



**Planning Statement to support  
Proposed Residential Extension  
to rear of  
11 & 12 Hampstead High Street  
London NW3 1PX**

# 1 Background

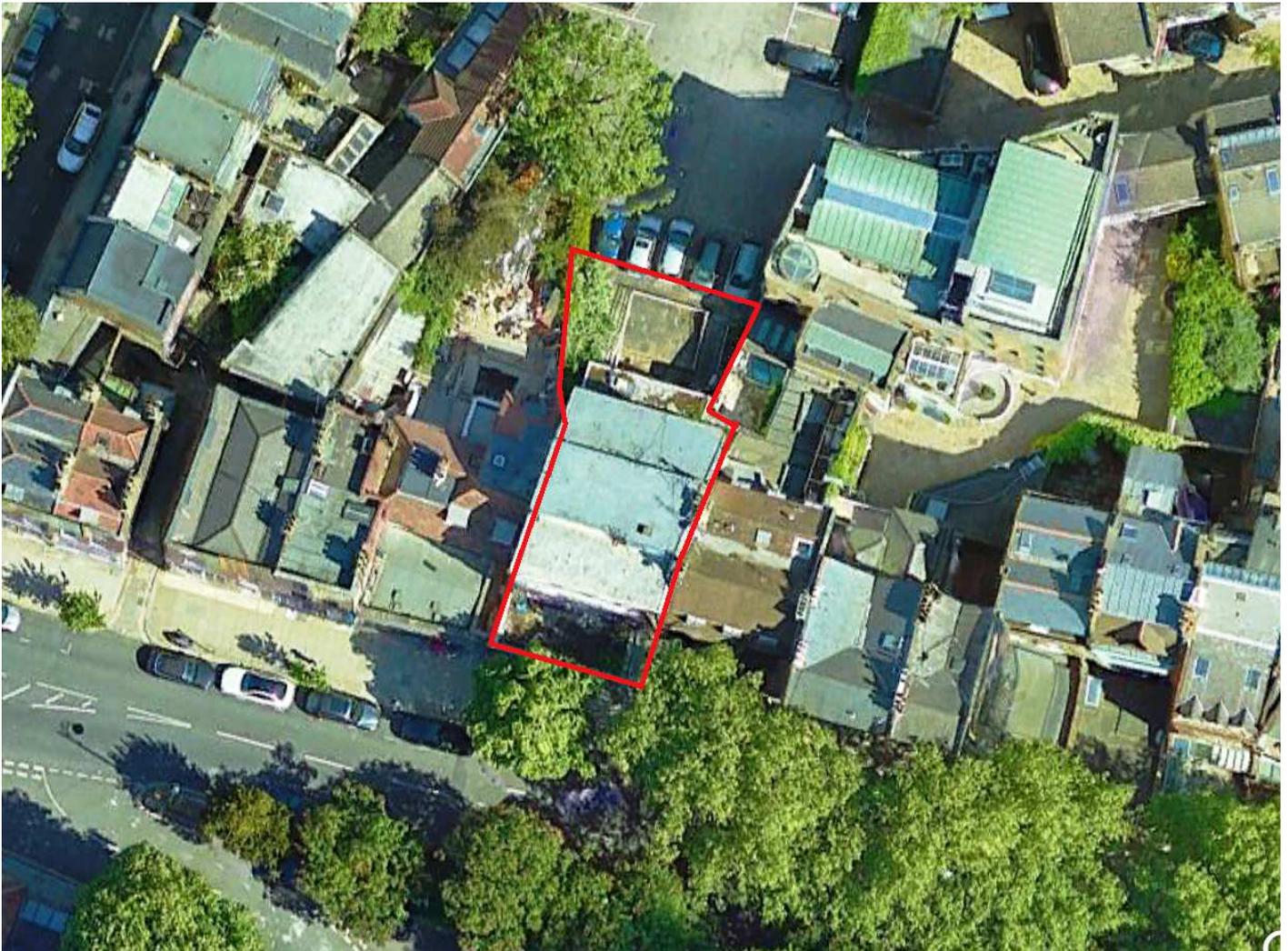
- 1.1 11 and 12 Hampstead High street is in single freehold ownership by the Applicant. It comprises a bank on the ground floor and basement with 6 flats above over 3 floors. There is a light well at the rear. The applicant is currently negotiating with the bank tenant to renew their lease which has 14 months left to run
- 1.2 Planning permission was granted for a roof extension including the addition of a rear terrace to form 1 x 2 bedroom flat and the conversion of the existing 3rd floor flat to 2 x 1 bedroom flats on 24 November 2014. This was subject to a Section 106 Agreement which was made on 22 May 2015 (Reference 2013/7258/P). Work commenced in October 2017 to implement that consent
- 1.3 A further application for the construction of 3 balconies to the front elevation of the building at first, second and third floor levels and replacement windows and glass balustrade panels to the rear elevation of the building at first, second, third and fourth floor levels was granted on appeal on 26 April 2017 (Reference 2016/4427/P). That consent has not been implemented

# 2 This Application

- 2.1 This application is for the creation of additional residential accommodation at the rear of the building, behind the bank, to the ground floor and basement. There are two concurrent applications for either 2 x 2 bedroom flats or a single 3 bedroom duplex. This statement has been written to be read with both applications
- 2.2 The work involves extending the existing basement area into the light well. Basement and other policy issues are dealt with later in this document. The applicant owns the land to the rear which is presently used for and will be retained as parking with the numbers unchanged
- 2.3 The land on either side of the proposed basement extension is used as private gardens. There is a single storey extension within the garden to no. 10 and a small basement extension at the same level as the light well to no.14
- 2.4 The site is within the Hampstead Conservation Area which was designated in 1968. To comply with Local Area Requirements drawings are submitted at 1:50 scale. Other Local Area Requirements are provided as follows
  - A schedule of existing and proposed floor areas is included in Section 4
  - A calculation of Affordable Housing payment in lieu is included in Section 4
  - A brief Heritage Statement is included in Section 3
  - Photographs of the building are included in appendix A
  - The requirement for an Archaeological Assessment is discussed in Section 3

- Following a pre-application enquiry the Duty Officer advised that a Basement Impact Assessment is not required. An e-mail confirming that advice is attached as Appendix B. Notwithstanding this a Phase 1 Geo-environmental Assessment has been carried out and is included as a separate document
- A CIL form is attached as a separate document
- A Drainage Report is included in Section 10
- A Sustainability Statement is included in Section 10

2.5 Other relevant planning policy issues are dealt with in Section 11



*Fig. 1\_Aerial View of site showing car park at rear and gardens either side*

### **3 Heritage Statement**

3.1 Finds on Hampstead Heath indicate a community of hunter-gatherers around 7000BC, urns and grave goods of 90-120 AD were found near Well Walk in 1774, suggesting a nearby Roman dwelling or road. Continuous habitation, however, dated from Anglo-Saxon times, when the name Hampstead indicated a single farm-site, presumably in a woodland clearing. By 1312 there were then 40 customary dwellings and six freehold houses in

addition to a demesne farm. The location of the church suggests that its primary function was to serve the manor, although it was not far from the town well and High Street

- 3.2 Hampstead, on high ground visible from London, may always have represented health to the overcrowded citizens. In 1349 the abbot of Westminster fled there to escape the Black Death, which he probably brought with him. In 1524 Londoners sought safety on Hampstead's heights from a threatened flooding and in the late 16th century topographers remarked on the fine views and 'very healthful air'. In the plague of 1603 Sir William Waad, who lived at Belsize, wrote of people coming from town and dying under hedges
- 3.3 By 1653 Hampstead had acquired an additional attraction, when doggerel advertised 'Air and Hill and Well'. As outsiders, particularly Londoners, acquired property, the old inhabitants became landless labourers, employed in the brickfields, or as launderers, servants, or tradesmen. Most of the newcomers were more prosperous: merchants, courtiers, lawyers, writers, and artists, who often bought or rented a house, initially only for the summer
- 3.4 Settlement spread rapidly during the 17th century, mainly of larger houses, although a few places in the old town, notably west of High Street, which became an area of crowded yards, and the low-lying New End remained the homes of the poor. During the 19th century Hampstead's reputation increased, as London became more polluted, however the far-famed salubrity of Hampstead was said to have led speculators to encumber it with tenements far beyond the need of the population. Many streets diverged from the 'great thoroughfare' (presumably the London road), crowded with ill-constructed and unoccupied buildings and in 1826 there was a 'vast and increasing number of small houses'
- 3.5 The rate of building again quickened from the 1860s, partly as a result of the opening of railway stations, which particularly affected West End and central Kilburn. Another factor was the lifting of the restrictions of Sir Thomas Maryon Wilson's will after the death of his son in 1869 allowing the central demesne area to be opened up for development and the copyhold estates on the edges of Hampstead were similarly developed in the 1870s. The tide of building washed northward, reaching Childs Hill by the end of the century, with no estate untouched. In the mid 1950s it was estimated that 69 per cent of Hampstead's buildings had been put up between 1870 and 1916

**\*3.1-3.5 Source British History on line**

- 3.6 Hampstead High Street This is the principal public street of the Conservation Area and has the character of a small town shopping centre. At the top near Heath Street it is mostly made up of 1880s properties but the rest of the street retains many older shops and houses. The older buildings are of two or three storeys (apart from Nos.70&71) and the Victorian ones are generally four, with or without mansards and dormer windows. The rich mixture of building types and architectural styles, the variations in roofline and street width and the irregular curves of the frontages as they climb the hill give the street special charm. On the northwest side the buildings are mostly three storey, except for Nos.38- 40, a four storey terrace with dentil cornice, and Hillsdown House. The latter dominates the

broad, central section of the street by its bulk and over scaled vehicular entrance to Spencer Walk; a group of town houses all in the same dark brick. Nos.45&46 (listed) are early 18th century buildings that survive behind Victorian shops built over their front gardens. Bird In Hand Yard is a narrow alley off the High Street, with brick walls rising upwards on either side. Nos.9, 14, 18, 19, 23, 24, 27, 28, 29, 30, 31 (listed) date from the late 17th, early 18th century and some are 19th century. They are generally two or three storeys

- 3.7 East of Gayton Road the shopping frontage is just on the north side and continues until Downshire Hill. Along this continuous shopping frontage the buildings are varied in age, detail and are three or four storeys. Some properties are set back on the upper floors while others rise directly above the shops. This section has some post Second World War development. The bank at Nos.11-13 of dark grey brick and concrete pays no regard to the character of the area.

**\*3.6-3.7 Source Camden Conservation Area Statement > Hampstead**

- 3.8 This is a poor quality building within the conservation area. The proposed development is in a private yard at the rear and not in the public domain. Nevertheless the introduction of more appropriate brickwork and metal railings is proposed to together with glass Juliet balconies and high quality fenestration which will improve the appearance of the building at eye level
- 3.9 The Appeal decision from 2017 is particularly relevant as it referred to glass Juliet balconies at the front of the building facing Hampstead High Street. The Inspector said ***"Accordingly the development would be respectful of rather than dominant in relation to its surroundings. At the same time, although the development would not particularly draw the eye for the above reasons, it would nevertheless, with the glazed balustrades and folding access doors to the balconies, introduce a degree of restrained contemporary detailing that would, despite the removal of the existing metal balustrades, enhance the existing functional appearance of the building"***



**Fig.2 Juliet Balconies and High Quality Fenestration**

3.10 Hampstead is a Tier 2 Archaeological Priority Area. The appropriate form is attached as a separate document

## 4 Amount

4.1 The external footprint area of the whole existing building is 212.3m<sup>2</sup>. The proposed extension is 32m<sup>2</sup> footprint area into the light well. the GIA of the extension part is 27.1m<sup>2</sup> over two floors so 54.2m<sup>2</sup> total. The present GIA of the Bank is 285.3m<sup>2</sup>, this will be reduced to 181.9m<sup>2</sup> but the customer area will be unaffected

4.2 The GIA of the new residential accommodation over 2 floors will be 144m<sup>2</sup> including the area previously occupied by the bank. There is 353.6m<sup>2</sup> of existing residential accommodation on the upper floors which is unaffected

4.3 The new development will comply with National Space Standards as shown in Fig. 3

| <b>Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)</b> |                                       |                           |                           |                         |
|---|---------------------------------------|---------------------------|---------------------------|-------------------------|
| <b>Number of bedrooms (b)</b>   | <b>Number of bed spaces (persons)</b> | <b>1 storey dwellings</b> | <b>2 storey dwellings</b> | <b>Built-in storage</b> |
| 2b  | 3p                                    | 61                        |                           | 2                       |
| 3b  | 5p                                    |                           | 93                        | 2.5                     |
|   |                                       |                           |                           |                         |
| <b>Proposed</b>   |                                       |                           |                           |                         |
| 2b  | 3p                                    | 72.3                      |                           | 4.5                     |
| 3b  | 5p                                    |                           | 144.6                     | 2.5                     |
|   |                                       |                           |                           |                         |
| <b>Minimum room sizes (m<sup>2</sup>)</b>                                       |                                       |                           |                           |                         |
| Single bed  | 7.5                                   |                           |                           |                         |
| Double bed  | 11.5                                  |                           |                           |                         |
|   |                                       |                           |                           |                         |
| <b>2 x 2 bed flat proposed room sizes (m<sup>2</sup>)</b>                       |                                       |                           |                           |                         |
| Single bed  | 9.0                                   |                           |                           |                         |
| Double bed  | 13.3                                  |                           |                           |                         |
|   |                                       |                           |                           |                         |
| <b>1 x 3 bed duplex proposed room sizes (m<sup>2</sup>)</b>                     |                                       |                           |                           |                         |
| Single bed  | 8.3                                   |                           |                           |                         |
| Double bed  | 14.7                                  |                           |                           |                         |
| Double bed  | 11.6                                  |                           |                           |                         |

**Fig.3\_Accommodation Table**

4.3 An affordable housing contribution has been calculated at £14,400 based on the total new housing area of 144m<sup>2</sup> using the guidance in paragraphs 6.26-6.30 in the Camden Planning Guidance - Housing, January 2021 document

## **5 Layout**

- 5.1 The existing separate bank and flats entrances will be retained. New accessible stairs will be formed to serve both the bank and the new residential basement level
- 5.2 The new residential accommodation will face onto the private car park to the rear. The lower part will have access to a private courtyard
- 5.4 A small additional light well will be created at the boundary with no. 10
- 5.3 A fire exit will be maintained to the rear of the bank against the boundary with no. 14

## **6 Scale**

- 5.1 The proposed rear extension will be the same height as the existing and be of similar massing

## **7 Landscaping**

- 6.1 No trees or shrubs are affected by the proposal
- 6.2 The existing flat roof to the rear will be replaced by an extensive green roof

## **8 Appearance**

- 8.1 The walls will be constructed of facing brick to match the surrounding buildings
- 8.2 New windows and doors will be of powder coated aluminium externally
- 8.3 Railings to the light well are already a feature of the rear elevation. New metal railings will be provided in a more appropriate design

## **9 Access**

- 9.1 Access arrangements will be considered in more detail at the building regulations stage to demonstrate compliance with Approved Document M

## **10 Sustainability**

- 10.1 The site is in Flood Zone 1 and not identified on the flood map (Map 6 in the Local Plan)

- 10.2 A blue/green roof will be provided over the whole extended rear part. This has been designed by Bauder to achieve better than greenfield run off rates from this area and as it replaces an existing flat roof and hard surfacing the peak run off from the application area has been reduced by an estimated 17%. The new roof area attenuated outfall will discharge into the existing drains
- 10.2 The new sanitary accommodation and kitchens will be connected to the existing drainage
- 10.4 Technically this is a residential extension, however the new thermal elements have been designed to exceed the elemental "U" values for new build. SAP calculations have been carried out to confirm that a reduction of over 20% of the emissions requirements of Part L of 2013 Building Regulations can be achieved. This is by the addition of photovoltaic arrays on the south facing flat roofs
- 10.5 This is in compliance with Table 2a Energy reduction targets, domestic in the document Camden Planning Guidance - Energy efficiency and adaptation
- 10.6 NOx emissions have been calculated based on a boiler with a rating of 56mg/kWh and particulate emissions have been calculated based on a boiler with a rating of 1mg/MJ as stated on the application form. However, guidance states this is required for major developments only, more efficient boilers may be considered at the detail design stage

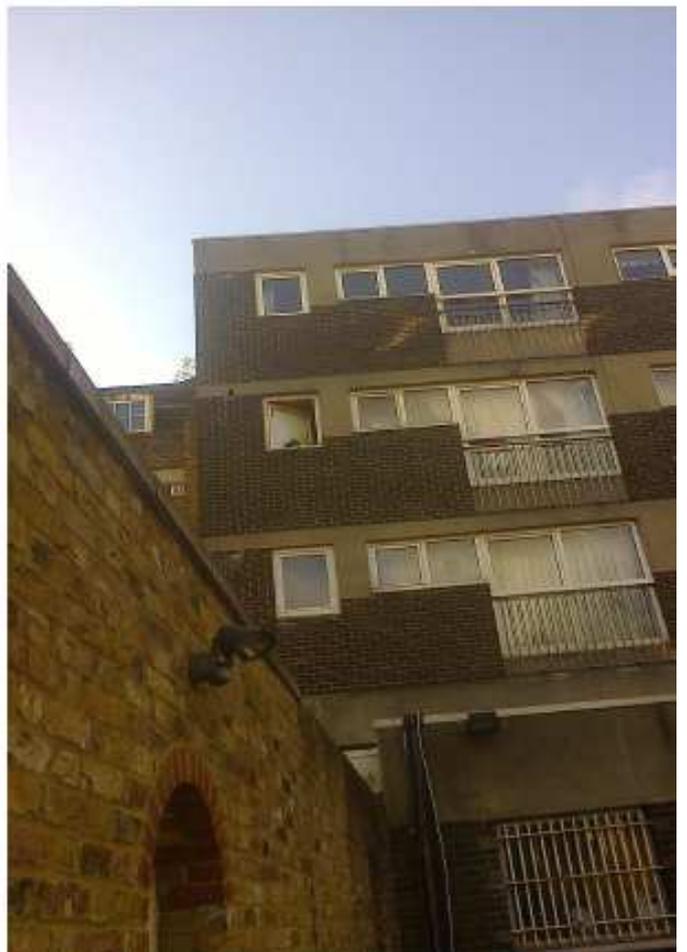
## **11 Other Planning Policy Issues**

- 11.1 Paragraph 2.13 and Policy H1 of the Local Plan states that the designation of self-contained housing is the priority land use of the Plan. Policy H2 goes on to state that in all parts of the borough the Council will encourage the inclusion of self-contained homes in non-residential development
- 11.2 Policy H6 encourages design of all housing to provide functional, adaptable and accessible spaces and expects all self-contained homes to meet the nationally described space standard within the newly created flats. This proposal provides one dwelling with a level ground floor access and capable of meeting Building Regulation M4(2). An accessible stair will be provided to the new residential basement level
- 11.3 Policy H7 Table 1 states that both 2 and 3 bedroom market houses are dwelling size priorities
- 11.4 Policy TC2 states that The Council supports the development of housing within centres and Central London including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses. It has already been pointed out that the customer area of the existing bank is not affected by the proposal and as this is a bank, the supply of shop premises in the centre is not affected

- 11.5 The proposal meets the key messages of the document Camden Planning Guidance - Basements
- It will not cause harm to:
    - neighbouring properties;
    - the structural, ground, or water conditions of the area;
    - the character and amenity of the area; and
    - the architectural character and heritage significance of the building and area
  - The siting, location, scale and design of the basements has minimal impact on, and is subordinate to the host building and property
  - The proposed development is not more than one storey deep and does not exceed 50% of the garden of the property
- 11.6 In accordance with Policy A5 and BAI of the Hampstead Neighbourhood Plan, a suitably qualified engineer has been appointed and investigation has been taken to the screening stage. We were advised by the Duty Officer that a Basement Impact Assessment is not required. At this stage no significant risks have been identified which would trigger the requirement for an basement Construction Plan and the proposals are not far enough developed to enable the preparation of a Construction Management Plan
- 11.7 Storage is provided for waste and recycling in the cupboards and utility areas. The current arrangement for collection is that black bags are left outside the building for collection. This arrangement encourages the reduction of waste and an increase in recycling and re-use of materials in accordance with Policy C5
- 11.8 The proposal meets the general principles for new homes in the document Camden Planning Guidance - Housing
- It exceeds the minimum nationally described space standards
  - We cannot achieve dual aspect because of the nature of the site but it should be noted that all the existing flats in this building are single aspect
  - All the rooms have direct natural light and the section drawings illustrate the application of the BRE 25deg. test to the living room windows
  - The new rooms are not overlooked by other properties
  - Circulation space has been kept to a minimum
  - The flats are designed with generous ceiling heights, this allows natural light to penetrate further into the rooms
  - It has no effect on the amenity of neighbours
  - All the new dwellings will have outdoor amenity space either as a courtyard or balconies set back from the private car park

4408/End

Appendix 1\_Photos of Rear (Left Side)



Appendix 1\_Photos of Rear (Centre)



Appendix 1\_Photos of Rear (Right Side)



## Appendix 2\_E-mail from Duty Officer

### Will Moses

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**From:** Will Moses  
**Sent:** 15 February 2022 17:39  
**To:** Will Moses  
**Subject:** FW: 11 and 12 Hampstead High Street - Request for Clarification on Requirement of a BIA

**From:** Planning Planning  
**Sent:** 19 November 2021 08:57  
**To:** 'Neil Barrett' <neil.barrett@3econsult.com>  
**Subject:** RE: 11 and 12 Hampstead High Street - Request for Clarification on Requirement of a BIA

Dear Mr Barrett,  
I refer to your enquiry in regards to the above referenced site.

My opinion is that on the face of it and based on the development that is described in your e-mail that a basement impact assessment would not be required in this instance.

**Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.**

Should you require a more detailed response then this should be done via a pre-application enquiry which is the normal protocol. If you wish to submit a pre-application enquiry then you can do so by using the relevant link below:

[Pre-planning application advice for minor to medium developments - Camden Council](#)

Kind regards

Duty Planning Officer

Telephone: 020 7974 4444



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.