

Application ref: 2021/3377/PRE
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Dear Tobias Schneider

Pre-application Householder Pre-application Advice Issued

Address:
4 Lutton Terrace
London
NW3 1HB

Proposal:

Extensions and alterations to a single dwelling house, including excavation of a new basement extension, erection of a new mansard roof extension, a remodelled and extended rear part of the property, plus repositioning of the staircase, extended boundary walls and various external and internal alterations.

Drawing Nos: LT004 - PP 100, 101, 102, 103, 104, 200, 201, 202, 203, 204, 210, 211, 212, 213, Design and Access Statement (July 2021) and Heritage Statement (July 2021)

Site constraints

- Hampstead Conservation Area
- Hampstead Neighbourhood Forum
- Basement issues of slope stability and groundwater flow
- Article 4 Direction Basements

Relevant planning history

Planning permission was granted (ref 5276) on 19/06/1968 for the rebuilding of the two-storey property. Planning permission was also granted (ref 4756) on 14/03/1968 for a first-floor rear extension.

Relevant policies and guidance

National Planning Policy Framework (NPPF) 2021

The London Plan 2021

Camden Local Plan 2017

Policy G1 Delivery and location of growth

Meeting housing needs-
Policy H6 Housing Choice and Mix
Policy H7 Large and Small homes

Community, health and wellbeing-
Policy C6 Access for all

Protecting amenity-
Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy A4 Noise and vibration
Policy A5 Basements

Design and Heritage-
Policy D1 Design
Policy D2 Heritage

Sustainability and climate change-
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy CC4 Air quality
Policy CC5 Waste

Camden Planning Guidance

Access for all CPG 2019
Amenity CPG 2018
Design CPG 2019
Developer contributions 2019
Energy efficiency and adaption CPG 2019
Interim Housing CPG 2019

Hampstead Neighbourhood Plan 2018

Policy DH1: Design
Policy DH2: Conservation Areas and Listed Buildings
Policy NE2: Trees
Policy BA1: Basement Impact Assessments
Policy BA2: Basement Construction Plans

Hampstead Conservation Area Statement 2001

Site and surroundings

The site on Lutton Terrace contains a detached cottage located within the Hampstead Conservation Area in the London Borough of Camden.

The site is situated in Sub Area Two, which is characterised by “the intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street [which] dates from the early 18th century through the 19th century.... This network is punctuated by small and irregularly shaped spaces of great charm, such as Hampstead Square, New End Square, Mansfield Place and Stamford Close. The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.” (Hampstead Conservation Area Statement, p.17)

No.4 Luton Terrace is situated in between houses of Flask Walk and apartment blocks of New Court and New End school, which all represent buildings of a larger scale

As stated on the supporting Design and Access Statement, whilst no. 4 Luton Terrace is not listed, it is in the vicinity of a number of listed buildings and is identified as a building which makes a positive contribution to the Conservation Area. This means it can be considered as a non-designated heritage asset. Special attention will need to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

ASSESSMENT

The principal planning considerations are considered to be the following:

1. Design
2. Neighbouring amenity and Construction Management
3. Basements
4. Energy

1. DESIGN

Design and heritage issues

Three Storey Rear Extension

- The three-storey rear extension is stepped and involves the internal reconfiguration with the stairs now located within the middle of the property (and towards the rear). The second floor is also stepped back to provide a reduction in the massing on the first floor
- The scale of the extension appears acceptable with the stepped nature still providing some rear private amenity space. Whilst this increases the massing at the rear, the extension will be barely visible from the front and does not impact on the streetscene or the character of the front elevation.
- The glass windows that follow the stairway down at the rear do not provide a positive contribution to the property and this vertical glazed facade completely removes the character of the rear elevation. It is accepted there is an existing extension from the 60's which is not of considerable value; however a slightly different design could be put forward to reflect a more traditional character which is present in the surrounding properties and Conservation area itself.

Mansard Roof Extension

- The mansard roof extension is considered acceptable in principle as the existing roof does not significantly contribute to the property itself or the area which contains buildings of different design and nature. Although the combined effect of the proposed roof and rear extensions will significantly alter the scale and proportions of this house, it is considered that the area already contains differing heights and scale. This means that, as the area as a whole is not uniform, the character of the site is not adversely harmed and therefore is not significantly impacted.
- The pitch of the mansard roof, if possible, should be slightly shallower as to reduce the overall impact and appear smaller in scale. This in turn will reduce the massing to the top of the property which already has three new windows and can be visible.
- To the rear, the proposed roof, glazed link window and setback roof terrace altogether appear cramped and too untidy. If there are different elements on this level, they should be reduced to two elements with the mansard roof continuing over to the roof terrace being the preferred recommendation.

Mansard Windows and Porch

- The principle of mansard roof windows to the front are considered acceptable and are positioned in the correct place (in line with windows on the first floor).
- The window size should be reduced in order to be more sympathetic to the existing windows and overall building.
- The materials are acceptable.
- The front porch is not shown on the sectional drawings or side elevation; however the floor plans show that it extends beyond both the bay windows. As per the 'Home Improvements' CPG, front extensions can have a particular impact considering when the front elevation adds to the character.
- The front porch as designed would appear at odds with the character of the building and is not sympathetic to the 'cottage' style property. The front porch is not a common feature along Lutton Terrace and therefore does not preserve the character of the streetscene.

2. 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.

The site is significantly constrained in that the garden is very small and the shared boundary with nos. 47-51 Flask Walk and 1-10 New Court is very close to the building. This context means that the occupants of nos. 45-51 Flask Walk already suffer from a sense of enclosure and reduced daylight and sunlight. The proposed rear and roof extensions would be likely to compound these issues by increasing the height, width and massing; however it is not clear to what extent, because the position of the property is such that the difference may not be significant. Furthermore the roof terrace may provide overlooking issues for the rear gardens on Flask Walk. A daylight and sunlight study should support any forthcoming application as well as detailed plans or graphics to demonstrate that the amenity impacts are not significant.

A fully worked up Construction Management Plan is required to support the application, given the significant scale of development and the inclusion of the basement. You should be aware that the site is also severely constrained in terms of access by means of a narrow footpath, so this needs to be fully covered as well as construction hours. Given the close proximity to other sites, the lack of space onsite for construction processes and storage, and the proposed extensive basement under the whole site, the proposed development will require careful consideration and management.

You are advised that a future application for this scheme may attract numerous concerns and objections from the local community in terms of construction nuisance. Thus the CMP should also look to consult the local community including meetings with residents and the local school, which would demonstrate a proactive approach to community engagement and might assuage any issues these groups may have.

3. BASEMENTS

- No Basement Impact Assessment (BIA) or Basement Construction Plan have been submitted along with the application and means this part of the application cannot be properly assessed. These documents are required under policies BA1 and BA2 of the Hampstead Neighbourhood Plan and policy A5 of the Local Plan.
- However, looking at the sections and plans submitted, it is clear that the basement would have a full site coverage and exceed 50% of the garden of the property, which does not comply with criteria in policy A5. Para 6.130 states in particular that 'A basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level is often the most appropriate way to extend a building below ground'. Further guidance can be found in the 'Basements CPG' and any future application should take into consideration all of the recommendations within this document. It is accepted that the basement storey will have no visual impact on the house or streetscene and the proposed small lightwells with grilles are considered acceptable in themselves.
- In general, the proposal needs to comply with the locational/dimensional criteria f-m within policy A5 of the Local Plan and the BIA should provide thorough details in relation to flooding, groundwater flow and slope stability.
- Any BIA supporting the application will need to be independently audited by our engineering consultants at the applicant's expense.

4. ENERGY AND SUSTAINABILITY

The Council will require 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.

Cooling

Any development that is likely to be at risk of overheating (for example due to large expanses of south or south west facing glazing) will be required to complete dynamic thermal modelling to demonstrate that any risk of overheating has been mitigated. Active cooling (air-conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.

CONCLUSION

It is considered that the mansard roof and rear extensions are acceptable in principle subject to alterations as discussed above, ensuring that the amenities of neighbours are not impacted upon. The front porch however is not acceptable. Whilst the basement appears unacceptable in size and extent, any proposal including a basement should be supported by a BIA. Furthermore a fully worked up CMP also is required.

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

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

Yours faithfully

Ewan Campbell
Planning officer
Development Management Team