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Dear Rebecca Gunn /Graham Oliver

Re: Netley Cottage and Grove Lodge, 10 Lower Terrace, NW3 6RR

Thank you for submitting a pre-planning application enquiry for the above property which was received on 07/04/2021 together with the payment of £2624.00 which was received on 08/04/2021. The advice is based solely on the information provided by this submission which included photos, as well as aerial and street view desktop assessment. A virtual meeting took place on 8/06/2021 where officers provided advice on the proposed scheme. This letter summarises this advice.

Development Description

The proposals include:

- External repairs and alterations to Netley Cottage
- Internal refurbishment, repair and minor alterations to Netley Cottage
- Forming two internal openings to link Netley Cottage and Grove Lodge
- Creation of an opening in the garden wall between Netley Cottage and Grove Lodge

Site description

Netley Cottage and Grove Lodge, which are linked both historically and physically to Admiral's House are located on an island defined by historic lanes like Lower Terrace, Admiral's Walk, Hampstead Grove and Upper Terrace, that form the perimeter of the site. The historic clustering of buildings is unusual, and may be derived from an earlier arrangement where both Grove Lodge (c.1700) and the later Netley Cottage (c.1799) were ancillary buildings to the larger Admiral's House and later incorporated. All the associated properties are Grade II listed.

The site is subject to the following underground constraints: subterranean (groundwater) flow, surface water flow and flooding and slope stability.

Assessment

The main issues for consideration are:

- Land use
- Design and Heritage
- Impact on amenity
- Basement excavation

Land use

- The proposal includes amalgamation of two properties into one. The proposal would result in loss of one residential unit, which is considered to comply with the conditions of Policy H3.

Design and Heritage

- The repairs and refurbishments are generally supported, as is the attempt to reintroduce some historic presence back into Netley Cottage. Given the lack of authentic detailing the reintroduction of appropriately detailed joinery and the formation of lead valleys in the complex roof (in conjunction with assessment of the underlying roof structure), the formation of an appropriately detailed lead roof with wood-cored rolls, and the reinstatement of a suitable cast-iron rainwater system with adequate hoppers are all supported.

Internal link

- The proposal includes 4 options to support the internal connection between Netley Cottage and Grove Lodge. All options have been discussed in the virtual meeting, and a summary will be provided below:

Option 1:

- In order to address the level differences between Netley Cottage and Grove Lodge, the proposal would result in excavation along the party wall within Netley Cottage to link the two. A new opening from the existing internal staircase at Grove Lodge will be required. The proposed excavation would result in a narrow, enclosed, dark, staircase which is not considered appropriate in the current context. For this option in order to ensure no harm to the structural integrity of application site, neighbouring buildings and public highway, given the subterranean (groundwater) flow and slope stability underground constraints, a Basement Impact Assessment (BIA) would be required in the event of a future planning application. The submitted BIA will be required to be independently assessed by a third party, at the applicant's expense, to satisfy the Council that the development would not lead to any unacceptable impacts on the groundwater flows, land stability and surface flows of the area should the development be granted. 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 which you can find [here](#).

Option 2:

- This proposal would link the two from the first floor of Netley Cottage to the first floor of Grove Lodge. This would be located on the roof of the existing enclosed courtyard at Grove Lodge. The proposal would result in changes of a window and the access made through a narrow glass enclosure. The location of the link and its narrow character would appear out of place given the existing infill of the courtyard. This option would not be supported.

Option 3:

- Proposal located in the same area as Option 2, but this time the existing infill of the courtyard is removed and a new stair is proposed from Grove Lodge. The courtyard is proposed to partially open. The stair would be enclosed by a glass link and a new doorway would be formed within the external wall of Netley Cottage by enlarging the existing window. This option would reinstate some of the courtyard openness, however the space created for access would lack character and form, therefore would not be supported.

Option 4:

- Proposal located in the same area as Options 2 and 3, but this proposes removal of existing courtyard structure and installation of a high glass roof above the courtyard, with an internal balcony looking down into a double height space. This option is strongly preferred as it re-instates an openness to the courtyard that has been lost and in doing so will contribute to the enhancement of the character and significance of the assembled buildings. This would also provide a pleasant link between the properties bringing back some their charm.

Garden wall link

- It is also proposed to create an opening within the garden wall between Netley Cottage and Grove Lodge. The creation of an opening is not opposed however, given the significance of both buildings officers would prefer to see this connection manifest as a traditional doorway as if into a walled garden. It is acknowledged that there is a level difference between the two properties, and that some alterations of the existing garden at Netley Cottage would be required. You are advised to submit landscaping changes and arboricultural assessment in the event of a future planning application.
- The door may be either planks, panelled or of wrought iron, which are all traditional in their own way.

Amenity

- In relation to the excavation, the BIA assessment would have to take into consideration any impact caused to the neighbouring amenities and propose mitigation measures if necessary. The acceptability of the impact of the excavation to the neighbouring amenities would be assessed and determined by Campbell Reith. It is advised that the applicant should engage with the neighbours at an early stage, to inform them about the proposed works.
- In relation to the proposed internal link, none of the options are considered to result in harm to the neighbouring amenity, in terms of loss of light, outlook, overlooking. The preferred option 4 is considered to result in an enhancement of the amenity of occupiers, given the openness created by the proposals.
- The external garden link, would not result in harm to the neighbouring amenity given its location and nature.

Recommendations

Internal Link – Option 4 would be supported in the event of a future planning application, subject to further details of glass structure attachment to listed buildings' walls.

Garden Link – You are advised to consider provision of a more traditional garden opening between the two properties.

Overall, the proposed development in its current form would not be supported in the event of a future planning application.

- In relation to the basement excavation you are advised to reduce this significantly and separate it from the main house, maintaining the front lightwell footprint as existing.
- You are advised to provide landscaping details for assessment and consider if biodiversity could be improved through a future scheme
- In relation to the rear extension you are advised that the removal of existing rear staircase feature to facilitate the extension would not be supported
- The existing boundary wall with no. 19 should be maintained as existing
- Care should be taken to ensure that any proposal does not harm the historic plan form of the building.

Please see appendix 1 for supplementary information and relevant policies.

If you have any queries about the above letter or the attached document please do not hesitate to contact Nora Constantinescu (0207 974 5758)

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.

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

Yours sincerely,

Nora Constantinescu

Senior Planning Officer
Planning Solutions Team

Appendix 1:

Relevant policies and guidance:

- **National Planning Policy Framework 2019**
- **London Plan 2021**
- **Camden Local Plan 2017**
 - Policy DM1 Delivery and monitoring
 - Policy A1 Managing the impact of development
 - Policy A3 Biodiversity
 - Policy A4 Noise and vibration
 - Policy A5 Basements
 - Policy D1 Design
 - Policy D2 Heritage
- **Camden Supplementary Guidance 2021**
 - CPG – Design
 - CPG - Basements
 - CPG – Home Improvements
 - CPG – Amenity
 - CPG – Biodiversity
- **Hampstead Conservation Area Statement 2009**
- **Hampstead Neighbourhood Plan 2018-2033**
 - DH1: Design
 - DH2: Conservation areas and listed buildings
 - HC1: Housing mix

Planning application information:

The following documents should be included with the submission of a full planning application:

- Completed full planning application form and listed building consent
- The appropriate fee
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Section drawings (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access and Statement
- Heritage Statement
- Photographs with the context would be helpful
- Arboricultural assessment (for Netley Cottage in the event of alterations to the garden levels)

More about supporting information for planning applications [here](#).

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 23 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.