

b. Pre-application response from Camden Council



**Date:** 01/06/2020  
**Our ref:** 2020/1794/PRE  
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Dear Mr Johns,

**Re: 30 Ferncroft Avenue London NW3 7PH**

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 21/04/2020 and with payment of £441.34 on the 01/05/2020. Due to Covid-19, officers have been unable to undertake a site visit and have made the below comments based on a desktop assessment.

#### **Development Description**

Replacement single storey rear extension; erection of a side extension; enlargement of existing basement.

#### **Site Description**

The subject site contains a three storey plus basement, red brick detached dwelling located on the corner of Ferncroft Avenue and Hollycroft Avenue. Although not listed, the building is considered to make a positive contribution to the character and appearance of the Redington Froggnal Conservation Area. The site is located in close proximity to a number of Grade II Listed buildings, to the west lies no. 26 Ferncroft Avenue, to the south lies semi-detached pair nos. 33-35 Ferncroft Avenue, and to the east lies semi-detached pairs nos. 43-45, and 47-49 Hollycroft Avenue.

#### **Assessment**

##### **Design and Character**

##### ***Demolition and replacement of the existing single storey rear extension and erection of a side extension.***

Policy D1 (Design) of the Camden Local Plan 2017 states that the Council will require all developments, including alterations and extensions to existing buildings, 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, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- 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.

Rear extensions should be subordinate to the host building and should not adversely affect the character of the host building or the surrounding conservation area. This is echoed in policy D2 (Heritage) of the Camden Local Plan 2017, which clearly sets out that the Council will only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area.

The proposed rear extension would measure 5m in depth, 6.3m in width and 3.8m in height. The proposed side extension would measure 6.3m in depth, 3.3m in width and 3.8m in height. The two extensions would sit alongside each other and form a wraparound side and rear extension that would be read as one addition. The pre-application submission has not included a rear or side elevation of the proposed extensions however the sketch illustrates that they would feature a flat roof. The extension would be constructed with bricks (colour unknown) and would feature Crittal windows to the rear and side elevations, creating a contrasting modern extension.

The original footprint of 30 Ferncroft Avenue includes a rear subservient wing (image below). It is clear that given the buildings pivotal location, it was carefully designed to 'front' both Ferncroft Avenue and Hollycroft Avenue and presents three projecting 'bays' facing Hollycroft Avenue. There is also an existing repetition of layout with a bay proportional to the width of the façade.

Given its prominence on the corner of Ferncroft Avenue and Hollycroft Avenue, the building makes a strong and positive contribution to the character and appearance of the streetscape and hence the conservation area. Officers consider that the replacement of the rear extension and infill of the existing side setback, with a larger and modern extension would harm the integrity of the building and its contribution to the conservation area. The extensions would alter the proportions along the side elevation and introduce modern materials which would be visible from the street, harming the character and appearance of the host building, the streetscene and surrounding conservation area.



Figure 1. Historic 3<sup>rd</sup> Edition OS Map of 30 Ferncroft Avenue.

Officers would strongly resist the demolition of the existing rear extension as it positively contributes to the character and appearance of the host dwelling due to its carefully considered design and use of materials. It is suggested that any replacement extension should consider the existing

setbacks and proportions of the host building, and consider the use of materials which would be more in keeping with the host building and surrounding conservation area.

### ***Excavation of a basement below the host dwelling***

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:

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

Excavation to enlarge the existing basement under the host dwelling is considered acceptable in principle, and although the basement would project beyond the front and rear elevations of the dwelling, it would not have an impact on the character or appearance of the host dwelling or surrounding area. The proposal as submitted, would comply with the above criteria (part of the basement to the rear would be higher than one storey as it would contain plant and a swimming pool, which is considered acceptable).

Front lightwells and skylights are not characteristic of Ferncroft Avenue, therefore the proposed front skylight is not considered acceptable and should be omitted from the scheme. Officers note the skylight serves a 'cinema room' which is not a habitable room, therefore natural light would not be necessary. The proposed rear skylight is considered acceptable in principle, materials have not been provided for review.

All basement development is subject to a Basement Impact Assessment (BIA) which would be required to be submitted with a formal submission.

The site has five underground development constraints; 1) Subterranean (groundwater) Flow, 2) Surface Water Flow and Flooding, 3) Slope Stability, 4) Claygate Beds, and 5) Bagshot Beds.

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.

As the BIA will require a third party audit, it will be expected that your report is in line with the Council's Pro Forma. A Basement Impact Assessment AUDIT: Instruction form has been included

for your information, please see Section B for a full list of items to be included in your Basement Impact Assessment (BIA). You will need to fill out this section of the form and return to us alongside any formal submission.

Please note that the Council's approved provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charges a fixed fee dependant on the category of basement audit.. The Campbell Reith Audit will confirm the relevant category once we have received your formal application with completed Pro Forma. Further information on basement developments and BIA can be found here <https://www.camden.gov.uk/basement-developments>

### **Amenity Impacts**

Owing to the siting and design of the rear extension, officers do not have concerns regarding impacts to the adjoining occupants in terms of daylight/sunlight, loss of privacy or noise and disturbance. Likewise, owing to the nature of the basement works, is not considered to harm the amenity of neighbouring occupants, subject to the BIA audit.

### **Transport**

Owing to the scale of the basement excavation, to minimize the impact on the highway infrastructure and neighbouring community, the Council would seek to secure a Construction Management Plan (CMP) and a CMP implementation support contribution as section 106 planning obligations in accordance with policy A1, if a subsequent planning application were to be approved.

As part of Section 106 agreement, the Council are likely to apply a formal charges and bonds to support the implementation of Construction and Demolition Management Plans. The bond will be fully refundable on completion of works, with a charge only being taken where contractors fail take reasonable actions to remediate issues upon notice by the Council. Medium impact/medium developments include basement works, are sites identified likely to cause conflicts with neighbouring properties and complex access arrangements, the indicative bond level is £15,000. Further information regarding Construction Impact Bonds can be found via the following link; <https://www.camden.gov.uk/about-construction-management-plans?inheritRedirect=true#ksvr>

The Council has a CMP pro-forma which must be used once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. The CMP pro-forma is available on the Camden website: <https://www.camden.gov.uk/documents/20142/1269042/CMP+pro+forma+03-02-2020.docx>

### **Trees**

The Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation (Policy A3). As there are trees within the application site and on adjacent sites including street trees, you will be required to provide a tree survey / arboricultural assessment. You will need to provide the information in the form of the documents and plans listed below in line with current British Standards:

- a pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan.

### **Conclusion**

In light of the above, officers suggest that the existing rear extension should be retained, however if a replaced extension was proposed, consideration should be given to the existing setbacks and proportions of the host building, and for the use of materials which would be more in keeping with the host building and surrounding conservation area. The basement and rear skylight as proposed,

are considered acceptable subject to a BIA. However, the front skylight is not acceptable in principle and should be omitted from the scheme.

If the applicant proposes a scheme with the above in mind, then it is likely that the application would be supported by officers.

**Please Note: This document represents an initial informal officer view of your proposal 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.**

Please see appendix 1 for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Alyce Jeffery

Planning Officer  
Planning Solutions Team

**Appendix 1:****Relevant Constraints:**

Redington Froggnal Conservation Area

**Relevant History:**

**9500300** - Erection of new bay window to the front erection of single storey rear extension and alterations to elevation – **Granted 19/05/1995.**

**Relevant policies and guidance:**

**National Planning Policy Framework 2019**

**The London Plan March 2016**

**Intend to Publish London Plan 2019**

**Camden Local Plan 2017**

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and vibration

Policy A5 Basements

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

Policy CC3 Water and Flooding

**Camden Planning Guidance 2018**

Access for all (March 2019)

Design (March 2019)

Amenity (March 2018)

Basements (March 2018)

Transport (March 2019)

Biodiversity (March 2018)

Trees (March 2019)

Water and flooding (March 2019)

Energy efficiency and adaption (March 2019)

**Redington Froggnal Conservation Area Statement****Planning application information:**

Should you wish to submit a formal application, the following documents should be included with the submission of a full planning application:

- Completed Householder planning application form
- The appropriate fee (£206.00)
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans and roof plan (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access Statement including heritage statement
- Arboricultural Assessment
- Basement Impact Assessment
- Sample photographs/manufacturer details of materials
- Please see the following link to supporting information for planning applications

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements/>

All pdfs submitted via the Planning Portal should be labelled so it is clear what the drawing or document relates to e.g. existing front elevation.

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).