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Via Planning Portal

1st June 2022

Dear Sir/Madam,

PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

DEMOLITION AND REPLACEMENT OF TWO STOREY GARAGE/OFFICE SIDE EXTENSION WITH A SINGLE STOREY GARAGE EXTENSION, LOWER GROUND AND GROUND FLOOR REAR/SIDE EXTENSIONS, TWO STOREY SIDE EXTENSION, ROOF EXTENSION TO PROVIDE LIVING ACCOMMODATION AT SECOND FLOOR AND ASSOCIATED WORKS TO EXTEND AND RE-CONFIGURE THE EXISTING DWELLING.

12 PILGRIM'S LANE, LONDON, NW3 1SN

Please accept this covering letter as an accompaniment to this planning application for the above proposed works at 12 Pilgrim's Lane, London, NW3 1SN ('the site'). This letter provides a summary of the site and the proposed development.

Please also find enclosed for your consideration a completed application form, CIL Form, full set of existing and proposed plans, Design and Access Statement, a Basement Impact Assessment Report, an Arboricultural Impact Assessment, Heritage Statement and a Draft Construction Management Plan.

The site:

The site is located on the east side of Pilgrim's Lane opposite the junction with Kemplay Road. The existing site comprises of a semi-detached residential dwelling of two storeys with a generous garden size. Due to the difference in levels between the front and rear of the property, the property comprises a lower ground floor and the property to the rear reads as three storeys.

The dwelling is located on a prominent corner plot which lies within the Hampstead Conservation Area and is listed as a positive contributor to the surrounding area. The site is located within the Hampstead Neighbourhood Plan Area.

The site has good access to public transport links and has a public transport accessibility level (PTAL) rating of 4. The site is located within flood risk zone 1 and therefore has a low probability of flooding. There are trees within the site that are subject to Tree Preservation Orders.

Pre-Application Advice

A request for formal pre-application advice (2022/0417/PRE) was submitted to the Council in February 2022 in respect of proposals for extensions and alterations to the property. As part of this process a site meeting was held on 31st March 2022 with the Planning Officer attended by SM Planning, Wolff Architects and the applicant. A written response was received from the Local Planning Authority on 11th May 2022.

Following the site meeting and the submission of a revised design to the two-storey side extension and rear glazed elevation as part of the pre-application, the feedback was overall positive but with comments provided on design matters, the extent of the proposed lower ground floor and the extension of the driveway. Specifically, the feedback raised the following points; a green roof should be proposed to the flat roof of the replacement garage extension, the profile of the original roof should be maintained and the proposed dormers should be reduced in scale, the extension of the driveway should be omitted, and the size/extent of the lower ground floor should be reduced.

In response the proposals have been developed incorporating the following changes:

- A green roof has been proposed to the single storey garage extension;
- The ridge profile has been altered to be more in keeping with the existing roof profile;
- The dormers have been reduced in scale and the side facing dormer has been removed;
- The driveway is no longer to be extended;
- The size and layout of the lower ground floor has been reduced in size.

The proposal:

This application seeks planning permission for proposed extensions and alterations to the existing residential property at 12 Pilgrim's Lane. The development can be described as:

'Demolition and replacement of two storey garage/office side extension with a single storey garage extension, lower ground and ground floor rear/side extensions, two storey side extension, roof extension to provide living accommodation at second floor and associated works to extend and re-configure the existing dwelling'.

In detail, the proposed extensions and alterations will result in the following accommodation being provided for the property:

- Lower ground floor - laundry room, plant room, swimming pool, changing room, gym and an en-suite bedroom.
- Ground floor - A garage, kitchen diner, dining room, cloakroom, living room and study
- First floor - 4 bedrooms (all with en-suites and 1 with a dressing room) and bathroom
- Second floor/Roof accommodation - 2 x en-suite bedrooms.

For full details please refer to the supporting plans and Design and Access Statement prepared by Wolff Architects.

Planning history:

On the 8th April 2022, a lawful development certificate (2022/0716/P) was granted for the amalgamation of two dwellings into one.

On the 3rd of October 1987, planning permission (CTP/E7/17/2/4342) was granted for the erection of a timber car whalter.

On the 6th of August 1970, planning permission was granted (reference CTP/E7/17/2/9434) for the addition of first and second floor storeys onto the garage at the side of 12 Pilgrims Lane to for self-contained two bedroom flat.

Planning policy:

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Supplementary Planning Documents and Guidance. In addition, as the site is located within the Hampstead Neighbourhood Plan Area, development will also be considered against the policies contained with the Hampstead Neighbourhood Plan.

The following policies are considered relevant to the proposed development:

London Plan 2021

D3 – Optimising site capacity through the design led approach

D4 – Good design

HC1 – Heritage conservation and growth

G7 – Trees and woodlands

T4 – Assessing and mitigating transport impacts

T5 – Cycling

T6.1 – Residential car parking

Camden Local Plan (CLP) 2017

Policy A1 – Managing the Impact of Development
Policy A3 – Biodiversity
Policy A4 - Noise and vibration
Policy A5 – Basements
Policy D1 – Design
Policy D2 – Heritage
Policy CC1 – Climate change and mitigation
Policy CC2 – Adapting to climate change
Policy CC3 – Water and flooding
Policy T1 - Prioritising Walking, Cycling and Public Transport
Policy T2 – Parking and Car Free Development

Hampstead Neighbourhood Plan (HNP) 2018

Policy DH1 – Design
Policy DH2 – Conservation areas and listed buildings
Policy NE2 – Trees
Policy BA1 – Basement Impact Assessments
Policy BA2 – Basement Construction Plans
Policy BA3 – Construction Management Plan
Policy TT4 – Cycle and car ownership

Camden Planning Guidance (CPG)

Home Improvements (2021)
Amenity CPG (2021)
Design CPG (2021)
Transport CPG (2021)
Basements CPG (2021)
Energy efficiency and adaptation CPG (2021)
Trees CPG (2019)

Planning analysis:

Design, visual and heritage impacts:

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design) and Hampstead Neighbourhood Plan (HNP) Policy DH1. Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the ‘Home Improvements’ and ‘Design’ Camden Planning Guidance (CPG).

CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth) and HNP Policy DH2.

The existing 1970's two storey side extension to the property is not of any great architectural or historic significance and creates a terracing effect which does not contribute positively to the street scene. Furthermore, the brickwork and fenestration are not considered to respond positively to the more traditional appearance/materials of the existing property. The demolition of this part of the building which reinstates a first-floor separation between the adjoining properties will have an entirely positive impact on the property and the character and appearance of the Conservation Area. Furthermore, the demolition of the existing two storey garage side extension was supported by the case officer at pre-application stage.

The proposed extensions will respect the siting, form and layout of the existing property. The replacement single storey side garage extension is stepped back from the front elevation of the dwelling and due to its single storey height will appear subservient to the scale and massing of the property. A green roof has also been proposed to the roof to take into account the case officer's comments at pre-application. The ground floor extensions to the rear are subordinate in scale and their sympathetic design will respect the existing character and appearance of the property. Located to the rear of the property, the rear extensions, along with the lower ground floor extension (which will not be visible at the front of the site), will also be screened from the wider views of the conservation area and therefore the impact on the wider area will be negligible.

The proposed two storey side extension to the south facing elevation has been designed sensitively with respect to the massing of the property, and stepped back from the forward most front elevation, will read as a subservient addition. The extension has also been designed to adopt a more traditional form and aesthetic which reflects that of the existing property. The roof is to be re-configured to facilitate habitable rooms within and is to be designed and finished in materials to match the existing detailing of the property. Following the advice received at pre-application, the roof has been designed so that the roof profile is more in keeping with the existing roof, whilst the dormer windows have been reduced in scale to appear as subservient additions to the roof.

In summary, the proposed extensions and alterations to the property represent a high-quality design which is sympathetic to the character and appearance of the existing building and the Conservation Area. It is considered that the proposed works will enhance the quality of the host dwelling and consequently the townscape quality of the area. The development therefore complies with CLP Policies D1 and D2, the Design and Home Improvements CPGs, and HNP Policies DH1 and DH2.

Please refer to the supporting Heritage Statement for further details on the assessment of the proposed works on the Conservation Area.

Neighbour amenity:

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.

By virtue of their size, scale and relationship to neighbouring properties, the proposed extensions and alterations will not have an adverse impact on neighbouring amenity though an overbearing impact or loss of daylight and/or sunlight. Proposed windows are sufficiently set back from the shared boundaries of the neighbouring occupiers and are sited such that they would not give rise to any adverse neighbour privacy impacts, above that of the existing windows.

The pre-application response advised that the proposed works would not have an adverse impact on neighbour amenity.

As part of the submission, a Draft Construction Management Plan has been submitted to outline measures to mitigate any excessive noise or disturbance from construction to neighbouring occupiers.

For the reasons outlined above, the proposed development is considered to have an acceptable impact on neighbouring amenity and complies with CLP Policy A1 and HNP Policy BA3.

Arboricultural impacts:

CLP Policy A3 states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. It further requires trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development. This is echoed in the guidance contained in the Trees CPG. HNP Policy NE2 further seeks development to protect trees that are important to local character, streetscape, biodiversity and the environment.

There are several mature trees within and in close proximity of the application site, some of which are understood to be protected by a Tree Preservation Order. The proposed extensions have been designed to avoid potential encroachment into the root protection areas of these trees and/or for appropriate construction methods to be followed to avoid giving rise to unacceptable impacts. An Arboricultural Impact Assessment has been submitted with the application demonstrating acceptable impacts to trees.

Highways and parking:

CLP Policies T1 and T2 and HNP Policy TT4 highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim. This is also echoed in the Transport CPG.

The proposed development seeks to re-provide the garage space in the replacement garage side extension and to re-provide the existing driveway spaces in front of the garage. Whilst it is acknowledged that CLP Policy T2 requires all new developments within the borough to be car-free and that the Council will limit onsite parking to spaces designated for disabled people where necessary, the supporting text to the policy states that if the existing occupiers are to return to the address when the development is completed the Council will consider retaining or re-providing existing parking provision. In this instance, the applicant, who is the owner of the property, will be a returning a resident. It is therefore considered acceptable for the garage and driveway parking spaces to be re-provided.

To encourage the use of more sustainable modes of transport for the residents, cycle parking is proposed within the garage extension.

Overall, the proposal would not give rise to any adverse highway safety impacts and therefore complies with CLP Policies T1 and T2 AND HNP Policy TT4.

Lower ground floor extensions

Paragraph 6.110 of the Camden Local Plan (2017) and the Basement Camden Planning Guidance (CPG) (2021) defines a basement as a floor of a building which is partly or entirely below ground level, and that a ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development.

However, the Basement CPG provides further guidance on defining basements and states that where a building is located on sloping land and there is a change in level across a site (as this site is), a storey which is accessed at ground level one side of the site (with no steps or ramp) will generally not be considered a basement, unless the site has been excavated to allow access to that floor. In addition, the Basement CPG advises that storeys built partially below ground level are common in Camden, in particular historic buildings, and states that to be considered a lower ground floor and not a basement the storey must typically; have a significant proportion above the prevailing ground level, be accessible from the outside of the building at the front and rear, form part of the original fabric of the building and form part of the character of the area.

In this instance, the existing lower ground floor is located on sloping land where there is a change in level across the site, it is accessed at ground level from the rear garden without steps or a ramp, the site has not been excavated to access that floor, it has a significant proportion above ground level, and forms part of the original fabric of the building. Therefore, it is considered that the lower ground floor is not considered a basement and that any proposed extensions to the property at this level should not be considered basement development whereby it would be considered against CLP Policy A5.

Nevertheless, the pre-application written response referenced the lower ground floor as a basement and referred specifically that the lower ground (or basement) should meet the criteria of Camden's Basement Policy A5. Therefore, despite the applicant maintaining the position that the lower ground floor extensions are at lower ground floor rather than basement, the extension has been designed to also comply with CLP Policy A5, as considered below:

CLP Policy A5 - Criteria a-e and n-u

CLP Policy A5 (criteria a-e) states that the Council will only permit basement development where it is demonstrated that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; and the significance of heritage assets.

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 Assessment (BIA).

Camden's adopted Planning Guidance on basements (CPG Basements) provides further detail on the application of that policy. HNP Policy BA1 further requires all basement developments to be accompanied by a Basement Impact Assessment.

In light of those requirements, a full BIA Report has been prepared in support of the application which demonstrates that there would be no adverse residual or cumulative stability, hydrological or hydrogeological impacts to either neighbouring structures or the wider environment as a result of the development. Please refer to the supporting BIA for further details.

CLP Policy A5 - Criteria f-m

In addition to the above, CLP Policy A5 states that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property, and provides a set of specific criteria (criteria f-m) which needs to be met, as follows:

f. not comprise of more than one storey

Passes – the lower ground floor extensions are limited to a single storey and will not comprise more than one storey.

g. not be built under an existing basement

Passes – the lower ground floor is not built under an existing basement.

h. not exceed 50% of each garden within the property;

Passes – The garden measures 412.5sqm and the proposed enlargement of the lower ground floor measures 61.16 which equates to 14.8% of the garden.

i. be less than 1.5 times the footprint of the host building in area;

Passes – The footprint of the existing dwelling measures 237.45sqm and the lower ground floor (beyond the footprint of the existing dwelling) measures 61.16sqm which is less than 1.5 times the footprint of the dwelling.

j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;

Passes – The depth of the host building measures 11.33 metres and the depth of the lower ground floor (beyond the footprint of the existing dwelling) measures 1.9 metres in depth.

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

Passes – The lower ground floor does not extend into or underneath the garden further than 50% of the depth of the garden. To ensure the lower ground floor complies with this criterion to the parts of the garden with the shortest depth, the layout of the lower ground floor extensions has been designed to run parallel with the boundary line.

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

Passes – The lower ground footprint has been set back from the neighbouring boundaries.

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

Passes - The lower ground footprint has been purposefully sited so not to result in the loss of any garden space or trees of townscape or amenity value.

As demonstrated above, the proposed basement meets the above criteria, and the principle of the proposed basement is therefore considered acceptable. For further details on how the proposed basement meets the above requirements of CLP Policy A5, please refer to the Design and Access Statement (page 41).

Summary:

As demonstrated within this letter and supporting documents, the proposed works are considered to respond positively to the character and appearance of the conservation area and host property. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning