

Application ref: 2021/6287/PRE  
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WEA Planning

Dear Sir/Madam

### **Pre-application Minor Development Pre-application Advice Issued**

Address:

**32 Willoughby Road, London, NW3 1RU**

Proposal: Construction of a basement extension and a part-one, part-three storey rear extension and new pitched roof to two-storey outrigger to extend the dwelling.

Drawing Nos: Planning, Design and Access Statement, 2104-01\_PL\_Draft\_211222

#### **Site constraints**

- Article 4 Basements
- Hampstead Conservation Area
- Hampstead Neighbourhood Plan/Forum
- Underground development constraint - Slope Stability
- Underground development constraint – Subterranean (groundwater) flow

#### **Relevant planning history**

N/A

#### **Relevant policies and guidance**

National Planning Policy Framework (NPPF) 2021

The London Plan 2021

#### **Hampstead Neighbourhood Plan 2018**

Policy DH1 Design

Policy DH2 Conservation Areas and Listed Buildings

Policy NE2 Trees

Policy NE4 Supporting Biodiversity

Policy BA1 Basement Impact Assessments

Policy BA2 Basement Construction Plans

Policy BA3 Construction Management Plans

## **Camden Local Plan 2017**

Policy A1 Managing the impact of development  
Policy A4 Noise and vibration  
Policy A5 Basements  
Policy D1 Design  
Policy D2 Heritage  
Policy CC1 Climate Change Mitigation  
Policy CC2 Adapting to Climate Change  
Policy CC3 Water and flooding

Hampstead Conservation Area Statement (2001)

## **Camden Planning Guidance**

Amenity CPG 2021  
Basements CPG 2021  
Design CPG 2021  
Energy efficiency and adaptation CPG 2021  
Home Improvements CPG 2021  
Trees CPG  
Water and flooding CPG 2019

## **Site and surroundings**

The property a semi-detached three storey house located within the Hampstead Conservation Area, to the east of the centre of Hampstead. The part of Hampstead where the application is located was development in the 1880s and 1890s when streets of terraced houses filled in all the undeveloped land between South End Green and Hampstead as detailed in the Hampstead Conservation Area Statement. The property is listed as a positive contributor within the Conservation Area Statement.

## **ASSESSMENT**

The principal planning considerations are the following:

- Design and Heritage
- Basement
- Neighbouring amenity
- Trees
- Energy and sustainability

### **Design and Heritage**

- The property is semi-detached and has not been significantly altered to the rear. The side elevation of the outrigger still provides a clear example of architectural heritage and design and positively contributes to the character of the site. However due to the layout of the adjacent properties, this part can be rarely, if at all, seen from the street or neighbouring gardens.

### Outrigger Alterations

- In conservation terms, the widening of the rear wing might be acceptable, subject to detailed design. The replacement would need to replicate the features of the existing building, with those on the first floor being traditional in design and materials. However the increase in width, and therefore bulk and scale appears acceptable with there being an acceptable gap maintained.
- However the introduction of the pitched roof and hipped end and the removal of the chimney would not be supported. Whilst it is appreciated there are a number of different roof designs to the rear, none of them are replicated in this way and so it would appear incongruous and fails to relate to the host property of the character of the area. This is compounded by the removal of the large chimney which can be seen from the street. The removal of this aspect, which contributes positively to the rear of the site would not be supported. Overall the roof top alterations of the rear wing neither preserve or enhance the character of the Conservation Area and would therefore not be supported.
- The plans aren't particular clear in regards to the windows around the basement. The floor plans indicate a wraparound window with a side window, however the rear elevation show a rear floor to ceiling window below the three storey extension.

### Three Storey Rear Extension

- The neighbouring corner property is considerably larger than the application building and has a full-height, three-storey side wing with a hipped roof that turns the corner. This is cited as the inspiration for the proposed three storey rear extension in the elbow between the front of the house and its rear projection in order to insert a stair to the basement and two bedrooms.
- However, this is considered unacceptable for several reasons. The host building is narrower and is not on a corner plot. This means that the proposed extension would be over scaled and insubordinate relative to the house. Its pitched roof would have to be integrated into the existing pitched roof, and it would also be joined at second-floor level by an uncomfortably designed ad hoc link structure, again with a pitched roof. This would itself cut through a proposed pitched roof added to the two storey rear wing. All of this would result in clutter, bulk and atypical forms at high level which would overwhelm the rear elevation and thus not be supported in any incoming application.
- The ground floor element, which accommodates the staircase, however could be acceptable in scale. This element does not impact on the character of the site and cannot be seen from neighbouring properties or the street.
- More details regarding the covered bike store will be required however the scale and height appear acceptable on plan.

### **Basement**

- The basement measures 24.4m in depth and 5.7m in width and 3.4m in height. In terms of Conservation, the basement is acceptable in principle. However, its aspects at the front of the house would need to be carefully concealed so as not to harm the house's positive contribution to the conservation area. The front lightwell would need to follow the proportions of the bay window.

- As per policy A4 (Basements) 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 and where appropriate, a Basement Construction Plan.. The Council, along with the independent auditors Campbell Reith, will need to be satisfied with the basement would not cause harm to neighbouring properties, amenities and structural conditions among other aspects. Advice in the Basements CPG and relevant policies in the Hampstead Neighbourhood Plan should also be strictly adhered to.
- The policy requires the basement to remain subordinate to the host property and not contribute to overdevelopment The proposal appears to meet criteria f, g, h and i; not exceeding a single storey, not being built under an existing development, measuring less than 50% of the garden and less than 1.5 times the footprint of the original property.
- However for criteria j; which stipulates that the basement should not extend no further than 50% of the depth of the host building measured from the principle rear elevation, the proposal appears to fail this criterion. Half the depth of the host property is 4.5m. With the widening of the outrigger and the basement extending beyond this, it means the depth of basement is 14.2m and therefore fails this.
- Furthermore, in terms of criteria k; which stipulates the basement should not extend underneath the garden further than 50% of the depth of the garden. The garden is measured is approximately 21.6m and the basement extends 14.2m which exceeds the maximum depth and therefore fails this criterion as well.
- Criteria i requires basements to be set back from shared boundaries which needs to be adhered to.
- The basement is not subordinate to the foot print of the host property and in fact significantly exceeds it. Following the proposed outrigger footprint as well as extending beyond the building line means the basement appears excessive within the context of the site and therefore fails to comply with policy A4.
- Overall the current basement would have to be significantly altered in order to be supported. In any incoming planning application significant attention should be made to ensure any basement proposal complies with the above policy.

## **Neighbouring amenity**

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include visual privacy, outlook; sunlight, daylight, and overshadowing; artificial lighting levels; noise and vibration; odour, fumes, and dust; and impacts of the construction phase, including the use of Construction Management Plans.

Whilst the three storey extension is of considerable scale and not acceptable in design terms, because the building line of no.34 is set behind the site, the extension would not be seen or impact on the amenities of this neighbour.

For the other neighbour (no. 30 Willoughby Road) a 45 degree line has been drawn which demonstrates the upper floor extensions pass this test and therefore would not obstruct light to a material degree. No.30 also benefits from an existing outrigger of similar dimensions to the site and means that the increase in height in relation to the new roof design does not significantly impact upon amenities.

## **Trees**

Policy A3 aims to protect and enhance sites of nature conservation and biodiversity. The Council will do this through protect and designate conservation sites, assess developments against the ability to improve biodiversity and its impact upon and secure management plans where appropriate. This policy also includes the protect of trees and the Council will seek to resist the loss of trees and vegetation of significant amenity, historic, ecological or cultural value but also promote incorporating trees within any proposal. There is also an expectation, where developments are near trees, the relevant documents should be provided.

The site contains several larger trees but also there is one medium sized tree within close proximity in the garden of no.30. Using the plans as a approximate guide the tree would roughly be 2.6m away from the propped basement. Due to this proximity a Tree Survey and Tree protection method statement will need to be undertaken as part of an arboricultural impact assessment.

## **Energy and Sustainability**

The Council requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy CC1 requires all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy; supports and encourages sensitive energy efficiency improvements to existing buildings; and expects all developments to optimise resource efficiency.

Policy CC2 requires all development to adopt appropriate climate change adaptation measures such as:

- A. the protection of existing green spaces and promoting new appropriate green infrastructure.
- B. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems.
- C. incorporating bio-diverse roofs, combination green and blue roofs, and green walls where appropriate; and
- D. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

No details of energy or sustainability measures have been provided as part of the pre-application document. Retrofitting the building with more energy efficient measures to minimise energy consumption (draft proofing, thermally efficient windows and insulation) should be considered as part of any refurbishment works.

## **CONCLUSION**

It is considered that the principle of an increasing the width of the existing outrigger and staircase at ground floor are acceptable. A basement in principle is acceptable, however in its current form is excessively scaled. The principle of the three storey extension is not considered acceptable and would not be supported. Currently the proposed extension would not be supported by the Council.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable, nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries about the above letter or the attached document, please do not hesitate to contact **Ewan Campbell**

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