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Dear Mr Brewer

2022/0417/PRE – 12 Pilgrim’s Lane, NW3 1SN

Thank you for your pre-application enquiry and the pre-application fee of £1,050. Further to our meeting on site on 31/03/2022 and the receipt of your amended proposals (06/04/2022 and 14/04/2022) our comments are as follows:

Site description

The site is located on the east side of Pilgrim’s Lane, at its southern end opposite the junction with Kempsey Road. The site fronts onto Pilgrim’s Lane. Then it has a side boundary adjoining 14 Pilgrim’s Lane. The rear boundary is with the rear gardens of the properties in Downshire Hill to the east.

The site lies within the Hampstead Conservation Area. It is part of Willoughby Road/Downshire Hill sub area (Map 3).

The site slopes down, from west to east. The building has one lower ground floor room (at the rear).

The existing building adjoins no. 14 Pilgrim’s Lane, where an extension with a garage on the ground floor and a flat above has been undertaken. (There is a current application for a Certificate of Lawfulness, 2022/0716/P, for the amalgamation of the two dwellings into one). There is also a two storey extension on the other (southern) side.

To the north, nos. 14 – 20 Pilgrim’s Lane are mid-20th century red brick, two storey houses with pitched roofs and to the south is a wider variety of house types ranging from two to five storeys in height.

It has a rear garden and landscaped frontage, both with numerous trees. The two large trees in front of the main front elevation along Pilgrim’s Lane, have TPO status assigned to them.

Proposal

Following our meeting on site on 31/03/2022, amended proposals have been submitted as follows:

Excavation and formation of extended lower ground floor:

This would be undertaken under the existing building, up to the boundary with the attached building (no. 14), to the south (where a new side extension is proposed – see below) and to the rear.

The extended lower ground floor would comprise a pool, lounge and changing area, gym, laundry and storage spaces and a guest bedroom with en-suite.

A pitched roofed (side) extension would be undertaken on the southern end of the building. It would be three storeys in height, i.e. new lower ground floor extension, ground floor and first floor. It would have large contemporary glazing at lower ground and ground floor levels and a matching dormer and tiled roof at first floor level.

On the northern end, the existing extension would be demolished. At the front at the northern end, the building would be single storey, with a two storey rear extension undertaken to the rear (of the northern end of the building). The two storey rear extension would have steps down to the garden.

The rear garden on the northern part of the site would be partly excavated and new steps and paving formed.

A terrace would be formed at ground floor level, to the rear (on the roof of the lower ground floor element).

The height and pitch of the roof on the main building and the two storey front wing would be extended and three clay tiled pitched dormers formed in the front roof slope. The two-storey wing would be extended at the rear, where a two storey extension would be undertaken, level with the three storey rear projection, and with a matching roof. A dormer window would be formed in the side roof slope facing no. 14 to the north. Two new en-suite bedrooms would be formed in the converted main roof.

The removal of the front boundary fence, trees and formation of an extended parking court are also proposed.

Relevant planning history

2022/0716/P - Amalgamation of two dwellings into one – not yet decided

Relevant policies and guidance

National Planning Policy Framework 2021

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development

A3 Biodiversity

A5 Basements

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

Hampstead Neighbourhood Plan 2018

DH1: Design Policy

DH2: Conservation areas and listed buildings

NE2: Trees

BA1: Basement Impact Assessments

BA2: Basement Construction Plans

BA3: Construction Management Plans

Camden Planning Guidance

Basements - January 2021

Design - January 2021

Amenity - January 2021

Home Improvements – January 2021

Trees – March 2019

Water and flooding – March 2019

Hampstead conservation area appraisal and management strategy 2010

Assessment

Design and heritage

Following amendments further to our site visit, Officers consider that the side extension in Reduced Option 1 has the potential to be acceptable in terms of conservation and design (subject to the use of matching materials, window designs and details to be provided at application stage). The proposed three storey side extension on the southern end (i.e. lower ground, ground and first floors) would represent a subservient addition to the building with matching treatment and materials to the host building.

However, concern remains that the three storey extension would impact upon the health and appearance of the trees within the application site and it will therefore be necessary to submit an Arboricultural Report to demonstrate that there would be no undue harm or loss of any significant trees on site.

Adjacent to no. 14 Pilgrim's Lane, the existing two storey structure would be demolished and a new single storey element be introduced. The extension would project to the rear and open into a patio area with steps down into the garden. The structure would not be overly visible in the streetscene or from neighbouring properties. The extension would be level with the ground floor of no.14 Pilgrim's Lane and the steps down to the garden would sit below the boundary fence. The reduction in mass of the existing element is welcomed and should continue to read as a subordinate addition to the host building. Installation of a green roof on the flat roof of this structure and further detailing of the brickwork should be submitted in the event of a future planning application.

Due to the levels, the enlarged lower ground floor should not have any significant impact on the character or appearance of the townscape or the Conservation Area. However, no sections have been submitted so it is not possible to know if the proposed basement would adversely impact the original form and hierarchy of the building. In the event of a planning application the basement should be subordinate

in height and scale and a full set of drawings including existing and proposed sections should be provided

The proposal to retain the existing windows on the upper floors of the existing building would preserve the appearance of the Conservation Area.

The increased roof of the front wing and the front and side dormers would affect the form and townscape quality of the building and its significance in the Conservation Area. You are advised to retain the original roof profile and reduce the dormer windows in scale to preserve the hierarchy across the elevation.

The rear extension to the central wing, matching the three storey projection at the rear, would maintain the same character and detailing as the existing wing. The extended structure would not be unduly overbearing or harmful to the appearance of the building but it is questioned if this can be undertaken if the main roof and the roof of the two storey wing are to maintain the same profile, as advised above. The omission of the glazed wall on the rear elevation and the retention of the upper floor windows at the rear, sent by email on 14/04/2022, is welcomed.

The extended car parking area at the front towards no 14. and the removal of trees and the front boundary fence would not be supported in terms of the effects on the character and appearance of the Conservation Area.

Amenity

Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the amenity of neighbouring properties is protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

Given the distance from the proposed extensions to the adjoining sites, the proposals should not result in any undue overlooking of any neighbouring rooms or gardens. No windows are proposed which would result in any direct overlooking of any rooms or gardens.

The ground floor extension and the steps next to no. 14 Pilgrim's Lane would be 'screened' by the boundary wall between the properties and they should not overshadow, overlook or 'over-enclose' any rooms or gardens at this site.

Also, given the siting of the proposed upper floor extensions, which would be separated from the neighbouring sites, there should be no undue over-bearing, over-enclosing or overshadowing effects on any neighbouring occupiers.

The lower ground floor and ground floor terrace would similarly not result in any overlooking or overbearing effects at any adjoining sites.

In relation to the basement excavation, the Basement Impact Assessment should ensure that no harm would be caused to the neighbouring amenity in terms of structural stability, ground water or surface water.

While the extended house, its layout and use should not result in excessive noise or disturbance for surrounding occupiers, due to its scale, the construction of the development could result in nuisance and disturbance for surrounding occupiers, to be mitigated by a Construction Management Plan secured via a section 106 legal agreement.

In the event of a future planning application, formal consultation would be undertaken and responses from neighbouring occupiers would be taken into account prior to making a recommendation.

Transport

You are showing an extended car parking area at the front towards no 14. This would appear to entail the removal of existing trees at the front. This would be contrary to the Council's transport policies which seek to prevent additional car parking in the interests of reduced car use and to maintain garden spaces. We would welcome the provision of an appropriately sized, sited and designed cycle store to encourage the use of sustainable modes of transport in line with policy T1.

Due to the nature of the development and the layout of the site, a Construction Management Plan would be required (as part of a legal agreement) to demonstrate how the development would be undertaken to minimise the impact on the highway infrastructure and neighbouring community. A CMP implementation support contribution and Construction Impact Bond may also need to be secured as a Section 106 planning obligation if planning permission were to be approved. We may need to secure a highways contribution to allow the Council to repair any damage to the public highway in the general vicinity of the site. This would be assessed if a planning application were to be submitted.

Please note that the transport requirements may change at application stage depending on their proposal submitted.

Basement Impacts

Basement Policy A5 of the Local Plan states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) neighbouring properties;
- b) the structural, ground, or water conditions of the area;
- c) the character and amenity of the area;
- d) the architectural character of the building; and
- e) the significance of heritage assets.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.

Basement development should:

- f) not comprise of more than one storey;

Note: complies, however no section has been provided to demonstrate if the basement is subservient to the host building. As the proposal includes a pool it is imperative that the depth of the excavation is subordinate to the host building.

- g) not be built under an existing basement; Note: complies.
- h) not exceed 50% of each garden within the property; Note: complies
- i) be less than 1.5 times the footprint of the host building in area; Note: complies

j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; Note: complies at the rear

k) not extend into or underneath the garden further than 50% of the depth of the garden;

Note: the plant room does not comply with this – it extends more than 50% of the depth of the front garden; further information is needed to assess this at the rear. Sectional drawings (with dimensions indicated) will be needed through the proposed lower ground floors with the depth of the rear garden shown.

i) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;

Note: does not comply. A set-back of up to 1m from the boundary with no. 14 to the north will be required (The BIA should inform whether there are any structural issue which would arise and assess an adequate set back from no. 14).

m) avoid the loss of garden space or trees of townscape or amenity value.

Note: It will be necessary for you to submit an Arboricultural Report to demonstrate that the basement would not have any significant impacts existing trees.

It will also be necessary for you to submit empirical evidence to demonstrate how the basement would comply with parts h, l, j and k above.

Basement Impact Assessment:

Given the extent of excavation involved, a Basement Impact Assessment (BIA) would be required in accordance with Policy A5 and the CPG on Basements.

The BIA will be independently assessed by a third party, at the applicant expense, to satisfy the Council that the development would not lead to any harmful impacts on the groundwater flows, land stability and surface flows of the area should the development be granted.

For completeness please ensure that the report details the author's own professional qualifications, and note that CPG Basements requires the following ones for the different elements of BIA study core review:

Surface flow and flooding : A Hydrologist or a Civil Engineer specialising in flood risk management and surface water drainage, with either: - The "CEng" (Chartered Engineer) qualification from the Engineering Council; or a Member of the Institution of Civil Engineers ("MICE"); or The "C.WEM" (Chartered Water and Environmental Manager) qualification from the Chartered Institution of Water and Environmental Management.

Subterranean (groundwater) flow : A Hydrogeologist with the "CGeol" (Chartered Geologist) qualification from the Geological Society of London.

Land stability : A Civil Engineer with the "CEng" (Chartered Engineer) qualification from the Engineering Council and specialising in ground engineering; or a Member of the Institution of Civil Engineers ("MICE") and a Geotechnical Specialist as defined by the Site Investigation Steering Group with demonstrable evidence that the assessments have been made by them in conjunction with an Engineering Geologist with the "CGeol"

As the BIA will require a third party audit, it will be expected that your report is in line with the Council's Pro Forma. A BIA audit Instruction Form would be included with this advice for your information. Please note that the Council's approved

provided for the audit service is Campbell Reith. When an audit is required, Campbell Reith charges a fixed fee dependant on the category of basement audit.

The application site lies within Flood Zone 1 based on Environmental Services map, and therefore it is likely that Flood Risk Assessment would be required in the event of a future planning application.

Trees and Landscaping

The proposed extension and basement excavation would be very close to trees of significant amenity value, within the site and neighbouring gardens. An Arboricultural Report and trial pits would be required to understand the extent of the trees roots and the encroachment of basement and extension into their root protection areas. No harm to the well-being of trees of significant amenity value would be supported in the event of a planning application.

Conclusion

The proposed development in its current form would not be supported in the event of a future planning application. You are advised to consider the advice within this letter to reach an acceptable scheme. In the event of a future planning application you need to address the following:

- Reduce the basement size to comply with the criteria of Policy A5.
- The lower ground/basement and ground floor extensions would potentially not harm the character and appearance of the Conservation Area, subject to the height of the basement respecting the height of the building and its floor levels.
- Submit a BIA as required by policy A5 and CPG Basements.
- Undertake an Arboricultural Assessment and trial pits to establish if the proposals would impact on the health of trees within the site and neighbouring properties.
- Extension on the southern end, the Reduced Option 1 could be acceptable in conservation and design terms although, however further details in relation to the materials would be required.
- The ground floor extensions, due to their level, siting and scale should be acceptable in conservation and design terms. Installation of green roof and details of the brickwork and materials would be required in relation to the single storey extension.
- The change to the height of the roof of the front wing and front and side dormer windows would harm the original form and character of the building and its significance in the Conservation Area and there are concerns with these proposals from a conservation and design point of view. Officers would not want to see the height and pitch of the two storey front wing changed (and the dormer omitted from this element). The two remaining dormers on the main front roof slope and the side dormer should be reduced in scale.
- The proposed alterations to the front boundary, removal of trees in this location and extension of the parking area are not supported.
- Provision of cycle storage is encouraged.

If you submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed form (full planning permission)
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed' (including servicing arrangements)
- Design and access statement
- Arboricultural Implications Assessment
- Construction Management Plan (to be secured by way of a legal agreement)
- CMP Implementation Support Contribution, Construction Impact Bond, Highways Contribution (all subject to agreement by the Transport Team)
- The appropriate fee

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on or near the site. We would also place an advertisement in the local press. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Adam Greenhalgh on Adam.Greenhalgh@camden.gov.uk.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Adam Greenhalgh

Planning Officer

Planning Solutions Team