



2 Thurlow Road, London NW3 5PJ

Demolition of a rear extension to upper ground floor and amenity terrace; Construction of a part single, part two-storey rear extension (lower ground floor/upper ground floor level) with amenity terrace above and replacement steps to rear garden; replacement of existing side and rear dormers; associated landscape works and new refuse and recycling store together with cycle store; internal works including lowering of existing lower ground floor level.
(Householder Development)

Planning and Heritage Statement

Revision 1 30th May 2022 (Addendum)

AZ Urban Studio Limited
2 John Street
London
WC1N 2ES

T +44 (0)20 7234 0234

AZ URBAN STUDIO

Planning and Heritage Statement

2 Thurlow Road, London

Client: Mr P Bodereau

Author:

Name Ashley Bailey BA (Hons) MA MRTPI
Position Senior Planner

Signature

Checked:

Name Martin Harradine BA MA MSc MRTPI
Position Director

Signature

Reference: AZ2106
Status: Submission
Date: Rev 1
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Telephone: 020 7234 0234
Fax: 020 7403 9030

ashley@azurbanstudio.co.uk
www.azurbanstudio.co.uk

ADDENDUM (30th May 2022, following minor revision to proposed development)

The application for planning permission was submitted to LB Camden and registered on the 26th April 2022 with reference 2022/1186/P.

Following recent discussions between the Applicant and their neighbour at 1 Thurlow Road, the Applicant wishes to remove the 'Games Wall' element of the proposals from the rear garden, and as a result of this change also reposition the proposed garden shed and air source heat pump (ASHP) to maximise openness and functionality of the garden space.

The Games Wall was formulated during the early design stage of the project, as the Applicant wanted to ensure that his children could play ball games in their private garden during the lockdown period. As the covid pandemic has waned, this is no longer required. There were also some concerns expressed by the neighbour that this element could result in amenity impacts. To remove any concerns the Applicant simply wishes to remove this element of the proposals, as confirmed in the revised drawings submitted.

The proposed small storage shed for garden items can be moved slightly closer to the boundary now to ensure that the maximum benefit can be gained from the open area of the garden. The shed remains comparable in height to the existing boundary fence, and would also be Permitted Development under Class E of the GPDO.

The adjacent property at 1 Thurlow Road has recently been the subject of tree removal works in the rear garden (following approvals gained from LB Camden). The drawings and Arboricultural Report have been updated to reflect the current situation regarding trees in that neighbouring property.

The ASHP and associated enclosure is now relocated to the opposite side of the garden, and the Acoustic Report has been updated accordingly.

None of the above minor revisions to the rear garden proposals change the assessment or conclusion of this Planning and Heritage Statement. The revisions to the proposals reflect the positive outcome of dialogue with neighbours and this should be welcomed.

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1. Introduction

- 1.1. This combined Planning and Heritage Statement has been prepared on behalf of the applicant Mr P Bodereau and is submitted in support of an application for full planning permission for development at no. 2 Thurlow Road, London NW3 5PJ (“the Site”), described as:
‘Demolition of a rear extension to upper ground floor and amenity terrace; Construction of a part single, part two-storey rear extension (lower ground floor/upper ground floor level) with amenity terrace above and replacement steps to rear garden; replacement of existing side and rear dormers; associated landscape works and new refuse and recycling store together with cycle store; internal works including lowering of existing lower ground floor level’. (Householder Development).
- 1.2. The proposals have been carefully designed by William Smalley RIBA, to update and improve the residential accommodation provided at the site, improve the appearance of the building and its immediate landscape setting, and improve the energy efficiency and energy supply of the dwelling. A *Planning Design Statement* is provided by William Smalley RIBA which provides a further detailed explanation of the proposals.
- 1.3. The purpose of this statement is to assess the proposed development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations. The statement explains how the proposed development is in accordance with and will deliver the objectives of such policies, and therefore represents appropriate and acceptable development for the area.
- 1.4. This statement should be read in conjunction with the following accompanying documents:
- Completed application form and Certificates
 - Completed CIL questionnaire
 - Location plan, site plans, existing, demolition and proposed drawings (prepared by William Smalley RIBA)
 - Arboricultural Report (Prepared by Tim Moya Associates)
 - Noise Impact Assessment (Prepared by KP Acoustics)
 - Planning Design Statement (Prepared by William Smalley RIBA)

- Structural Methodology Statement (Prepared by Momentum Structural Engineers)
- Ground Investigation & Basement Impact Assessment Report (Prepared by GEA) – located within appendix C of Structural Methodology Statement (Prepared by Momentum Structural Engineers)
- Sustainability Statement (Prepared by Hive Design Partnership)
- Virtual Site Visit (Photographs) (Prepared by William Smalley RIBA)

1.5. The proposed development comprises the following core elements:

Rear elevation

- Demolition and replacement of rear extension
- Erection of rear extension at lower ground floor level
- Insertion of arrow slit window to existing side projection

Front elevation

- Lowering the cill to the opening at lower ground floor level
- Replace existing fan light with an onyx glass fanlight over the top of the door
- Front portico railing removed at first floor.

Side elevation

- Removal of chimney stack
- Insertion of arched window (to replace existing windows at first and second floor)
- Increase glazing opening to the left of side projection (non-openable and clear glazing); and
- Laundry room – insertion of window to side elevation
- Garden – opening of lower ground floor side extension to connect front and rear garden.
- Balustrading removed from portico and replaced with a reconstituted stone balustrade.
- Lower Ground Floor existing door and window blocked up

Roof alterations

- Front dormer – minor lowering of cill
- Side dormer – replacement of side dormer with overall reduction in size
- Insertion of rooflight in roof slope below proposed side dormer

- Removal of skylight next to side dormer
- Rear dormer – removal of balustrading and reduction in size of terrace. Utilise part of proposed roof pitch as balustrading and install the necessary quantum of balustrading; Alterations to the roof below existing inset terrace – reinstatement to a proportion of the pitch leading up to the proposed inset terrace.

Internal

- Lowering of the lower ground floor by c.0.74m to finished floor level.

Front garden

- General works to front landscaping to create a grassed and overgrown planting area, including boundary perimeter landscaping
- Amendments to existing lightwell
- Installation of separate cycle store and store and bin store
- Resurface steps

Rear Garden

- Replace decking with landscaped hard standing
- Insertion of various reconstituted stone concrete plinth style balustrading to include games wall within rear garden
- Installation of Air Source Heat Pumps to the rear of games wall
- Reinstatement lawn level to meet the proposed raised beds which aligns with boundary where tree/planting is proposed
- Installation of a shed for domestic gardening tools
- Installation of new stepped lightwell to Lower Ground Floor on boundary with No.1
- Planting along boundary

General

- Repair existing double glazed sash windows (where needed)

2. The Site, surroundings, and planning history

The site/surroundings

- 2.1. The Site comprises a semi-detached single-family dwelling house located on the northwest side of Thurlow Road with lower ground/ground/first/second and roof accommodation, with modest front and rear garden areas. The surrounding area is predominately residential with similar properties adjoining on all sides. The existing building is not statutorily listed, however, the building is identified as a positive contributor in the Fitzjohns/Netherhall Conservation Area Statement (“the CA Appraisal”).



Image: 2 Thurlow Road – front elevation to the street



Image: 2 Thurlow Road – Rear elevation

- 2.2. The CA Appraisal describes the character and appearance of the area as *'Long views along Avenues combine with substantially scaled properties and generous grounds to create an imposing district'* (p.10). The Site is located within Sub-Area Two: Rosslyn, where *'The street layout in this sub-area has a smaller and more intimate character, with gentler gradients, and the architecture ranges from the earlier period of the 1860s to the 1880s.'*



Image: The Site in its immediate context within the streetscape

- 2.3. The CA Appraisal describes Thurlow Road as '*The predominant brick is gault. On the north side are the first built semi-detached Italianate villas, Nos. 1-10, 29 & 30 three-storey with a minimal square bay at ground floor, hipped roofs with overhanging eaves, sash windows, portico with columns.*' (p.26).
- 2.4. No mention is made in the CA Appraisal to the rear condition of Thurlow Road. However, the images below taken at the Site show that there has been significant later development comprising alterations and extensions to properties at the rear, giving a varied and eclectic character.



Image: properties immediately to the rear of no.2



Image: a variety of later extensions and alterations can be seen to the rear of properties along the north side of Thurlow Road

Planning history

- 2.5. Below we have examined the Council's online planning register to investigate the planning history of the site and surrounding area. Please note, any spelling mistakes or irrelevant keyboard symbols located in the description of developments below comes directly from the Council's online planning register.

The Site

- 2.6. Planning permission was granted, on 8th December 2008, for development described as: *'Retention of existing timber louvre screens on common boundary walls between no's 1, 2 & 3 Thurlow Road'* (Reference: 2008/4739/P).
- 2.7. Planning permission was granted, on 9th June 2008, for development described as: *'Retention of timber decking to the rear and timber louvre screens to single family dwellinghouse (Class C3)'* (Reference: 2008/1595/P).
- 2.8. Planning permission was granted, on the 12th April 1999, for development described as: *'Additions and alterations at the rear including the erection of a two storey rear extension at lower ground and ground floor levels, as shown on drawing numbers; 372/01, /50, /51, /52A, /53, /500 and /501.'* (Reference: PW9902053R1).
- 2.9. An earlier application to that above was submitted, on the 19th January 1999, but subsequently withdrawn, for development described as: *'Extension to rear elevation of existing building with new fenestration on three floors. (Plans submitted)'*. (Reference PW9902053).
- 2.10. Planning permission was granted, on 19th January 1998, for development described as: *'The erection of new iron railings on a low brick wall fronting the highway, together with the resoration of the top of two existing piers either side of the gate. as shown on drawing numbers; 97/12/PL/1B, 97/12/PL/2 and letter dated 5th. December 1997.'* (Reference PW9702924R2). Two earlier applications PW9702924 and PW9702924R1 in 1997 for similar development were withdrawn.
- 2.11. Planning permission was granted on the 9th February 1989 for development described as: *'Conversion of the first floor flat from self contained one*

bedroom flat to self contained two bedroom flat as shown on drawing number 391/1. (Reference 8804616).

- 2.12. Planning permission was granted on the 7th July 1980 for development described as *'Formation of new dormer windows on side and front elevations and formation of a new dormer and balcony at the rear.'* (Reference 30522).

The surrounding area

1 Thurlow Road

- 2.13. Works have been undertaken to fell trees under reference: 2021/0390/T. The description of the works is as follows:

'REAR GARDEN: 1 x Ceanothus (T1) - Fell to ground level. 1 x Magnolia (T2) - Fell to ground level. 1 x Bay (T3) - Fell to ground level. 1 x Birch (T4) - Fell to ground level. 1 x Birch (T5) - Fell to ground level. 1 x Birch (T6) - Fell to ground level. 1 x Mimosa (T7) - Prune back overhang to garden by up to 4m and crown reduce remainder by 2m. 1 x Magnolia grandiflora (T8) - Crown reduce by 1m'.

Garden Flat 8 Thurlow Road

- 2.14. Planning permission was granted, on the 8th May 2019, for development described as: *'Lower ground floor rear extension to residential unit (Class C3)'* (Reference: 2019/1282/P).

Maisonette Basement And Ground Floor 9 Thurlow Road

- 2.15. Planning permission was granted, on the 28th November 2019, for development described as: *'Erection of single storey outbuilding with green roof to rear garden'* (Reference: 2019/3093/P).
- 2.16. Planning permission was granted, on the 11th October 2019, for development described as: *'Erection of single storey rear extension with roof terrace and associated access doors, two storey side extension, demolition of existing side extension'* (Reference: 2019/2811/P).

Flat Basement and Ground Floor 14 Thurlow Road

- 2.17. Planning permission was granted, on the 13th July 2020, for development described as: *'Enlargement of and alterations to an existing single storey rear extension at lower ground floor level'* (Reference: 2020/1519/P).

Garden Flat,15 Thurlow Road

- 2.18. Planning permission was granted, on the 7th May 2020, for development described as: *'Erection of a single storey rear extension, replacement of windows to front and side elevations and associated landscape works to front and rear'* (Reference: 2019/5705/P).

Flat 4, 20 Thurlow Road

- 2.19. Planning permission was granted, on the 8th October 2020, for development described as: *'Roof extension to include increase in the ridge and eaves height, relocation of dormer on western slope, one new dormer on rear slopes and relocation of existing one, one new dormer on the eastern slope and rooflight, replacement of existing terrace enclosure with glass balustrade, all to residential flat (Class C3)'* (Reference: 2019/0709/P).

22 Thurlow Road

- 2.20. Planning permission was granted, on the 14th January 2016, for development described as: *'Demolition of side extension and rear conservatory and replacement 3 storey side and 1 storey rear extension; excavation beneath rear garden; new dormer and associated alterations to 2nd floor level pitched roof; and landscaping to dwelling house'* (Reference: 2014/4264/P).

28 A Thurlow Road

- 2.21. Planning permission was granted, on the 22nd August 2019, for development described as: *'Erection of a part ground floor, part first floor rear extension'* (Reference: 2019/3307/P).

30 Thurlow Road

- 2.22. Planning permission was granted, on the 11th December 2014, for development described as: *'Erection of single storey side extension and associated elevational alterations'* (Reference: 2014/5258/P).

3. Pre-application engagement

- 3.1. This planning application has been informed by pre-application engagement with the LB Camden (reference: 2021/2685/PRE). The pre-application response was issued by the LB Camden on 14th October 2021, the main points and the subsequent design response have been set out below under the relevant headings.

Design consideration	Response / Outcome
Basement development	
<p><u>Lowering of existing basement floor level</u></p> <p><i>The lowering of existing basement floor level by approximately 0.53m over the entire floor area of the lower ground level would be acceptable in principle.</i></p> <p><i>Care must be taken to ensure it complies with the requirements of Policy A5 of the Local Plan.</i></p> <p><i>However, given that this would involve quite a substantial amount of excavation, any subsequent planning application should be accompanied by a Basement Impact Assessment which will need to be audited by the Council's independent structural engineers.</i></p>	<p><i>The lowering works to finished floor level are now proposed to be c.0.74, a 21-centimetre increase, which we consider to be nominal. The proposed floor to ceiling height is now proposed to be c.2.5m falling well under the 3-4m range considered acceptable in criterion F of Local Plan Policy A5 (Basements) – see section 6 - Basement development for further assessment.</i></p> <p><i>The basement has been designed to comply with Local Plan policy A5 (Basements). Please see section 6 - Basement development for an assessment of the proposed basement against policy.</i></p> <p><i>A Structural Methodology Statement (with a Ground Investigation & Basement Impact Assessment Report located in Appendix C) has been submitted as part of this application.</i></p>
Design and Conservation	
<p><u>Rear extension and rear terrace</u></p> <p><i>The principle of a slightly enlarged rear upper ground floor extension and infill of the lower ground floor undercroft is acceptable in design terms.</i></p> <p><i>The use of concrete presents a more modern appearance which is at odds with the period and traditional appearance of this property, which makes a positive contribution to the conservation area.</i></p> <p><i>A more traditional choice of material and appearance, such as render (like the existing rear extension) would be more in keeping with the appearance of the property. The extent of glazing and size of panes appears excessive. The extension also appears overly bulky and high as its roof touches the first-floor window sills whereas it should be separate from them.</i></p>	<p><i>The rear extension is now proposed to be faced in putty-coloured reconstituted stone blocks, toned to match the existing painted render and mortar pointing, and the height of the extension has been reduced by three courses of brick to reduce the mass of the capping and to separate it visually from the first-floor windows. We now also consider that the quantum and glazing size has been sufficiently reduced.</i></p>

<p><u>Alterations to existing dormers</u></p> <p><i>The raising of the sill height to the rear dormer and reconfiguration of the fenestration within is difficult to resist in design terms. Whilst the current rear dormer size and positioning reads as a pair with no. 1 Thurlow Road, there is a wide range of appearances in terms of the rear dormers along this row of properties.</i></p> <p><i>The reduction in size of the existing side dormer is an improvement in design terms. The widening of the fenestration within is acceptable. The slight lowering of the sill height to the front dormer is also acceptable.</i></p>	<p><i>The proposed alterations remain as submitted from pre-application stage.</i></p>
<p><u>Alterations to fenestration</u></p> <p><i>The proposal to form a new enlarged side window spanning the first and second floors would be highly visible from the street scene.</i></p> <p><i>The side elevations amongst the surrounding properties are highly traditional with either blank elevations, or two windows serving the first and second floors (like the existing arrangement). This alteration would be an incongruous alteration to the property, adding a distinctly modern and alien addition which would have a negative impact on the appearance of a period property which makes a positive contribution to the conservation area.</i></p>	<p><i>The two-storey window now proposed to be inserted within the side elevation has been reduced in size and retreated by three brick courses above the existing render band, reducing its visual impact. The window will feature obscured glazing for privacy between No.2 and No.3, improving on the part obscured glazing currently.</i></p> <p><i>Arched windows are a common feature found within the Conservation Area, together with buildings of similar local vernacular. An example has been provided on P. 14 of the Planning Design Statement of 29 & 30 Thurlow Road. The combined design team have also achieved a window in a very similar format at No. 71 Ladbroke Road, W11 3PJ in RBKC (Planning Reference: PP/16/03786). The building is also located within a Conservation Area (Ladbroke).</i></p> <div data-bbox="858 1301 1329 1738" data-label="Image"> </div> <p><i>As a final point, it is also worth highlighting that it is possible to achieve a window in this format, featuring non-opening obscure glazing under permitted development. See Part A of The Town and Country Planning (General Permitted Development) (England) Order 2015. Condition A3(b) states:</i></p>

<p><i>The increase in size of the opening to the side of the rear extension is uncontroversial, as well as the insertion of a new window to the side elevation at ground floor level.</i></p>	<p><i>(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—</i></p> <p><i>(i) obscure-glazed, and</i></p> <p><i>(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;</i></p> <p>Noted</p>
<p><u>New bin and bike stores</u></p> <p><i>The submitted Design Statement shows an example of a bin/bike store formed of corten steel. Whilst they may be concealed by the existing planting, this cannot be enforced through planning, and should the planting not exist, the appearance of the bin and bike stores would be unacceptable. They would be highly visible from the street scene, with the bike store being parallel to the front boundary. The material would be at odds with the traditional appearance of the front boundary treatments along the street.</i></p> <p><i>It would be preferable in design terms to have a more traditional material, e.g. timber, and where possible, positioning both stores so that they run parallel to the side boundary rather than the front boundary</i></p>	<p><i>Following pre-application advice, the siting of the proposed bin and bike stores have been repositioned to run adjacent to one another along the side boundary. The material palette has been revised to timber in line with the pre-application advice.</i></p>
<p><u>Works to rear garden</u></p> <p><i>A full arboricultural report with landscaping details and tree protection measures should be submitted with the full application. The proposal to increase the overall amount of planting and permeable areas is welcomed. The proposal would be assessed by one of the Council's Arboricultural Officers at full planning application stage.</i></p>	<p><i>An Arboricultural Report (Prepared by Tim Moya Associates) has been submitted as part of this application.</i></p>
<p><u>Other works</u></p> <p><i>The removal of the chimney stack to the south elevation is acceptable.</i></p> <p><i>The removal of the railings to the front elevation at first floor level is also acceptable, considering that this is likely to be an unoriginal addition and can only be observed on nos. 1 and 2 Thurlow Road.</i></p> <p><i>The erection of a garden shed towards the rear of the garden would not have a negative impact on the appearance of the property and wider conservation area. It may also be permissible under permitted development rights. The planning statement mentions a concrete wall to be added to shield the shed from views. However this may add unnecessary and unsightly bulk to the rear garden, whereas the shed unshielded would be a subservient and more characteristic</i></p>	<p>Noted.</p> <p>Noted.</p> <p><i>Please see proposed drawings submitted as part of the application.</i></p>

<p><i>addition to the rear garden. It is likely to be undesirable in design terms. Nevertheless, drawings showing greater detail of this concrete shielding wall should be submitted at full planning application stage should this be pursued.</i></p>	
<p>Residential Amenity</p>	
<p><u>New rear extension and rear terrace</u></p> <p><i>Considering the modest increase in size of the rear extension compared to the existing extension, it is not considered that there would be any additional adverse amenity impacts to neighbouring residents in terms of sense of enclosure, loss of light or loss of privacy. There is also no substantial change in terms of the size of the terrace above.</i></p>	<p>Noted.</p>
<p><u>Replacement of rear and side dormers</u></p> <p><i>As there is no increase in width of the dormers, there would be no increase in sense of enclosure and loss of light to surrounding properties. Whilst the window opening has been widened within the side dormer, it is not considered there would be dramatically different viewing angles compared to the existing arrangement, and therefore would not lead to any additional loss of privacy. There is an existing external terrace to the rear dormer and changes to the fenestration within the rear dormer would lead to any loss of residential amenity to neighbouring residents.</i></p>	<p>Noted.</p>
<p><u>Alterations to fenestration</u></p> <p><i>With respect to the alterations to fenestration to the southern side elevation at ground, first and second floor levels, no information or drawings have been submitted showing the fenestration to the side elevation of no. 3 Thurlow Road, and no drawings have been found within the Council's planning records; however a street view appears to show a blank side elevation with no windows. The proposed alterations is therefore unlikely to have a negative impact on the residential amenity currently enjoyed by no. 3 Thurlow Road.</i></p>	<p><i>Please see p.14 of the Planning Design Statement which confirms that there are no windows within the side elevation of No.3 Thurlow Road. Further, The window proposed within the side elevation of No.2 (the application site) will be obscure glazing.</i></p>
<p><u>Installation of air source heat pumps</u></p> <p><i>The Planning Statement states that a noise assessment will be submitted as part of a full planning application. The applicant should ensure that the noise emitted from the equipment would meet noise criteria as set out within Appendix 3 of the Local Plan, to ensure that neighbouring residents are not unduly affected by noise emitted from the equipment.</i></p>	<p><i>A Noise Impact Assessment (prepared by KP Acoustics) has been submitted as part of the application.</i></p>

- 3.2. All further considerations outlined within the pre-application letter, have been addressed in the subsequent sections of this Statement, where relevant.

- 3.3. The result of the above collaboration and constructive engagement with London Borough of Camden to date has helped to shape what we consider to be a sensitive restoration of 2 Thurlow Road, together with significant soft and hard landscaping improvements to improve both the setting of the building, as well as the wider conservation area more generally.

4. Planning policy context

- 4.1. A summary of the relevant legislation and policy relevant to the consideration of the application is provided in this section.

Statutory Provisions

- 4.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3. Section 72 of the Planning and Conservation Act 1990 requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2021)

- 4.4. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is an important material consideration in decision-making.
- 4.5. Section 12 (Achieving well-designed places) shows that the Government attaches great importance to the design of the built environment, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.
- 4.6. Section 16 (Conserving and enhancing the historic environment) sets out how heritage assets should be conserved in a manner appropriate to their significance.
- 4.7. The approach set out in Section 16 is that applicants should describe the significance of any heritage assets engaged (para 194), local planning authorities should identify and assess the particular significance of any heritage asset that may be affected (para 195), a series of particular considerations should be taken account of (para 197), and that great weight should be given to the asset's conservation (para 199).

- 4.8. Paragraph 206 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It continues to set out that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 4.9. Annex 2 of the NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.

The London Plan (2021)

- 4.10. The London Plan is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the mayor's vision for Good Growth.
- 4.11. The mayor's policies include securing high-quality housing, conserving heritage assets in a manner appropriate to their significance, improving energy efficiency of existing housing stock, and promoting renewable energy.

Camden Local Plan (2017)

- 4.12. Policy A1 of the Local Plan (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase.
- 4.13. Policy A5 of the Local Plan (Basements) identifies that the Council will only permit basement development where it is demonstrated to satisfy five core overarching considerations provided for within a-e. 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. A further 16 criteria are provided for and detailed in f – u and provide relevant considerations for basement developments proposed within the borough.

- 4.14. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high-quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character and preserves strategic and local views.
- 4.15. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Policy D2 sets out that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site;*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
 - c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 4.16. Concerning development in conservation areas, policy D2 sets out that to maintain the character of these areas, the Council will take account of conservation area statements, appraisals, and management strategies when assessing applications within conservation areas. The Council will:
- a. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
 - b. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
 - c. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*

- d. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Hampstead Neighbourhood Plan (2018-2033)

- 4.17. Policy DH1 of the Neighbourhood Plan (Design) states that Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s).
- 4.18. Policy DH2 of the Neighbourhood Plan (Conservation areas and listed buildings states) states that planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies. New development should take advantage of opportunities to enhance the Conservation Areas.
- 4.19. Policy BA1 of the Neighbourhood Plan (Local requirements for Basement Impact Assessments) states that all basement developments are required by the local authority to complete a basement impact assessment (BIA). The policy also states that all proposals for basement development must aim for no higher than Burland Scale 1 ("very slight") and construction will not be allowed to proceed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.
- 4.20. Policy BA2 of the Neighbourhood Plan (Basement Construction Plans) identifies that a Basement Construction Plan should be submitted when demonstrated as necessary by the BIA for a basement proposal. The policy identifies what should be included within a Basement Construction Plan. Together with outlining that applicants must demonstrate that they are using the best available piling method to minimise damage to neighbouring properties.

Supplementary Planning Guidance

- 4.21. A range of supplementary guidance is published by the London Borough of Camden, providing useful information on how the Council considers higher-level policy objectives should operate in practice.
- 4.22. The Design CPG (2021) states that the Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area. The Home Improvements CPG (2021) is also directly relevant. In the subsequent chapter of this statement, the relevant part of the CPGs is set out in relation to each of the development proposals. The guidance also states that materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.
- 4.23. Other CPGs are relevant to the proposals, these include Amenity (2021), Basements (2021), Biodiversity (2018), Energy efficiency and adaptation (2021), Transport (2021) and Trees (2019).
- 4.24. The Fitzjohns/Netherhall Conservation Area Appraisal and Management Strategy (March 2001) (“the CA Appraisal”) is published as supplementary guidance and is of relevance to the application. As noted above and as further explored below, the CA Appraisal identifies no. 2 Thurlow Road as a building that makes a positive contribution to the character and appearance of the conservation area.
- 4.25. The draft Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan (December 2021) is currently going through a 6-week consultation process from Monday 7th February to Sunday 20th March 2022. Whilst the draft guidance provides an up-to-date review of the Conservation Area, the document remains in a relatively early stage of the consultation process, therefore limited weight has been attached.

5. Identification and assessment of heritage assets

5.1. As noted above, the site lies within the Fitzjohns/Netherhall Conservation Area (a designated heritage asset). The property is neither a statutory nor locally listed building. There are no listed buildings located within proximity.

5.2. The designated heritage asset engaged by the proposal is the Fitzjohns/Netherhall Conservation. The key considerations that need to be considered include:

- The character and appearance of the Fitzjohns/Netherhall Conservation Area;
- The contribution of the existing building on the site to the character and appearance of the Conservation Area;
- The impact of proposals on the contribution the building makes to the character and appearance of the Conservation Area

The Fitzjohns/Netherhall Conservation Area

5.3. The Fitzjohns/Netherhall Conservation Area was originally designated on 1st March 1984. There were three subsequent extensions on 2nd March 1988, 1st November 1991 and 22nd February 2001. The CA Appraisal describes the character and appearance of the area as '*Long views along Avenues combine with substantially scaled properties and generous grounds to create an imposing district*' (p.10). The Site is located within Sub-Area Two: Rosslyn, where '*The street layout in this sub-area has a smaller and more intimate character, with gentler gradients, and the architecture ranges from the earlier period of the 1860s to the 1880s.*'

5.4. The site forms part of sub-area 2 - Rosslyn of the Fitzjohns/Netherhall Conservation Area; the character is assessed on pages 22 – 28. The CA Appraisal provides a detailed breakdown of sub area into streets, with regard to Thurlow Road it notes:

Thurlow Road – one of the earlier of the 19th century roads it has a gradient up from Rosslyn Hill south westwards with a subtle but significant curve punctuated by gaps between the buildings. The rear of some properties can be seen from Shepherd's Walk. The predominant brick is gault. On the north

side are the first built semi-detached Italianate villas, Nos. 1-10, 29&30 three storey with a minimal square bay at ground floor is hardly raised. An external staircase at No.7 mars the view to the rear. Nos. 11&12 have been demolished and new development with a façade based on the original properties is proposed. Nos. 13-16 varies in design but continue the pattern and style of the street. Pavillion court is a five storey 1990s development of flats that fails to fit into the streetscape because of the scale and detail of the design.

The properties on the south side reflect their 1880s date with raised ground floors, double, triple height bays and gothic influences. Front boundary walls are predominantly brick to match the house and well detailed with specials to create plinths, panels, copings and drips. The tall piers at gateways (2/1/2 and 2 bricks) and between properties (2 x 2 bricks) often have ovolo corners. Most have moulded stone or stucco caps. Some brick copings incorporate stone blocks for setting railings. Few front boundaries now have railings; apparently none is original. The curve of the road provides a prominence to the front boundary, particularly on the south side.

- 5.5. The CA Appraisal identifies no. 2 Thurlow Road as a building that makes a positive contribution to the character and appearance of the conservation area.

Draft Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan (December 2021)

- 5.6. Section 4 - *Character by Street* provides a breakdown and description of each of the key characteristics of individual streets located within the Conservation Area. Paragraph 4.20 relates to Thurlow Road, it states:

‘Thurlow Road has a relatively consistent style. Properties are 3-4 storeys, primarily using London brick with rendered ground floors. Other features include raised ground floors, classical porches and white painted stone window details. Towards the west end of the road, houses have simpler detailing, without the classical porches’.

- 5.7. Section 3.7 - Buildings Analysis Plan confirms that 2 Thurlow Road continues to remain a positive contributor to the Conservation Area.

6. Assessment of proposed development

Introduction

- 6.1. The proposed alterations and extensions to the property have been carefully crafted to provide an appropriate update to this house to facilitate modern living, whilst respecting the architectural character of the building and the character and appearance of the conservation area.
- 6.2. A careful analysis of neighbouring properties and their character, together with other successful approved and built schemes for extension and remodelling of large houses within the same conservation area in recent years have also been examined.
- 6.3. The proposed development is assessed in this section against the relevant planning policy and guidance, together with any other material considerations. Full details of the proposed development are contained within the accompanying *Planning Design Statement* prepared by William Smalley RIBA.
- 6.4. The Assessment is structured around the key planning policy considerations, and due to the nature of the proposals focuses upon matters of design, heritage impact, and basement development.

Principle of development

- 6.5. The proposals are works of extension, alteration, and improvement to an existing single dwelling house to improve the living conditions for the occupants, whilst delivering environmental and heritage enhancements.
- 6.6. Such proposals are in principle a form of sustainable development that finds support at the heart of the NPPF and Local Plan policies.
- 6.7. The retention and improvement of existing housing stock to meet the current and future housing needs of the Borough also finds support in principle in Policy H3 Protecting existing homes of the Local Plan.
- 6.8. The proposed development is therefore considered to be acceptable in principle in terms of land use and housing objectives.

Design

- 6.9. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high-quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character and preserves strategic and local views.
- 6.10. These considerations have all been taken into account in the formulation of the proposals and are represented in the proposals submitted that:
- respect local context and character, by following the established pattern of other alterations and extensions found in the Conservation Area and by remaining subservient to the host building through scale, location, and form;
 - preserves and enhances the Conservation Area, by enhancing the contribution made by the building; and
 - employs details and materials of discernibly high quality, appropriate to local character.
- 6.11. Further detailed *guidance* on the application of Policy D1 in relation to householder development is provided in the recently adopted *Home Improvements CPG* (January 2021), which provides a directly relevant framework for assessment of the proposals. Each element of the proposals is assessed against the relevant part of the CPG below.

Rear Elevation

- 6.12. The proposed development seeks to demolish and replace the existing modern rear extension at the upper ground floor level and infilling the lower ground floor external area (currently providing covered external amenity space) to form an extension to the lower ground floor. The proposal includes a section for plant room.
- 6.13. The existing condition found to the rear elevation (including the existing condition of the UGF extension, the raised terrace, and the covered amenity space) is of poor quality, both physically and functionally, and fragmented in its overall composition. Also, we do not consider the bay to be a feature that

contributes positively to the architectural character of the host building, nor to the wider conservation area.



Image: 2 Thurlow Road – Rear elevation

- 6.14. As identified within the *Planning Design Statement* the existing shallow rear extension located at upper ground floor is proposed to be reconstructed in similar overall form, with full height glazing under a slightly projecting roof. The extension will be faced in putty-coloured reconstituted stone blocks, toned to match the existing painted render and mortar pointing, extending slightly further into the garden onto the new lower terrace. The size of the glazing has been designed to align with the existing windows above.
- 6.15. The reforming of the extension to upper ground floor, combined with the enclosing and infilling to lower ground floor, finished with a carefully

landscaped terrace with steps leading to the garden, will repair the currently fragmented appearance to the rear elevation, and provide efficient use of land.

6.16. The works outlined above are modest in scale and appearance and have been formulated to accord with the general principles for rear extensions outlined within section 2.1.1 of the *Home Improvements CPG* (2021) and can be assessed as follows:

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.*

The extension is located to the rear of the existing building at the lower levels. It is secondary to the host façade by virtue of its scale and height, proportion following the vertical arrangement of the building.

- *Be built from materials that are sympathetic to the existing building wherever possible.*

The proposed extension will be faced in putty-coloured reconstituted stone blocks, toned to match the existing painted render and mortar pointing, this will relate sensitively to the existing material palette whilst also distinguishing the extension as a modern addition to the rear elevation

- *Respect and preserve the original design and proportions of the building, including its architectural period and style.*

The original architectural character of the building, in terms of the arrangement of the façade and the hierarchy of fenestration, is respected and preserved by the proposal. The proposal seeks to replace modern interventions undertaken to both lower and upper ground floor in a similar overall form. What remains of the original rear façade is retained to upper floors.

- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks.*

The proposal seeks to replace modern interventions undertaken to both lower and upper ground floor. There are no original features of note that would necessitate consideration regarding preservation.

- *Be carefully scaled in terms of its height, width and depth.*

The extension proposed is of a similar height, scale, and massing to the extension found at upper ground floor level. At lower ground floor the extension will infill an existing amenity space and will be concealed by the terrace to be located above with steps leading into the garden. Both of which have been carefully conceived to provide an appropriate response to the host building.

- *Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area*
- *Allow for the retention of a reasonably sized garden.*

There will be no impact of the proposals on the open character of the rear of the properties in the street, the proposal follows the established condition as shown on the proposed site plan. A garden commensurate with others in the area will remain and will be enhanced by the landscaping works proposed.

- *Allow retention of wildlife corridors, in particular at the end of streets. For further information regarding protection measures of wildlife corridors, see Biodiversity CPG.*

There will be no impact on any wildlife corridors.

6.17. We consider the proposed location, form, footprint, scale, proportions, dimensions, and materials/details would ensure the extension remains subservient to the host building. The re-configuring proposed will achieve an overall visual clarity and a much more coherent relationship between ground floor and garden, with an enhanced and simplified appearance.

6.18. The proposed extensions are considered to accord with Policy D1 and the further guidance in CPG and will result in high-quality extension appropriate to the host building and context.

Front elevation

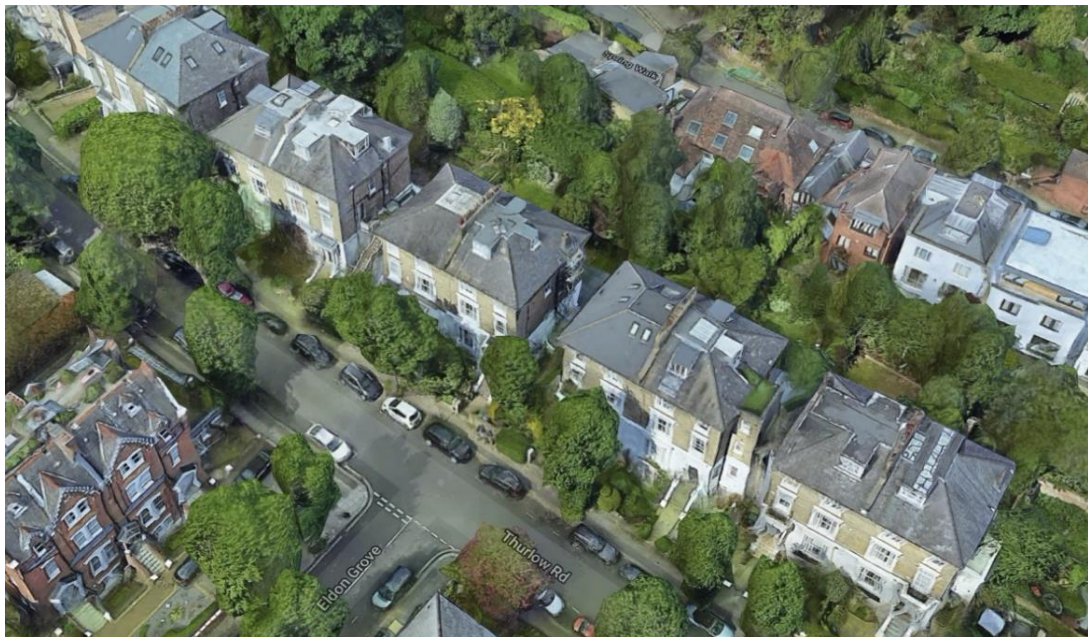
6.19. The proposal seeks to lower the cill to the lower ground floor window and to replace the window to match with existing materials and details. The fenestration hierarchy and proportions of the front façade would remain, and

the works are very minor, in a location where they would be barely discernible.

- 6.20. In addition, the proposals seek to replace the semi-translucent fanlight above the front door with onyx glass and remove the metal balcony above the front portico railing at first floor. Both features are non-original and have been included for completeness as planning permission is not required for the works. Please see the *Planning Design Statement* for more information regarding these elements.

Roof alterations

- 6.21. The existing roofscape of the Site and immediate context is diverse, within an overall harmony of basic scale and form, as shown and in the aerial images below.



Aerial image: contextual front elevation and roof treatment to Thurlow Road (angle 1)



Aerial image: contextual front elevation and roof treatment to Thurlow Road (angle 2)



Aerial image: contextual rear elevation and roof treatment to Thurlow Road (angle 1)



Aerial image: contextual rear elevation and roof treatment to Thurlow Road (angle 2)

6.22. The neighbouring buildings (nos. 1 and 3) have large dormers to the front and rear, similar to that found at no.2. As can be seen from the aerial photos there are several examples of properties with large rear terraces at roof level, and also 3-directional dormers – both of which include the Site. Other approaches to roof alterations include the insertion of roof lights within roof slopes. No.7 has dormers to all sides, with the side dormer being a glazed ‘lantern’ form. The dormers across the terrace vary in size, scale and massing with no overarching architectural approach, or consistency

- 6.23. The proposals seek to refurbish and improve upon the existing unattractive 3-directional dormer at the Site with a more attractive and functional form, which will harmonise better with the original roof composition, as well as neighbouring properties.
- 6.24. The cill to the front dormer is to be marginally lowered. The fenestration hierarchy and proportions of the front façade would remain, and the works are very minor and, in a location, where they would be barely discernible.
- 6.25. The side dormer is proposed to be rebuilt with an overall reduction in massing (both size and bulk), and an increase in quantum of glazing to include a section of glazing within the pitch of the roof (below the dormer), providing increased daylight and sunlight into the newly proposed stairwell. This overall reduction will result in a visually less intrusive addition to the main roof form. Internally, the additional glazing will maximise natural light to the main stair core of the house. This approach accords with the guidance in section 2.2.1 of the *Home Improvements* CPG, as the proportion of glazing, is greater than the solid form, and the design and materials will complement the host building (as a semi-detached villa with no.1) and the townscape of the area.
- 6.26. Similar to the side dormer the proposal includes re-working the appearance of the existing rear dormer that would result in the reduction of the visual imposition of the existing dormer, as well as the inset terrace. The proposal includes reinstating a section of the pitched roof below the dormer, which will rise to form part of the balustrading. The design follows the detailed guidance on this form of roof balcony provided in section 2.2.3 of the *Home Improvements* CPG, and is modest in scale, set well back from the eaves, and uses a simple metal railing for the small additional height required to provide a safety barrier as the building is a traditional building. As can be seen from the image above of the existing rear roofscape, the re-formatting of this modest roof level balcony will remain in harmony with the established character of the rear elevations of the street.
- 6.27. Overall, we consider this to be an enhancement to the existing situation and will provide both a positive impact to the roofscape of the receiving building and views to the building within the Conservation Area.

Side elevation

- 6.28. The proposal includes a series of minor works to the side elevation. The works proposed are primarily a direct result of the internal reconfiguration of the main stair. This has provided the opportunity to allow for the insertion of a large arched window (to replace existing windows at first and second floor), and to remove the redundant rear chimney.
- 6.29. Both the CA Appraisal and the *Home Improvements* CPG do not provide guidance on the insertion of large windows within the upper floors of a side elevation. However, the arched window proposed is to replace two existing windows, therefore, the increase of the quantum of glazing to the left of the side projection would be barely discernible to views within the Conservation Area. The design approach also references the function within of the ascending stair and is a feature common to buildings of the same period. We, therefore, consider the design to form a well-considered and sensitive approach to increasing both daylight and sunlight into the proposed stairwell.
- 6.30. Chimneys are no longer a common feature to this section of the Conservation Area. We acknowledge that in some instances chimneys are retained to provide architectural continuity to terraces, however this would not be necessary in this situation. Further, when looking to the works proposed at roof level there will be a notable enhancement. Therefore, in this instance, it is felt that the loss of the chimney is considered acceptable.
- 6.31. As a result of the loss of a large area of glazing to the rear elevation of the lower ground floor, the new accommodation will be lit by discreet windows onto the side elevation and passage to allow light into the various rooms identified on the proposed plans. The openings proposed will be non-accessible. The works proposed have been designed to provide additional light into the dwelling, and similarly to the large arched window proposed would be barely discernible to views within the Conservation Area and have been designed to not impact the overall architectural composition to the side elevation.

General alterations

- 6.32. The Applicant wishes to ensure that all reasonable maintenance and possible minor enhancements are carried out to the house whilst undertaking the

refurbishment and extension works. Currently, this includes repairs works to existing windows to the building.

- 6.33. In summary upon design matters, as set out above, the proposals have been designed to a high standard to respect the host building and respond to the existing and established character of the immediate area and are considered to comply with the objectives of Policy D1 of the Local Plan, DH1 of the Neighbourhood Plan, together with the detailed guidance contained in the recently adopted *Home Improvements* CPG.

Basement development

- 6.34. Basement considerations are set out in Local Plan Policy A5 – *Basements*. 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*
- 6.35. Criteria (a) to (e) of Policy A5 are core overarching considerations, and the policy states that development will only be permitted where harm would not be caused to each. It is our contention that no harm is caused by the Development in terms of those considerations (a) to (e).
- 6.36. Parts (a) and (b), together with parts (n) to (u) are considered in depth within both the Structural Methodology Statement and accompanying appendices (including a Basement Impact Assessment). The report concludes that the method statement provides a suitable approach for delivering this scheme whilst maintaining the structural integrity of both the existing property and adjacent properties to the site. Using current best practice, and careful sequencing of construction and temporary works, it is considered that movements can be kept within acceptable limits.
- 6.37. A Ground investigation & Basement Impact Assessment has been submitted as part of the application. The report concludes that the proposed development is unlikely to result in any specific land or slope stability issues.

It also provides the following recommendations (as summarised within the Structural Methodology Statement):

- *Monitoring of the ground water to determine the extent of any seasonal fluctuations.*
- *Design of the basement slab for uplift due to heave.*
- *Potential dewatering required during construction of the basement only.*
- *Form the retaining walls and underpinning of the existing foundations using a traditional 'hit and miss' approach.*
- *Foundations or underpins should bear within the Claygate Member or underlying London Clay.*
- *Design of foundations using a net allowable bearing pressure of 120 kN/m².*
- *Specify DS-1/AC-1s concrete.*
- *Solutions to mitigate contamination should be taken into consideration (i.e safe method of work, clean top soil for landscaping, contact local authorities for waste disposal).*
- *Maximum vertical and horizontal settlements predicted to be less than 5mm.*

6.38. Looking to parts (c) to (e) the proposed development includes the minor lowering of the existing lower ground floor level by c.0.74m, together with infilling, and replacement of, a poor-quality covered external amenity space with a rearward enclosed extension at Lower Ground Floor level. The new level is extended into the garden - built out to the same depth as the existing amenity space. The external appearance of the rearward extension has been assessed under Section 6 – *Design* and do not consider it necessary to repeat this. We refer the reader to this section of the report. Therefore, the assessment required for parts (c) to (e) is limited to the excavation works proposed.

6.39. The rationale for the basement works is primarily focused on the removal and replacement of the existing floor slab. This is to achieve enhanced damp proofing and insulation qualities. However, as outlined on the drawings this does result in a minor increase in internal height as a result of the works proposed.

6.40. The works are considered entirely appropriate to the lower ground floor of the building. The wider works to include the rearward extension are not considered will enhance the existing building (assessed in section 6) together with the garden setting, nor to the character and appearance of the conservation area. Parts (c), (d) and (e) of Policy A5 as they relate to the *setting* of the conservation area are therefore considered to be met, together with the requirements of Policy D2.

6.41. Regarding criterion (f) to (m) further guidance is provided within *Table 1 - Policy A5 Basements, criteria f. to m. regarding the size of basement developments* of the Basements Camden Planning Guidance (January 2021).

<i>f. not comprise of more than one storey;</i>	<i>The proposed basement development does not include the creation of a storey, it is limited to the lowering the existing lower ground floor by c.0.74m. The proposed floor to ceiling height measured 2.5m, in line with the range outlined in Table 1 of the Basement CPG.</i>
<i>g. not be built under an existing basement;</i>	<i>No part of the proposed basement is to be built under an existing basement. The proposal is limited to the lowering of the existing lower ground floor by c.0.74m.</i>
<i>h. not exceed 50% of each garden within the property;</i>	<i>The majority of the basement development is under the footprint of the existing dwelling. The rearward projection is the only element of the proposed development that should be included. The rear garden is 159.5sqm in area, and the basement extension into that garden is 40.7sqm in area (GEA). This represents only 25.5% of the garden area, and thus falls well below the permitted 50%.</i>
<i>i. be less than 1.5 times the footprint of the host building in area;</i>	<i>Figure 5 of the Basements CPG confirms that basement development that creates additional footprint must remain less than 50% of the host building footprint. The existing footprint of the building is 106sqm and the proposed additional footprint created by new basement development is limited to the rearward extension, which measures 42sqm (GEA), representing a 39.62% addition. This is below the 50% additional footprint permitted by the policy.</i>
<i>j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;</i>	<i>The rearward extension of the proposed basement does not extend more than 50% of the depth of the host building.</i>
<i>k. not extend into or underneath the garden further than 50% of the depth of the garden;</i>	<i>The rear garden measures up to 16 metres in depth from the rear elevation. The proposed basement extends below the 50% allowance permitted.</i>
<i>l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and</i>	<i>Where the proposed basement extends beyond the footprint of the host building into the rear garden, each end is set back from the site boundaries.</i>

<p><i>m. avoid the loss of garden space or trees of townscape or amenity value</i></p>	<p><i>Where the basement extends into the rear garden it is located almost entirely within an existing, covered, amenity space with a raised terrace above. Due to the dark and unpleasant nature of the amenity space it is considered acceptable for the space to form part of the rearward basement extension. From this, there is no further loss of garden space or trees as a result of the basement. Also, the proposal includes a significant amount of soft landscaping to be introduced. Please see the proposed soft landscaping plan (Ref: 110 - Proposed Soft Landscape Plan), together with the Arboricultural Report submitted. Both identify and demonstrate that soft landscaping areas and planting opportunity will increase significantly in the front garden, along the southern boundary and in the rear garden of the property. The proposed development also includes replacement trees for those low category trees being replaced. See Landscape and Trees section below for further assessment.</i></p>
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6.42. In summary, the proposed basement extension demonstrably complies with Policy A5 in terms of its impact on the character and appearance of the host building and its setting, the conservation area, and further comply directly with the size and design parameters set out in parts (f) to (m) of Policy A5. It is important to recognise that the proposals fall well within the 'size' parameters set out in A5, particularly those that seek to limit the extent of basement development within gardens. As set out in the assessment above the proposals will preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area, and preserve the historic interest of the existing building and its setting. Accordingly, the proposals comply with the relevant NPPF policy and policies A5, D1, and D2 of the Local Plan in terms of design and heritage considerations.

Heritage

6.43. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

6.44. Concerning development in conservation areas, policy D2 sets out that to maintain the character of these areas, the Council will take account of conservation area statements, appraisals, and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

6.45. The proposed development has been formulated to ensure that the extensions and alterations proposed respond positively to the contribution that the building and the group within which it falls make to the Conservation Area. The works proposed will cumulatively assist in securing an enhancement to the role that the building plays within the Conservation Area, particularly when seen from public views from Thurlow Road.

6.46. There is no substantial demolition proposed, and no removal of significant trees or loss of garden space that would impact upon the Conservation Area adversely.

6.47. Accordingly, we consider that the proposals would not cause harm to the Conservation Area and will achieve minor enhancements, and thereby meet the NPPF Section 16 requirements and those of the Local Plan in relation to heritage, together with Policy DH2 of the Neighbourhood Plan.

Neighbouring amenity

6.48. Policy A1 of the Local Plan (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase. Further detailed guidance is provided in the *Amenity* CPG and also in the *Home Improvements* CPG.

6.49. In terms of the proposed extensions, both the replacement upper ground floor extension and infilling to lower ground floor have been formulated to ensure no unacceptable impact upon the amenity of neighbouring occupiers.

- 6.50. The replacement extension to the upper ground floor includes an extension that is comparable to the existing condition found at the site (see image below). The height of the rear extension located at lower ground floor level is lower than the existing garden walls, and therefore the extension cannot impact upon neighbouring properties in terms of privacy or daylight/ sunlight/ overshadowing.
- 6.51. In addition, the proposal includes reworking two existing amenity spaces to the rear. This includes the reduction in size of the terrace set within the roof and the lowering of the existing terrace to the rear (located at upper ground floor level).



Image: 2 Thurlow Road – Rear elevation showing existing relationship to 1 Thurlow Road

- 6.52. Through the careful design approach, we consider that all works outlined above would not materially change the existing degree of overlooking / daylight / sunlight / overshadowing between properties in the immediate vicinity of the site, and the proposals accord with policy A1 of the Local Plan, and the guidance set out in the *Amenity and Home Improvements* CPGs.
- 6.53. The proposal includes an Air Source Heat Pump to be located to the rear of the games wall, located within an acoustic enclosure.

- 6.54. A Noise Impact Assessment has been submitted as part of the application. The report outlines that plant noise limits have been set based on the methodology contained in BS4142, the results of a background noise survey and the requirements of London Borough of Camden, to control the noise from the proposed units. Predictions have shown that the noise criterion is met during all periods of the units proposed operation, assuming, it is housed in high-performance acoustic housing detailed in Section 6 of the report is included in the installation.
- 6.55. The assessment concludes that noise does not pose a material constraint to the operation of the unit and will therefore not have any undue impact on the amenity of either the future residents of the development nor that of neighbours.

Landscape and trees

- 6.56. The proposals include notable enhancements to the landscaping found to the front, side, and rear of the property.
- 6.57. At the front of the house the proposal includes the replacement of the existing main steps with stone, this will provide a significant enhancement to a key feature of the building and landscape. Through various means, including the reduction of the front lightwell, it is proposed to significantly increase the provision of soft landscaping, which will have biodiversity and drainage benefits. The approach to soft landscaping has been formulated with the general design considerations for domestic gardens set out in section 5.2 – *Front, rear and side gardens* of the Home Improvements (CPG).
- 6.58. The applicant wishes to install a refuse/recycling store and bike store to be discretely located and designed following the guidance set out in section 5.4 *Garden Storage* of the Home Improvements CPG. The CPG is silent on what the council considers to be acceptable in terms of dimensions. Section 5.4 does however provide a number of examples of varying approaches to storage containers. The stores will be constructed in timber, each measure 0.8m in height and 1.8 meters in length each, and as can be seen within the Proposed Street Elevation (Drawing no. 200) and Proposed Section A (Drawing No. 305). Both stores concealed by planting and will sit comfortably within views to the front garden.

- 6.59. As shown on proposed drawings and within the virtual site visit document, the proposal includes replacing the existing side access route along the southwestern boundary, which is currently covered in hardstanding, with a significant level of planting. This will be in the form of planting beds and will provide a significant increase in permeable surfacing, a green continuation connecting the newly proposed front and rear landscaping, and pleasant views along the gap between No. 2 and 3 Thurlow Road.
- 6.60. The landscaping approach to the rear garden includes a series of segmented zones, compartmentalised through the use of soft and hard landscaping. A replacement terrace is proposed above the lower ground floor extension, with a stone surface and steps lowering to the main garden level. The proposal seeks to raise the central lawned section of the garden back to the original level to meet the terrace. A small domestic shed is also proposed in the rear garden, this has been included on the drawings for completeness.
- 6.61. The shed is to be shielded from views by a concrete feature wall that provides a continuation of the use of concrete plinths provided for as safety balustrading to the lightwell, and also to the steps leading up to the rear garden (access through the side undercroft). The wall is also planned to double up as a games wall for the young family. This continuation provides an openness to the more formal section of the garden, allowing for domestic tools and other paraphernalia to be hidden from immediate views.
- 6.62. An Arboricultural Report is submitted with the application and sets out how the proposals have been informed by arboricultural assessment and input. The report provides the following concluding points:

Arboricultural impacts - *Taking into account the above impacts and mitigation, our assessment is that while the proposed loss of trees will have a minor impact in the short term the retained good quality trees can be protected and high quality proposed new planting will compensate for these losses, resulting in a neutral impact in the medium term with a positive impact in the longer term. The proposals are therefore considered sustainable in landscape terms.*

Landscape impacts - *Landscape proposals have not yet been fully formulated but there is sufficient space on site to plant new trees which can contribute significantly to the amenities of the local area. The detail of the size, number of new planting on the site may be conditioned as part of the consented development.*

The existing and proposed soft and hard landscaping plans see at APPENDIX C show that overall, soft landscaping areas and planting opportunity will increase significantly in the front garden, along the southern boundary and in the rear garden of the property. Therefore, subject to finalised landscape proposals, the proposed development will have a positive impact in the landscape through increased green space.

Policy compliance - *Providing landscape planting is carried out to mitigate the loss of vegetation the proposed development will comply with planning policies. In particular, the rear garden will be re-landscaped to incorporate replacement trees and shrubs on a one-for-one basis whilst reinstating the filtered views along the north-western boundary. 7.5 The total area / coverage for greenery within the Sites boundaries will increase following the removal of hard surfaces to be replaced with soft landscaping areas for planting beds and areas of turf.*

- 6.63. Overall, we consider the significant level of landscaping proposed to be in accordance with, and find support within, London Plan Policy G7 (Trees and woodlands) and Local Plan Policy A3 (Biodiversity), and the further guidance set out in the *Home Improvements* CPG and *Trees* CPG.

Sustainability

- 6.64. London Plan policy SI 2 - *Minimising greenhouse gas emissions* primarily relates to Major Developments. Part A does however refer to the energy hierarchy – illustrated in Figure 9.2 - *The energy hierarchy and associated targets.*
- 6.65. Policy CC1 (Climate Change Mitigation) of the Local Plan part (d) sets out how the Council will support and encourage sensitive energy efficiency improvements to existing buildings. Further detailed guidance for a project of the householder scale is provided in the *Home Improvements* CPG.

6.66. The proposals include a range of measures aimed at achieving energy efficiency and low carbon supply of energy. A Sustainability Statement is submitted as part of the application showing how the proposals accord with the “Be Lean, Be Clean, Be Green” energy hierarchy. The Statement details how the proposed development aims to improve the building fabric and services to offer attractive and comfortable spaces with a reduced environmental impact.

6.67. In addition, the table from Appendix 1 of the *Home Improvements* CPG is reproduced below and completed to set out the measures proposed:

MEASURE	CONSIDERED?	INCLUDED? SPECIFICATION
Loft insulation	As existing (insulated)	Loft is currently insulated and assumed to meet building regulations.
Pipes / boiler tank insulation	Yes	New boiler and heating system will be installed with modern fittings.
Draught proofing	Yes	Existing windows will be retained and refurbished where needed, fitting draft proofing on all.
LED Lighting	Yes	New lighting will be fitted throughout, with LED bulbs and strips.
Cavity Wall insulation	On new walls yes.	Existing cavity walls to be kept as is, new cavity walls will be insulated to meet current building regulation standards.
Room in roof insulation	As existing (insulated)	Loft room is currently insulated and assumed to meet building regulations.
Internal wall insulation	Yes	Existing internal walls to be retained are to be kept as is, new walls will have acoustic insulation.
Floor insulation	Yes	Underfloor heating to all floors, and new insulation below.
Solar PV (electric)	No.	Not suitable for site.

Upgrading windows / new windows (single to double glazing)	Yes.	replace existing sash windows within new double glazed.
Ground source heat pump	No	Not suitable for site.
Air source heat pump	Yes.	Air source heat pump to be located on top floor rear terrace, and connect to plant room. To be boosted by gas boiler for heating and water purposes.
External wall insulation	On new walls yes.	New external walls will be insulated to meet current building regulation standards.

6.68. As can be seen in the table above, the majority of the measures are to be included in the development, with only 2 of the 13 are not included in some capacity (unless already existing), all for valid and practical reasons with many related to the Conservation Area designation of the site. The measures set out above represent a significant and positive commitment to reducing carbon emissions and should be supported.

Servicing/transport

- 6.69. A refuse/recycling storage, made of timber, is proposed in a discreet location within the front garden. This will accord with Camden Local Plan Policy CC5 (Waste) and the Technical Waste Guidance.
- 6.70. Secure and covered cycle storage space for the occupants is also to be provided in the front garden in accordance with the requirements of table 10.2 (Minimum cycle parking standards) of the London Plan, as well as Local Plan policy T5 (Cycling).
- 6.71. The two stores will be conveniently accessed from both the front and rear garden. Also, by providing room for internal storage contributes to the retention of the open and relatively uncluttered character and appearance of the existing front garden.

7. Conclusion

- 7.1. The proposals are modest in scale but will significantly enhance the living conditions available within the dwelling, making a high-quality family home for the owners and contributing to the improvement of the housing stock of the Borough for future occupiers in years to come.
- 7.2. As set out in this document and the drawings prepared by the architect, the proposals have all been carefully considered and formulated to respond to and contribute positively to the character of the immediate townscape and the Conservation Area, whilst having no unacceptable impact on the amenity of neighbouring occupiers.
- 7.3. A number of measures are included in the proposals to improve significantly the thermal efficiency of the dwelling, and also to supply energy from a renewable energy source.
- 7.4. As set out through this statement, the proposals are considered to comply with the Development Plan policies, together with those contained in the NPPF and the detailed guidance set out in Camden's various CPG's.