



**Date: 04/08/2022**  
**Our ref: 2021/5832/PRE**  
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*SE19 2HR*

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Andrew Burdon

**Re: 8A Lymington Road, London, NW6 1HY**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 26/11/2021 together with the required fee of £460.

### **1. Proposal**

The proposal is for:

- Excavation of single storey basement level to provide two bedrooms and ancillary space;
- Erection of new full width rear extension of bronze coloured steel and glazed construction with balcony;
- Garden stair connections with ground and lower ground levels.

### **2. Site description**

The application site comprises a four-storey semi-detached property on the south side of Lymington Road, which has been converted into flats. This application refers to the flat at ground and lower ground floor level.

The property is located within the West End Green Conservation Area and is identified as making a positive contribution to its character and appearance due to its group value (2-16 evens).

### **3. Relevant planning history**

10 Lymington Road

2015/0398/P - Erection of a part single storey, part two storey rear extension to flats 1 and 2, installation of rooflights in the main roof to flat 3, and works to front and rear lightwells (class C3). Granted

### **4. Relevant policies and guidance**

[National Planning Policy Framework 2021](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

A1 Managing the impact of development  
 A4 Noise and Vibration  
 A5 Basements and lightwells  
 D1 Design  
 D2 Heritage  
 DM1 Delivery and Monitoring

[Camden Planning Guidance \(2021\)](#)

CPG Home Improvements  
 CPG Basements  
 CPG Amenity  
 CPG Transport  
 CPG Trees  
 CPG Developer Contribution

[West End Green Conservation Area Appraisal and Management Statement \(2011\)](#)

**5. Assessment**

The planning considerations material to the determination of this application are as follows:

- Design and Conservation Area
- Basement Excavation
- Amenity

**6. Design and Conservation**

It is proposed to demolish the existing rear additions and replace with a new glazed full width extension with a covered balcony element.

The existing rear additions are well-proportioned and subordinate to the host building. They combine traditional style timber framed glazing and a lean-to which is constructed in matching brickwork to the main house with two window openings. The differing treatments of the extensions combined with them being positioned at slightly different levels, helps break up their massing and allows the main building to read as the principle element to the rear.

The proposed scenario would see these replaced with a single, very large extension that dominates the rear elevation. Using glazing across the full width with no solid elements fails to ground the building and has a jarring relationship with the traditional character of the first floor. The full width addition proposed is very contemporary in nature, with large swathes of glazing, at odds with the traditional pattern of fenestration at upper levels. The proposed addition takes no design cues from the host property and is at odds with the traditional detailing, proportions and materials of the existing building. The extension dominates the rear elevation of the building as it is both full width and over a full storey in height as the glazed panels extend down over the top part of the new basement storey, concealing and enclosing the brickwork. A preferable approach would be to break up and articulate the massing, both between the storeys and across the width, in a way that is more sensitive to

the character of the property. The choice of materials and proposed design should reflect the existing character of the building and the wider conservation area.

There is no objection to the new single storey basement level in principle but it is important to express it well. The proposal, by amalgamating the lower and upper ground floors reads as a very tall single storey which disrupts the proportions of the building. This harms the existing proportions of the building, distorting the external hierarchy of floor levels. Typically, basement additions to buildings of this character are best treated in a way that conceals their presence through a lightwell that could be landscaped with planting to soften the impact it has on the rear elevation. The creation of new lightwells can result in the loss of rear garden area. Any lightwells should be modest in size to ensure minimal loss of garden space and their enclosure at ground floor should be carefully considered.

Railings around lightwells can cause a cluttered appearance and should be avoided and glass balustrades are not considered an appropriate material to use as a means of enclosure on a historic building and can result in illumination and light spill. The use of walk-on grills should be considered. In regard to the new garden stair connections, on submission of further information, these will similarly be assessed in regard to suitability in the context of a historic building.

## **7. Basement Excavation**

There is a small existing basement used only for storage in the centre of the building. The proposal would extend the basement to the full width of the property and rearwards. The basement would remain single storey and be located underneath the building's footprint including the proposed rear extension. The principle of the basement enlargement is considered to be acceptable subject to a satisfactory audit outcome as outlined below.

Policy A5 requires basement development to:

- not comprise of more than one storey;
- not be built under an existing basement;
- not exceed 50% of each garden within the property;
- be less than 1.5 times the footprint of the host building in area;
- extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- not extend into or underneath the garden further than 50% of the depth of the garden;
- be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- avoid the loss of garden space or trees of townscape or amenity value.

At present the basement extends up to neighbouring property boundaries contrary to policy A5.

No information on nearby trees has been provided so this cannot be assessed. The Council has a statutory duty to consider the preservation of trees when granting planning permission. The potential effect of development on all trees is a material consideration irrespective of whether they are protected by Tree Preservation Order / conservation area status, or not. Consideration of trees is required for all 'full', 'outline' or 'householder' applications or where works are being undertaken under permitted development rights. If an acceptable level of information has been provided and the trees and vegetation have been fully considered and accounted for and there are no remaining tree or landscape

related concerns, the Council will seek the inclusion of appropriate tree / landscape conditions on a planning permission to ensure that the development can be implemented successfully. Planning conditions are used to ensure trees will not be harmed and a high standard of landscaping planting is achieved.

The Council will require a Basement Impact Assessment (BIA) to be submitted so that we can properly assess whether any harmful impact will result from the basement excavation. The BIA will include the following stages:

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

Further detail on BIAs can be found in Camden Planning Guidance CPG Basements.

At each stage in the process the person(s) undertaking the BIA process on your behalf should hold qualifications relevant to the matters being considered. Paragraph 4.7 of CPG Basements outlines the qualifications required for assessments. In order to provide us with greater certainty over the potential impacts of proposed basement development, we will expect independent verification of Basement Impact Assessments, funded by the applicant, when certain criteria are met. One such criteria is 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). When you have submitted your application we will confirm whether independent verification of the BIA is required. Information on the BIA audit process can be found here.

## **8. Amenity**

The proposed works would increase the height and depth of the rear extension along the boundary with no.6 Lymington Road. However from the submitted information it appears that the extension would not exceed in height or depth an existing section of boundary wall between the two properties and therefore the proposal should not lead to a loss of light or outlook. In the other direction, there is a gap between the application site and no.10 Lymington Road and the rear extensions at no.10 are deeper and so a loss of amenity would not result.

It should be noted that the site falls within an area identified as having contaminated sites potential. There may be a need to carry out and submit a contaminated land assessment by a geo-technical or geo-environmental engineer. The amount of information required should be sufficient to determine the existence or otherwise of the contamination, the nature of the contamination, risks it may pose, and whether these can be satisfactorily reduced to an acceptable level.

Loss of garden space and trees/landscaping will be a consideration in the assessment of any forthcoming application. It is noted that subterranean development can have an impact on vegetation and on the plot's ability to deal with surface water in significant rainfall events.

The vehicles and construction impacts associated with a basement excavation can put stress on the local road network and compromise the amenity of local residents. To

mitigate against the potential issues, a Construction Management Plan (CMP) would need to be secured via a Section 106 agreement. For more information about CMPs and how to submit one, please refer to [Chapter 5 of CPG Amenity](#).

## 9. Conclusion

The replacement rear extension is not considered to be a sensitive alteration to the building and should be revised to reduce and break up the massing. The use of glazing on such a large scale detracts from the character of the host building.

The Council would not object to an increase in the size of the basement subject to the size and location complying with criteria in policy A5 detailed above and the submission and a satisfactory audit of the BIA.

## 10. Planning application information

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

- Completed form – Full Planning 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
- Basement Impact Assessment
- The appropriate fee (£206)
- 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 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. You are advised to contact your neighbours, the [Fortune Green and West Hampstead Neighbourhood Forum](#) and the [West End Green Conservation Area Committee](#) prior to submission, to discuss the proposals.

Non-major applications are typically 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 Miriam Baptist on **020 7974 4986**

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

Yours sincerely,

Miriam Baptist

**Planning Officer**  
**Planning Solutions Team**