and HNP Policy DH1. Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

CLP 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. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth) and HNP Policy DH2.

In accordance with the 'Home Improvements' CPG, the proposed basement, lower ground floor extensions and the proposed garden room outbuilding, by virtue of their scale and the level at which they are proposed, will appear subservient to the existing property. The

extensions are proposed to the lower floors of the property which due to the existing sloped nature of the garden level and the surrounding boundary treatments to the property will largely be screened from public view.

The proposed depth of the rear basement extension is considered modest in comparison to the substantial size of the existing property and will therefore not detract from the size and footprint of the property whilst a generous rear garden, including the amended existing lower ground floor garden terrace, will continue to be provided.

The design approach adopted seeks to restore, repair and upgrade the property with proposed alterations to the front, side and upper levels at the rear (the most visible parts of the property within the Conservation Area) in keeping with the character and appearance of the original building. This includes various replacement, amendments and new window and door openings to match existing traditional openings and to be finished in white painted timber. At the front of the property the proposed works also include the repair/rebuilding of the front low garden boundary wall which is currently in a state of disrepair and the provision of a timber bin store to enclose bins currently stored loosely in the front garden. The proposed ground floor balcony and connecting spiral staircase is to be finished in painted metal balustrading which is both traditional in appearance and in keeping with neighbouring balconies in the area.

To the rear of the property, the lower ground floor, new basement elevation and garden room elevations are contemporary, consisting of brickwork to match the existing building but with modern steel window insertions providing large expanses of glazing. Whilst these elements appear more contemporary, the design and materials proposed are similar to that used to neighbouring properties and considered appropriate in this context. The result is a development which seeks to retain and reinstate the original building with contrasting contemporary elements which overall enhances the character and appearance of the property and the Conservation Area.

The proposed demolition of the existing garage and its replacement with a repositioned parking platform results in a more efficient use of space in the rear garden, a visual enhancement by removing the existing garage structure, as well as increasing space for bin and bike storage within the rear garden. Furthermore, the removal of the garage creates a more pleasant outlook from both no.62 Parliament Hill and 39 Tanza Road's side elevation. The proposed new gates to the parking platform are to be finished in painted steel railings which will appear sensitive to existing boundary treatments along Tanza Road whilst the repair and replacement of the existing right hand brickwork pier and boundary wall, will be finished in brickwork to match existing. As part of the works to this boundary wall, the right side brick entrance gate pier (and boundary wall to the right side) will be re-built in a slightly amended location in order to allow for a new pedestrian entrance gate on the right to be provided.

For the reasons outlined above, the proposed development represents a high-quality design which is sympathetic to the existing character and appearance of the existing building and the conservation area. It is considered that the proposed works will enhance the quality of

the host dwelling and consequently the townscape quality of the area. The development therefore complies with CLP Policies D1 and D2, the Design and Home Improvements CPG's, the aims of the South Hill Park Conservation Area Statement (2011) and HNP Policies DH1 and DH2.

Neighbouring Amenity

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

The proposed development introduces no built development or structures which would have a detrimental impact on outlook or daylight/sunlight levels to neighbouring properties.

Furthermore, no works are proposed which would result in a loss of privacy to neighbours. The rear ground floor balcony and stair have been proposed with screening carefully designed to restrict overlooking.

By virtue of the size, scale and location of the proposed works, and the proposed screening mitigation, the proposed development will not have an adverse impact on neighbouring amenity.

Parking

CLP Policies T1 and T2 and HNP Policy TT4 highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim. In this context, it is considered that the demolition of the garage and replacement of the existing parking space in front of the garage to a single parking space which results in the net loss of one car parking space, is considered to comply with these policies.

Cycle parking in the form of cycle storage for 3 no bikes in the front garden for the upper floor flats and 4no. bikes in the rear garden for the ground floor/lower ground floor flat provides adequate cycle parking for residents of the property.

Trees

CLP Policy A3 states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. It further requires trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development. This is echoed in the guidance contained in the Trees CPG. HNP Policy NE2 further seeks development to protect trees that are important to local character, streetscape, biodiversity and the environment.

The development will result in the removal of two trees (a Japanese Maple and a California Lilac) which are in close proximity to the proposed lower ground and basement extensions.

Whilst the loss of trees is regrettable, the trees are regarded as moderate and low quality whereby they have little individual significance and no amenity value. The removal of the trees is therefore acceptable.

In order to protect other trees within and adjacent to the site it is proposed to install tree protection measures. This will include the installation of tree protection fences prior to the commencement of any groundworks, and which will remain in place until all building works are completed.

The proposed development will therefore not result in the loss of any trees and vegetation of significant amenity, historic, cultural or ecological value, and it has been demonstrated how those trees to be retained will be satisfactorily protected throughout the development. Should replacement trees be considered necessary to mitigate for the loss of the two existing trees this can be controlled by a condition. For full details please refer to the supporting Arboricultural Impact Assessment.

Summary

As demonstrated within this letter and supporting documents, the proposed development will have no adverse residual or cumulative stability, hydrological or hydrogeological impacts to either neighbouring structures or the wider environment. The proposed works are considered to have an acceptable impact on the character and appearance of the property and Conservation area, and on neighbouring amenity. It has been demonstrated that the resulting footprint of the extended dwelling would not impact negatively on trees of any significant amenity value. The development is therefore in accordance with the aforementioned Development Plan policies, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning