

Our Ref: LF/21060

4 February 2022

Ms S Fieldsend
Camden Council
5 Pancras Square
London
N1C 4AG

By Email Only: sofie.fieldsend@camden.gov.uk

Dear Ms Fieldsend

2021/5916/P and 2022/0144/L - 27 Jeffrey's Street, London

We write further to the submission of the above applications and in response to the Basements SPD 2021.

We have the pleasure in attaching a table that sets out the criterion associated with basement size and design and addresses criteria f. to m. as set out in the SPD Table 1.

As can be seen the proposal complies with the guidance on all criteria except criterion i. This criteria seeks to ensure that the rear extension is no greater than 50% the size of the host building. The proposed extension does exceed this criteria, but has been based on a design approach rather than a strict adherence to a guidance document.

The scheme has been designed to reflect the depth and style of the neighbouring properties lower ground extension to ensure a coherence between the two properties and ensuring a less jarring relationship that may result had the extension been smaller.

Given the listed nature of this terrace, it is considered more appropriate to create a positive interrelationship between the neighbouring properties than one that potentially introduces a further variation in design, just to accord with a guidance document that is a material consideration rather than a policy for which strict adherence would be sought.

It is therefore considered that, on balance, the scheme accords with the intent behind the SPD and can therefore be looked upon favourably.

If we can be of any further assistance, please do not hesitate to contact me.



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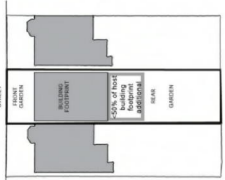

Yours sincerely

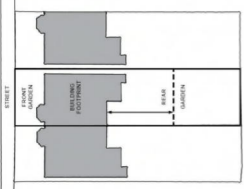
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LIZ FITZGERALD
DIRECTOR



Policy A5	Guidance	Comments in relation to 27JS
<i>"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:...</i>	A basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level is often the most appropriate way to extend a building below ground.	
<i>f. not comprise of more than one storey;</i>	The Council considers a single storey for a basement to be approximately 3 to 4 metres in height. The requirement for storey heights to be no more than 3-4 metres refers to the total depth of the excavation (the external dimensions). Where appropriate we will allow a proportion of the basement to be deeper to allow development of swimming pools. Allowance of this additional depth will only be appropriate where it does not harm the neighbouring properties or the structural, ground, or water conditions of the area, and where the additional depth is required for a swimming pool and it not being used for any other purposes.	The proposal is for a single storey lower rear extension 4m, so this area of guidance is satisfied.
<i>g. not be built under an existing basement;</i>	<p><u>Sloping and excavated sites</u> Where a building is located on sloping land and there is a change in level across a site, a floor which is accessed at ground level at one side of the site (with no steps or ramp) will generally not be considered a basement, unless the site has been significantly excavated to allow access to that floor as shown in Figure 2, below.</p> <p><u>Lower Ground Floors</u> Storeys built partially below ground are common in Camden, in particular in historic buildings. To be considered a lower ground floor and not a basement the storey must typically:</p> <ul style="list-style-type: none"> • Have a significant proportion above the prevailing ground level, • Be accessible from the outside of the building at the front and rear of the property, • Form part of the original fabric of a building, and • Form part of the character of the area. 	There is no existing basement at the property, so this area of guidance is satisfied.

<p><i>h. not exceed 50% of each garden within the property;</i></p>	<p>This criterion applies to the front garden, the rear garden and gardens to the side of the property individually, rather than calculated as an aggregated garden area for the whole property. This criterion applies to gardens as they currently exist and not the gardens of the proposed development. The unaffected garden must be in a single area and where relevant should form a continuous area with other neighbouring gardens. Sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees.</p>	<p>The rear garden measures at approx 22m and the proposed lower rear extension measures at approx 4m deep. This is less than 50% of the depth of the garden and therefore satisfies this area of guidance.</p>
<p><i>i. be less than 1.5 times the footprint of the host building in area;</i></p>		<p>The footprint of the host building in area is approx 26.5m and the footprint of the proposed lower rear extension is approx 17.3m² so the new total would be 43.8m². This is greater than 50% of the host building (1.5 times is approx. 39.7m), therefore this area of guidance is not satisfied.</p>
<p><i>j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;</i></p>		<p>The existing property is 7.3m deep to the rear wall and 8.75m deep to the line of the existing rear extension which was constructed in the 1920's, we would therefore consider the rear line of the property to be staggered.</p> <p>50% of the depth of the property would therefore be 3.65m or 4.37m depending on where it is taken from.</p> <p>The proposal projects 4m from the recessed section of the property and 2.5m from the furthest existing point. Therefore, this is less</p>

		<p>than 50% of the full depth of the existing host building and therefore we feel it satisfies this area of guidance.</p> <p>In addition to this, the extension has been designed to match the existing basement arrangement at No.29 next door to ensure a sympathetic integration with development along the terrace.</p>
<p><i>k. not extend into or underneath the garden further than 50% of the depth of the garden;</i></p>		<p>See point h. above.</p>
<p><i>l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and</i></p>	<p>The policy objective is to provide significant space free from basement development to enable water drainage and area for planting. How this unaffected area is connected to neighbouring properties should be considered. Providing a setback to neighbouring properties will generally not be required where built form or a basement on the neighbouring property extends up to the property boundary.</p>	<p>The boundary will not be set back from the neighbouring properties therefore this section of policy is not strictly satisfied.</p> <p>However, as per the supporting text the neighbouring property has a basement that extends up to the boundary, such that it is not considered necessary to meet this requirement strictly.</p>
<p><i>m. avoid the loss of garden space or trees of townscape or amenity value</i></p>	<p>In accordance with Local Plan policy A3 on biodiversity the Council will expect developers to follow the principles and practice set out in 'British Standard 5837:2012 (or as subsequently updated) Trees in relation to design, demolition and construction - Recommendations'</p>	<p>A small percentage of garden would be lost (approx. 16%), however the tree at the end of the garden would be unaffected and a</p>

		green roof is proposed on top of the extension, improving biodiversity.
<i>Exceptions to f. to k. above may be made on large comprehensively planned sites."</i>	<p>For the purposes of this policy, large comprehensively planned sites are:</p> <ul style="list-style-type: none"> • new major developments, for example schemes which comprise 1000sq m additional non-residential floorspace or 10 or more additional dwellings; • large schemes located in a commercial setting; or • developments the size of an entire or substantial part of an urban block. (Local Plan para 6.133) 	Not applicable to this proposal.