



Planning Solutions Team
Regeneration and Planning
Supporting Communities
Directorate
London Borough of Camden
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Date: 12/08/2021
Our ref: 2021/2252/PRE

Matthew Wardell
By email

www.camden.gov.uk/planning

Dear Mr Wardell

Re: 32 Crediton Hill

Thank you for submitting a pre-planning application enquiry for the above property which was received on 4th May 2021 together with the required fee.

1. Proposal

The proposal is for the excavation of a basement, erection of a ground floor rear extension and partial first floor rear extension, installation of metal railings on first floor to form rear roof terrace, enlargement of 2x rear dormer windows, installation of a front dormer window and 6x solar panels to the front roof, erection of a rear garden outbuilding with flue and glass balustrade on roof, alteration to front boundary wall, widening of driveway and replacement of existing fenestration with double glazed timber windows and doors.

2. Relevant planning history

None relevant

3. Relevant policies and guidance

[National Planning Policy Framework 2021](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

Growth and spatial delivery

Policy G1 Delivery and location of growth

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

Transport

Policy T4 Sustainable movement of goods and materials

Delivery and monitoring

Policy DM1 Delivery and monitoring

Camden Planning Guidance

CPG Housing 2021

CPG Design 2021

CPG Home improvements 2021

CPG Amenity 2021

CPG Basements 2021

CPG Transport 2021

West End Green Conservation Area Statement 2011

4. Assessment

The principle planning considerations are considered to be the following:

- Design
- Amenity
- Basement construction
- Transport considerations

5. Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and 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.

Camden's Local Plan is supported by CPG (Design) and the West End Green Conservation Area Statement.

Assessment

Basement – No objection to this in principle as it would be entirely under the footprint of the existing property with no lightwells or rooflights. Therefore, it would not affect the character and appearance of the building or the conservation area. The scale of the proposed basement is also within the limits set out by Camden’s local policies and thus is considered acceptable. However, the Council would not allow the demolition of part of the host building solely on the grounds of making it easier to excavate the basement.

Ground floor extension – There is no objection in principle but a full width extension would cut across the ground floor rear full height canted bay. Whilst it is noted that the adjacent No. 34 has a full-width rear extension, a half-width extension (similar to the one at No. 30) fits in better with the overall patterns along this side of the street and is preferred. By virtue of the scale, massing and the fact that the adjacent properties both have rear extensions, it is not considered to harm the character and appearance of the host building and Conservation Area nor the neighbouring amenities.

First floor extension – This is unacceptable in principle as it would unbalance the pair of semi-detached properties when viewed from the rear as they currently have a consistent rear building line. It is also observed that none of the properties on this side of the street have a similar extension approved.

Enlargement of 2x rear dormers – The enlarged rear dormers appear to be overly dominant and insubordinate to the rear roof slope and would be much larger than any of the dormers at the rear elevation on this side of this street, other than No. 36, however, there is no record of this receiving planning permission, and so it would not form a precedent for future development along the terrace.

Front dormer – The Council does not agree with the assessment that front dormers are a common feature in the street. Whilst there are a few old examples on the street, they are very much the exception. Para 6.2 of the conservation area appraisal advises that extensions to front and side roof slopes are likely to break the important, regular composition of the roofslopes. The buildings on this stretch of Crediton Hill are characterised by alternating symmetrical pairs of buildings and a front dormer would harm this composition.

Outbuilding – The rear gardens are an important characteristic of the conservation area and the proposed gymnasium and decking would develop approximately 40% of rear garden space and significantly change its character. Despite attempts to alleviate the impact by sinking the structure into the ground, it would still be readily apparent as its roof would project above the ground level and a glass balustrade is proposed on top of it. Sinking the outbuilding/structure further into the ground and covering it with soil and plants would not be possible as it would not comply with our basement policies and guidance, specifically criterion j and criterion k which states that basements should extend into the garden no further than 50% if the depth of the host building measured from the principal rear elevation and that basements should not extend into or underneath the garden further than 50% of the depth of the garden. Alternatively, a much smaller above-ground outbuilding/garden building similar to the one at No. 30 might be possible. It is observed that none of properties on this side of the street have an above-ground outbuilding as big as the one proposed here. The

proposed outbuilding is out of keeping with the character and appearance of the host building and locality and is considered unacceptable.

Landscaping – Due to its design, material, location and the minor nature of the works, the replacement of the front boundary wall with reclaimed bricks to match the existing host building, the widening of the driveway by 0.8m to improve accessibility, the alterations of the of the side passage to form a step free access and the addition of new planters and a built-in barbeque pit within the garden are all considered acceptable. The improvement in accessibility within the host building is in line with Camden's local policies and is encouraged. If the proposals impact any existing trees at the site or neighbouring sites, a tree survey and Arboricultural impact assessment would be required.

Window replacement and solar panels – At some stage the windows have been replaced and lost their glazing bars so the proposal to reinstate windows that would match the originals would enhance the appearance of the building. As such, the replacement of windows is considered acceptable. However, the applicant should ensure that the double glazing does not result in overly thick frames and glazing bars.

Whilst it is noted that the adjacent No. 30 has solar panels installed on the front roof, the Council has no record of these panels ever being granted planning permission so they should not form a precedent as they are an unauthorised exception to the overall roofscape. Given that the colour and material of the proposed solar panels are so distinguishable from the existing roof tiles, they would be clearly visible from the streetscene and are considered to have an adverse impact on the character and appearance of the host building and locality. The applicant is recommended to install the solar panels on the rear (east) roof slope instead where they would not have such an impact on the streetscene.

6. Basement Excavations

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:

- a) not comprise of more than one storey;
- b) not be built under an existing basement;
- c) not exceed 50% of each garden within the property;
- d) be less than 1.5 times the footprint of the host building in area;
- e) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- f) not extend into or underneath the garden further than 50% of the depth of the garden;

- g) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- h) avoid the loss of garden space or trees of townscape or amenity value.

The Council will require applicants to demonstrate that proposals for basements:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- d) avoid cumulative impacts;
- e) do not harm the amenity of neighbours;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) do not harm the appearance or setting of the property or the established character of the surrounding area;
- h) protect important archaeological remains; and
- i) do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

The application site is located in an area subject to a number of underground development constraints, including slope stability and subterranean (groundwater) flow. Given this, you are advised to thoroughly examine the requirements of Policy A4 of the Local Plan and CPG Basements prior to submission.

The development would require a comprehensive and accurate Basement Impact Assessment to be submitted with the formal application demonstrating no significant harm to the application site, neighbouring sites or those surrounding.

The BIA will need to include at least the screening and scoping stages, to determine whether a full BIA would be required. This would comprise the following:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

At each stage in the process the person(s) undertaking the BIA process should hold qualifications relevant to the matters being considered. The Council will only accept the qualifications set out in paragraph 24.7 of CPG Basements.

Independent verification of Basement Impact Assessments, funded by the applicant, is now also required in the following situations:

- Where a scheme requires applicants to proceed beyond the Screening stage of the Basement Impact Assessment (i.e. where a matter of concern has been identified which requires the preparation of a full Basement Impact Assessment);
- Where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow; or
- For any other basement applications where the Council feels that independent verification would be appropriate (e.g. where conflicting evidence is provided in response to a proposal).
- A full scoping study is required as part of any application, identifying the potential impacts for each of the matters of concern.

Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charge a fixed fee dependant on the category of basement audit, outlined in [appendix A](#) of Camden's BIA audit service terms of reference.

7. Amenity

Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and does not harm the amenity of neighbouring residents. This includes daylight/sunlight, privacy, outlook and noise disturbance.

Limited details of the neighbouring properties have been shown on the submitted drawings so a full assessment of the impact on neighbouring amenity cannot be made. However, it appears that new side windows would be introduced which could result in overlooking of neighbouring windows, and it is not clear if the extension would impact neighbouring daylight/sunlight. These matters should be addressed as part of any future planning application.

Contamination – The Council's records show that the site is located within the footprint of a fairly large pond reportedly infilled in the 1890's. The nature of the infill is unknown. This could present a potential source of contamination especially as a basement is proposed (It could also present geotechnical challenges). Our records also show previous potentially contaminative land uses to the south/southeast (railway land) and west (furriers and garage/coachworks). The applicant should further investigate and study any potential land contamination issue within the site and prepare and submit the documentation of the study to the Local Planning Authority if a full planning application is submitted.

Noise – Should a full planning application be submitted, the applicant should provide information assessing the noise impact of the external plant (Air Source Heat Pump) on the local amenity. The report should include, if appropriate, measures to be taken to mitigate any excess noise impact. The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound and the Camden Local Plan 2017. Please refer to CPG Amenity for more guidance on what to include in a noise impact assessment

8. Transport

Driveway – The site currently benefits from a hardstanding driveway which provides parking for one vehicle. It is proposed that the front boundary wall would be rebuilt and the driveway entrance would be widened by 800mm. The widened driveway does not increase on-site parking, and therefore would be acceptable. Should a planning application be submitted, the applicant should provide a plan to show that the driveway would only provide one parking space, such as having landscape features to ensure the rest of the forecourt would not be used for parking. In addition, if the driveway is to be repaved, the new material should be permeable.

The design and access statement indicates that the dropped kerb would remain unchanged. From Google street view, it appears that the dropped kerb is aligned with the existing driveway entrance. The existing and proposed plans provided do not show the dropped kerb. There may be a possibility that the dropped kerb would need to be widened. The applicant should include the dropped kerb in their plans if they submit a full planning application.

Construction Management Plan (CMP) – Due to the amount of basement excavation, demolition and construction, to minimize the impact on the highway infrastructure and neighbouring community, a draft construction management plan (CMP) would need to be submitted if a planning application is submitted to clarify the details of construction access, and a detailed CMP would need to be secured via a section 106 planning obligation in accordance with Policy A1 if planning permission is granted. A CMP implementation support contribution of £3,920 and Construction Impact Bond of £7,500 would also need to be secured as a Section 106 planning obligation if planning permission were to be approved. The Council has a CMP pro-forma which must be used and would need to be approved by the Council prior to any works commencing on site. The CMP pro-forma is available on the Camden website.

Highways contribution – The public highway in the general vicinity of the site is likely to sustain damage as a direct result of the basement excavation and demolition activities. We would therefore need to secure a highways contribution via a legal agreement if planning permission were to be granted in the future. This would allow the Council to repair any damage to the public highway in the general vicinity of the site on completion of the development. The exact amount of the contribution would need to be further assessed if a planning application were to be submitted.

Approval in Principle (AIP) – The development would involve basement excavations which may be close to the public highway. The Council has to ensure that the stability of the public highway adjacent to the site is not compromised by the proposed basement excavations. The applicant would be required to submit an AIP report to our Highways Structures & Bridges Team within Engineering Services as a pre-commencement planning obligation. This is a requirement of British Standard CG300. The AIP report would need to include structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highway adjacent to the site. The AIP would also need to include an explanation of any mitigation measures which might be required. The AIP report

and an associated assessment fee of £1,938.83 would need to be secured via a legal agreement if planning permission were to be granted in the future.

9. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Householder application
- 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'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Noise impact assessment
- Basement impact assessment
- Arboricultural impact assessment
- Sample photographs/manufacturer details of proposed brick cladding
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that 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. For more details click [here](#).

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 Laura Hazelton on the number above.

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