

Address:	31 Willoughby Road, London, NW3 1RT		1
Application Number(s):	2024/5203/P	Officer: Henry Yeung	
Ward:	Hampstead Town		
Date Received:	25/11/2024		
Proposal:	Excavation of a new basement floor level to single dwellinghouse		

Background Papers, Supporting Documents and Drawing Numbers:

Cranbrook Basement Design and Construction Ltd – Construction Method Statement ref 2362 dated 18th April 2024; Design Philosophy Report; Planning Statement; Structural Engineer Details; Covering Letter; Construction Method Statement Executive Summary; Basement Impact Assessment dated june 2024; Basement Impact Assessment Audit issued by Campbell Reith Hill LLP (Revision: 14291-07, Date October 2025)

2362-100.01; 2362-500; 2362-501; 2362-200.01; 2362-101.01; 2362-201.01; 2362-102.01; 2362-103.01; 2362-104.01; 2362-106.01; 2362-202.01; 2362-108.01; 2362-203.01; 2362-109.01; 2362-204.01; 2362-107.01; 2362-205.01; 2362-500; 2362-501

RECOMMENDATION SUMMARY:

Grant conditional permission subject to Section 106 legal agreement

Applicant:	Agent:
Mr & Ms J Przewozniak & Ms M Eleuteri 31 Willoughby Road London NW3 1RT	Cranbrook Basement Design and Construction Ltd 732 Cranbrook Road Ilford IG6 1HU

ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing Floor Space (sqm)	Proposed Floor Space (sqm)	Difference Floor Space (sqm)
Class C3	A new basement floor level	88.2	159.4	+71.2

EXECUTIVE SUMMARY

- i) The application relates to a three-storey single-family terraced dwelling with attic accommodation on Willoughby Road, within the Hampstead Conservation Area and the Hampstead Neighbourhood Plan area. The site lies within a predominantly residential area and adjoins, along part of its side boundary, the Grade II listed Willow Cottages, a grade II listed terrace.
- ii) Planning permission is sought for the excavation of a single-storey basement beneath part of the footprint of the existing dwellinghouse, extending forward beneath the entrance steps and marginally into the rear garden. No external lightwells, rooflights or above-ground alterations are proposed, and the basement would provide ancillary accommodation associated with the existing dwelling. The proposal represents a significantly revised scheme following the refusal of a previous application (Ref. 2020/0927/P), including a reduction in basement size of over 40% from 118.98 square metres (refused planning scheme) to 71.20 square metre, the removal of all external manifestations, an increased 5.5m set-back from Willow Cottages, and a change from piled foundations to a raft foundation system.
- iii) A total of 11 objections have been received, including representations from the Hampstead Neighbourhood Forum and the Heath & Hampstead Society. Objections raise concerns regarding the failure to address previous refusal reasons, potential harm to the Grade II listed Willow Cottages and their retaining wall, flood risk and groundwater impacts, structural stability, construction disruption, design and sustainability issues, and a perceived lack of public benefit. It is argued that the proposed basement excavation poses an unacceptable risk given local ground conditions, historic water flow issues and the sensitivity of nearby heritage assets.
- iv) The revised proposal is supported by a new Basement Impact Assessment and Ground Movement Assessment prepared by Card Geotechnics Limited, which supersede earlier submissions and have been independently audited by the Council's third-party consultants, Campbell Reith. The assessments demonstrate that the substantially reduced basement footprint, increased separation distance and revised foundation design result in Burland Scale Category 1 (very slight) movement to Willow Cottages and their boundary wall, and Category 1 ("very slight") movement to neighbouring properties, fully compliant with Policy A5. Updated hydrological modelling confirms that the proposal would not increase surface-water run-off, exacerbate flood risk or materially alter groundwater conditions. As the development is entirely subterranean and introduces no above-ground changes, it would preserve the character and appearance of the Hampstead Conservation Area and the setting of the listed buildings. Due to the sensitivity of nearby heritage assets, a Basement Construction Plan and Construction Management Plan are recommended to be secured through a Section 106 legal agreement.
- v) Overall, the proposal represents a materially reduced and policy-compliant basement development that fully addresses the reasons for refusal of the previous scheme. It preserves the significance and setting of nearby heritage assets,

safeguards neighbouring amenity, avoids adverse hydrological and structural impacts, and complies with the relevant policies of the National Planning Policy Framework, the London Plan (2021), the Camden Local Plan (2017), and the Hampstead Neighbourhood Plan (2025–2040). Planning permission is therefore recommended, subject to conditions and a Section 106 legal agreement securing a Basement Construction Plan, Construction Management Plan (with associated fees and bond), Approval in Principle, and relevant highways contributions.

OFFICER REPORT

Reason for Referral to Committee:

The Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members [Clause 3(vii)]. The panel considered it should be heard by committee due to the level of interest in this application from residents and community organisations.

1. SITE AND BACKGROUND

- 1.1 The application site comprises a three-storey single-family terraced dwelling with rooms in the attic, located on the western side of Willoughby Road, close to the junction with Willow Road. The surrounding area is predominantly residential in character and consists largely of terraced housing.
- 1.2 Part of the side boundary of the application site is shared with Nos. 39, 40 and 41 Willow Road, which form part of the Grade II listed terrace known as Willow Cottages. The proximity of these listed buildings means that careful consideration must be given to the potential impact of development on their significance and setting.
- 1.3 The site lies within the Hampstead Conservation Area and is covered by the Hampstead Neighbourhood Plan, the policies of which form part of the development plan for the purposes of determining this application.



Figure 1 – Site location outlined in red

- 1.4 The application site has a Public Transport Accessibility Level (PTAL) rating of 3 (medium). Hampstead Underground Station and Hampstead Heath Overground Station are located within walking distance of the site, along with local bus services.

2. THE PROPOSAL

Planning permission is sought for the following works

- 2.1 Planning permission is sought for the excavation of a single-storey basement beneath part of the footprint of the existing dwellinghouse, incorporating the existing partial cellar. The basement would extend beneath the front entrance steps to align with the existing front bay window and would extend approximately 1.3 metres into the rear garden. No external lightwells are proposed, and no above-ground extensions form part of the application.

REVISIONS

2.2 The proposed development has been revised following the refusal of the previous scheme. The principal amendments/differences between the two schemes are summarised below.

2.3 The dwelling contains an existing basement measuring approximately 13.1sqm. The revised proposal significantly reduces the scale and potential impacts of the development. The overall basement area has been reduced from 118.98sqm to 71.20sqm (gross structure), representing a reduction in scale of over 40%. All external manifestations, including the previously proposed rear lightwell, have been removed, and the basement has been repositioned to increase the separation distance from the Grade II listed Willow Cottages to approximately 5.5 metres and 2.9m to the boundary treatment

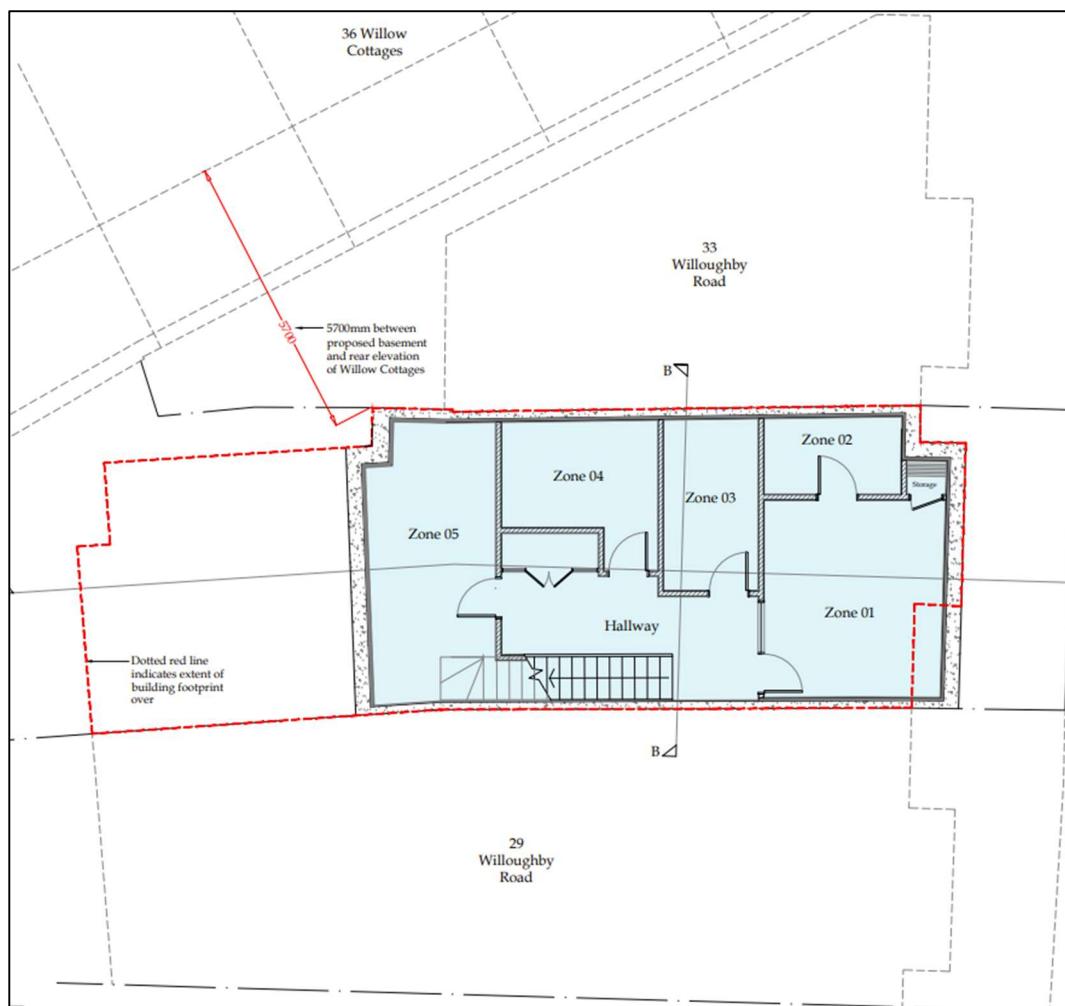


Figure 2: Proposed basement floor plan

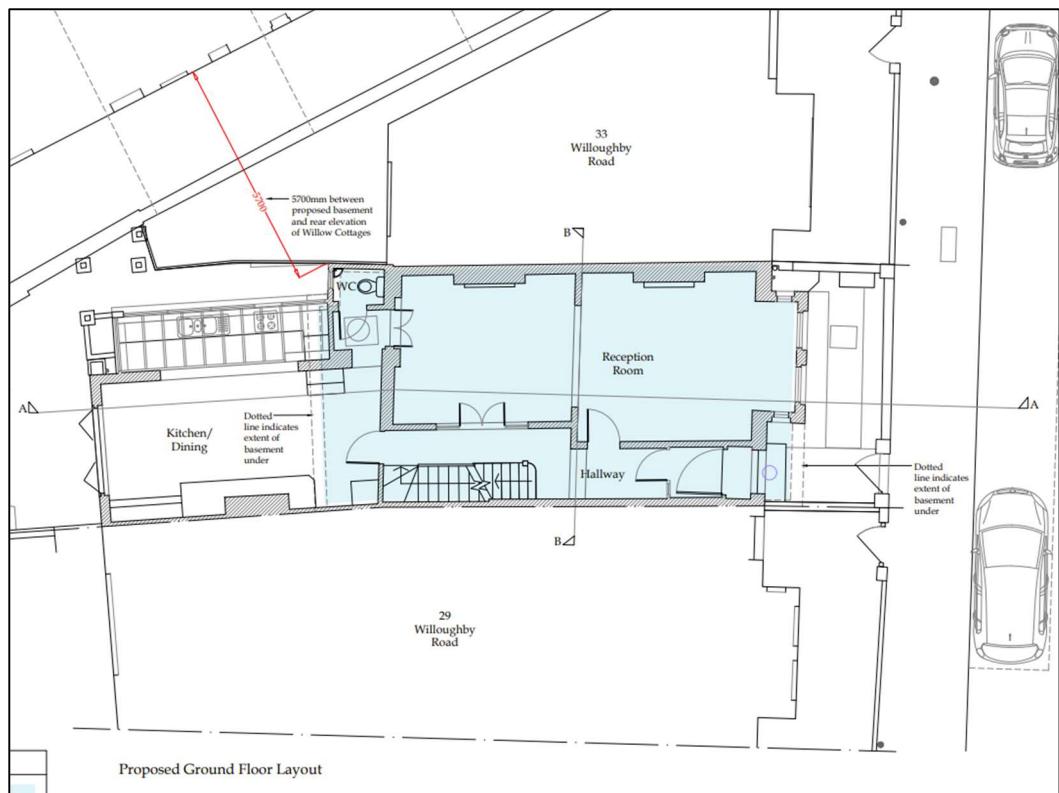


Figure 3: Proposed Ground floor plan

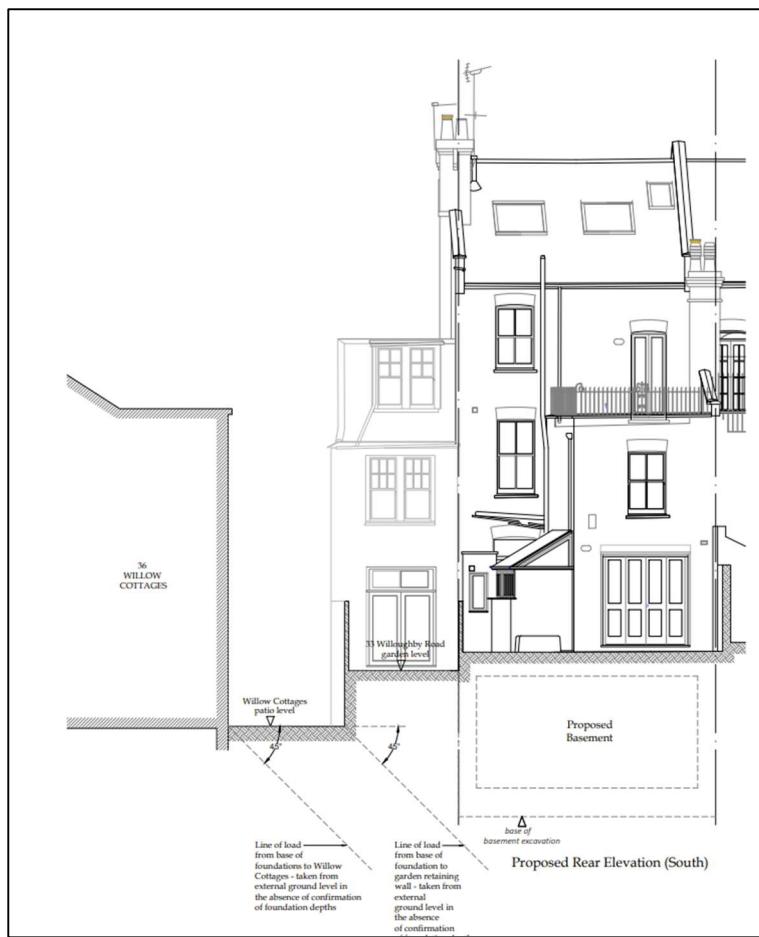


Figure 4: Proposed Rear Elevation

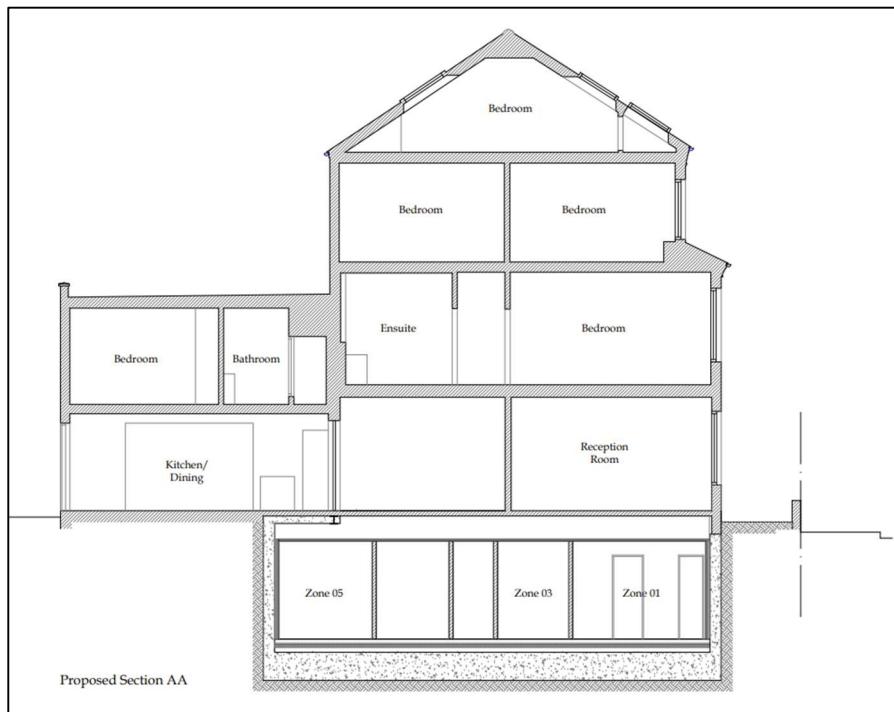


Figure 5: Proposed Section A-A

- 2.4 The construction methodology has also been revised, the previous scheme included piled foundations and they have been replaced by a raft foundation. This change reduces the depth of excavation and the associated risk of ground movement. The revised basement is now contained almost entirely beneath the footprint of the existing dwellinghouse.
- 2.5 Unlike the previously refused scheme, the proposed basement does not extend beneath the front or rear external areas of the property, with the sole exception of the front entrance steps. The development is therefore largely contained beneath the existing ground floor footprint.
- 2.6 The basement would be used for ancillary residential accommodation associated with the existing dwellinghouse and would not result in a change to the lawful residential use of the property

3. RELEVANT HISTORY

The Site

- 3.1 2020/0927/P “Excavation of basement with rear lightwell below dwellinghouse (Class C3), demolition and reconstruction of single storey side extension.” **Refused** on 02/02/2023

Reason(s) for Refusal

- (1) *In the absence of adequate surface water drainage mitigation, the proposed basement excavation would result in an unacceptable risk to surface water flooding, contrary to policies A5 (Basements) and CC3 (Water and flooding) of London Borough of Camden Local Plan 2017.*
- (2) *The proposed basement excavation, by virtue of the extent, depth and proximity to neighbouring listed buildings and the complexity of the construction sequence is considered to result in the potential for harm to Willow Cottages a heritage asset contrary to policies A5 (Basements) and D2 (Heritage) of London Borough of Camden Local Plan 2017 and BA2 of Hampstead Neighbourhood Plan 2018.*

Refused drawings are shown below:

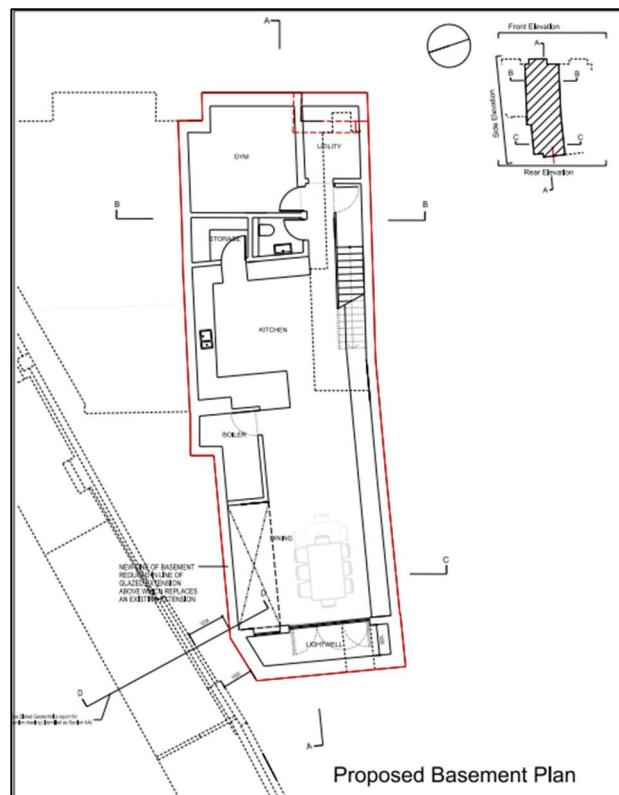


Figure 6: Proposed Basement Plan from 2020/0927/P

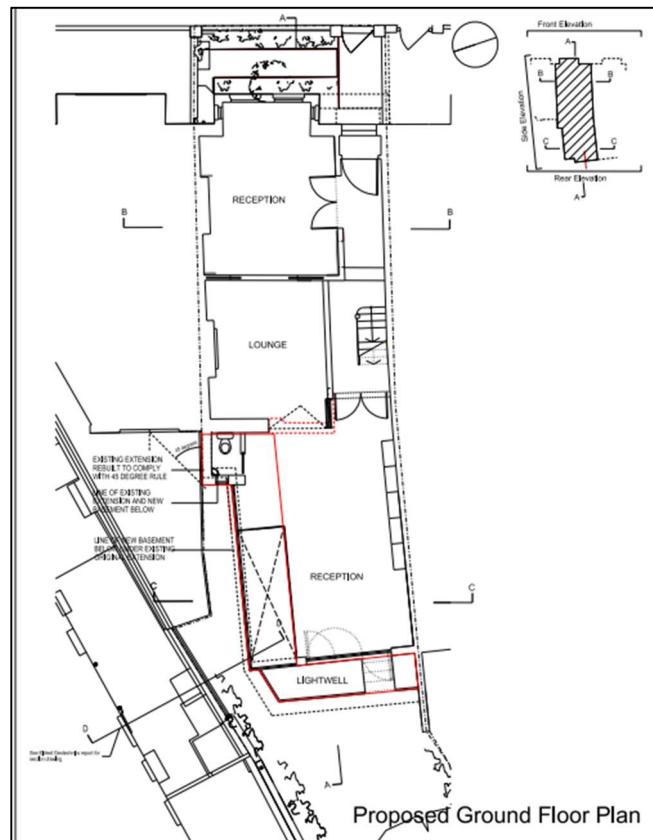


Figure 7: Proposed Ground Floor Plan from 2020/0927/P

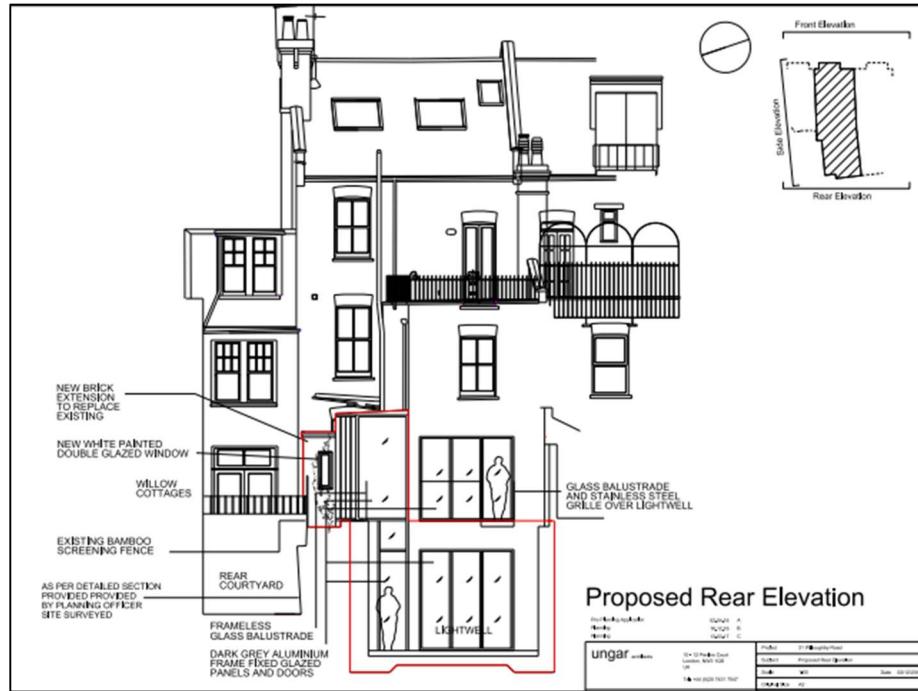


Figure 8: Proposed Rear Extension from 2020/0927/P

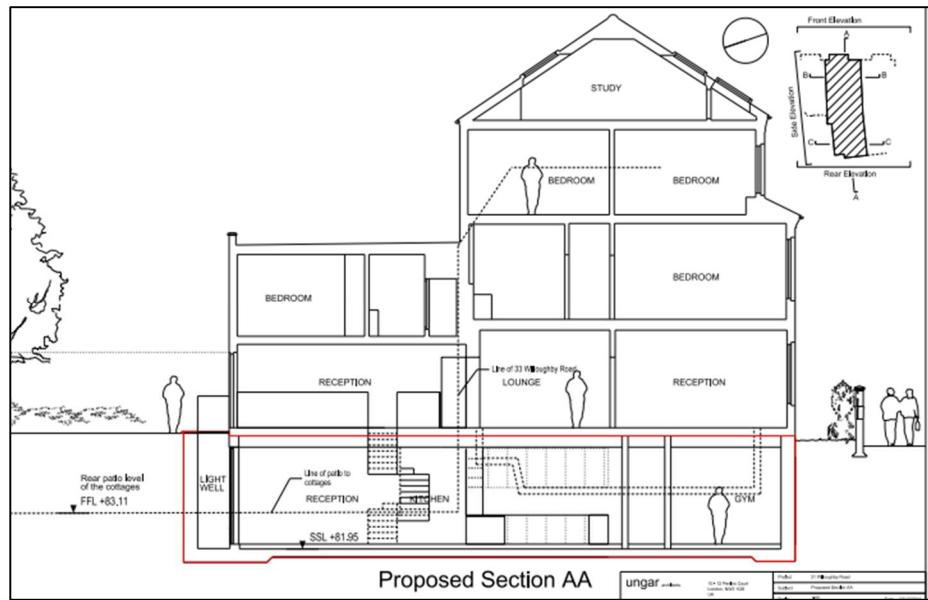


Figure 9: Proposed Section AA from 2020/0927/P

3.2 2016/7146/P “Excavation of basement with rear lightwell below dwellinghouse (C3); demolition and reconstruction of single storey side extension” **Withdrawn** on 12/04/2018.

- 3.3 2016/7151/P "Re-positioning of the existing rooflights to front and rear roofslopes of dwellinghouse" **Granted** on 17/03/2017.
- 3.4 9260057 "Partial demolition of existing rear conservatory" **Granted** on 29/05/1992.

4. CONSULTATION

Adjoining occupiers

- 4.1 Site notices were displayed on the 29/11/2024 and expired on the 23/12/2024. A press notice was advertised on 05/12/2024 and expired on 29/12/2024.
- 4.2 11 objections were submitted in response to consultation. The key points raised are summarised as follows:
- 4.3 Failure to Address Previous Refusal Reasons

Objectors state that the proposal remains materially similar to the previously refused basement scheme (2020/0927/P). They argue that the modest reduction in basement size does not resolve the issues identified in the earlier refusal or in the LPA's Statement of Case. The view expressed is that this new submission replicates the same fundamental risks and therefore does not overcome the previous objections upheld by Camden.

Officer response

The current application represents a substantial redesign compared to the previously refused proposal. The previous proposal sought approximately 118.98sqm of excavation, whereas the revised scheme has been reduced to 71.20sqm — a reduction exceeding 40%. The basement has also been repositioned and is now set back 5.5m from Willow Cottages, and the originally proposed lightwell and other external elements have been removed. The construction methodology has also been significantly altered, with piled foundations replaced by a raft foundation system, thereby reducing excavation depth and minimising ground movement. A new Basement Impact Assessment (BIA) and Ground Movement Assessment have been submitted, superseding the previous technical documents and confirming compliance with Policy A5. Officers therefore consider that the revised proposal meaningfully addresses and overcomes the previous reasons for refusal.

- 4.4 Impact on Heritage Assets

A major concern raised throughout the objections is the potential harm to the Grade II listed Willow Cottages and the Grade II listed retaining wall to the rear alleyway. These heritage assets are described as extremely fragile

Victorian structures, with minimal foundations and poor-quality materials. Objectors argue that the application fails to demonstrate that the significance of these heritage assets would be conserved or enhanced, in conflict with NPPF Section 16, Camden Local Plan Policies A5 and D2, and Hampstead Neighbourhood Plan Policy BA2. They emphasise that the proposal offers no public benefit that could outweigh the harm.

Officer response

Objectors are concerned about harm to the Grade II listed Willow Cottages and the associated retaining wall. The scheme has been redesigned so that the basement is entirely below ground, contained almost wholly beneath the existing footprint, and no above-ground elements or projections are proposed. However, the proposal is a householder application for home improvements and would deliver limited public benefits. As no harm has been identified, there is no requirement to consider public benefits. The increased separation distance of 5.5m from the listed cottages materially reduces the potential for physical or visual impact. The Ground Movement Assessment predicts Category 1 movement for the listed buildings and the boundary wall. This level of impact is substantially below the threshold commonly accepted for basement construction near heritage assets. As the development is wholly subterranean and introduces no visual change to the host property or the conservation area, it is considered that the proposal preserves the setting and significance of the listed buildings and the conservation area in accordance with NPPF Section 16, Local Plan Policies D2 and A5, and Hampstead Neighbourhood Plan Policies DH1, DH2 and BA2.

4.5 Flooding, Groundwater and Drainage Concerns

Many objectors focus on the significant flood and groundwater risks associated with the basement. They consider that the basement would function as a dam within the London Clay, diverting natural groundwater flows towards Willow Cottages and increasing the likelihood of surface water flooding, loss of fines and ground instability. Several technical assessments - including reports from Geotechnical Consulting Group LLP (GCG) and Campbell Reith - are cited as evidence that the Basement Impact Assessment is inadequate and that the key risks identified in the previous refusal decision remain. The lack of a comprehensive Flood Risk Assessment is highlighted as a serious omission, especially given the steep valley topography, historic watercourses beneath the site and existing high water table conditions.

Officer response

The matters raised in the objections have been addressed through the revised Basement Impact Assessment and hydrological modelling prepared

by Card Geotechnics Limited (CGL) and independently audited by third-party consultant Campbell Reith. The updated technical reports confirm that the reduced basement footprint, increased setback from Willow Cottages and the adoption of a raft foundation would result in negligible changes to groundwater conditions. The modelling demonstrates that the proposal would not increase surface-water run-off, exacerbate flood risk or alter hydrological flow patterns in a manner that would adversely affect Willow Cottages.

In addition, Appendix (iii) of basement impact assessment includes a Flood Risk Assessment (January 2016, Ref. 1542/RE/12-15/01 Revision A) prepared by Evans Rivers and Coastal Ltd, which reviewed relevant guidance and site-specific data to quantify flood risk. The assessment confirms that the site lies within Flood Zone 1, where all land uses are appropriate, and identifies a low risk of groundwater and surface-water flooding, with a low to moderate risk of sewer flooding. As the site area and impermeable ground coverage remain unchanged, and no evidence has been submitted to contradict the findings of the updated assessments, officers conclude that the proposal complies with the requirements of Local Plan Policies A5 and CC3.

4.6 Structural Risks and Ground Stability

Objections raise significant concerns about structural stability, noting that Willow Cottages and their retaining wall are already in a distressed state and stand on wet mud with negligible foundations. Residents report long-term settlement in the area and cite past incidents of water ejections during previous construction nearby. They believe that excavation at No. 31 could cause movement or subsidence to the cottages and neighbouring properties, including 29, 33, 37 and 41 Willoughby Road. Many objectors also argue that the Burland Scale is not a reliable tool for assessing damage to heritage assets due to its basis in modern construction practices.

Officer response

The Burland Scale is a reliable and robust method for assessing building damage because it is a well-established, internationally adopted framework developed by a leading academic and practitioner in ground-movement engineering. The Burland Scale methodology has been adopted for projects internationally and has been used by the Building Research Establishment and the Institution of Structural Engineers, London. The classification system of the scale is based on the ease or repair of visible damage. The above concerns have been considered in detail through specialist geotechnical assessment. The BIA predicted the magnitude of potential ground movements arising from underpinning works and excavation, and considered the impacts of these ground movements on the listed boundary wall. The BIA concluded that damage can be limited to Burland Category 1,

which equates to cracks of less than 1 mm that can be easily filled. Burland Category 1 damage is considered to be “aesthetic” rather than structural and complies with CPG requirements that damage to neighbouring properties should not be worse than Category 1. It is for Camden to confirm whether this level of damage constitutes harm to a listed structure.

The Ground Movement Assessment confirms a Category 1 impact on Willow Cottages and a Category 1 (“very slight”) impact on neighbouring properties at 29 and 33 Willoughby Road, which is fully compliant with Policy A5 and Hampstead Neighbourhood Plan Policy BA1. The change from piled foundations to a raft foundation reduces excavation depth and ground disturbance, resulting in significantly lower predicted movement than the previously refused scheme. The application also proposes a Construction Management Plan and Basement Construction Plan, to be secured via Section 106, which will include monitoring, temporary works and sequencing controls to ensure impacts do not exceed predicted levels. On this basis, officers are satisfied that structural stability concerns have been appropriately mitigated.

4.7 Design, Habitability and Sustainability Issues

Objectors describe the internal basement layout as problematic, noting that the proposed rooms lack natural light and have no natural ventilation. They argue that such spaces would rely entirely on mechanical systems, generating continuous noise and raising questions about habitability. Some suggest the proposal could be intended as a precursor to a future application to enlarge the basement. Concerns are also expressed about the energy inefficiency, carbon footprint and wider sustainability implications of the development.

Officer response

Whilst the proposed rooms in the basement would have no natural light, they will be used in conjunction with the house above, which has a high standard of well-lit rooms. No plant is proposed as part of the application and ventilation will be provided as part of the Building Regulations process; Any proposed increase in the size of the basement would need to be the subject of a new application for planning permission.

4.8 Construction Impacts and Local Disruption

Residents express concerns about the disruption that would arise during construction, including noise, dust, vibration, HGV movements and impacts on pedestrian safety, particularly for local schoolchildren. The constrained nature of Willoughby Road and the proximity of neighbouring homes are cited as factors that would exacerbate these issues.

Officer response

Objectors refer to potential disturbance from construction traffic, noise and vibration. These impacts relate to the construction phase rather than the long-term land use. Policy A1 acknowledges that construction impacts are temporary and can be appropriately mitigated through management measures. A Construction Management Plan and basement construction plan will be secured via a Section 106 agreement and will regulate working hours, vehicle routing, noise mitigation and community liaison. A Construction Impact Bond and Approval in Principle submission will also be required to ensure compliance and protect the public highway. The proposed controls are considered sufficient to mitigate construction-related impacts to an acceptable level.

4.9 Local Knowledge and Long-Term Vulnerability of the Area

Long-term residents provide historical context, explaining that the area has a longstanding susceptibility to water flow issues, burst mains and unstable ground. They note that Willow Cottages sit at the bottom of a valley with known underground water channels and past flooding incidents, which reinforces their view that the proposed excavation poses too greater risk to structures that are already fragile.

Officer response

Long-term anecdotal accounts of historic water flow issues and local ground conditions have been considered; however, planning decisions must be based on robust technical evidence. The revised BIA, prepared by a qualified geotechnical consultancy, assesses existing ground conditions, local hydrology and settlement history. The modelling predicts negligible impacts on groundwater flows and no increased risk to the stability of Willow Cottages or neighbouring properties. The significantly reduced basement footprint, increased setback and revised foundation system have materially lowered the level of risk compared with the previously refused scheme. The technical evidence before the Council therefore demonstrates policy compliance and contradicts the concerns raised.

4.10 The following concerns were raised by Heath and Hampstead Society and The Hampstead Neighbourhood Forum

The **Hampstead Neighbourhood Forum** objects to the planning application on the grounds that the revised basement proposal fails to adequately address the reasons for refusal of the earlier application (2020/0927/P), particularly in relation to surface water flood risk and harm to nearby heritage assets. The Forum considers that the development would pose potential harm to Willow Cottages and its retaining wall, and that the application does not demonstrate how the proposal would conserve

or enhance the significance of these heritage assets. Concerns are also raised regarding flooding and drainage, as the Basement Impact Assessment does not properly assess groundwater flow, the risk of the basement acting as a barrier to groundwater movement or provide a required Flood Risk Assessment. In addition, the Forum highlights insufficient consideration of the weak condition of the retaining wall behind Willow Cottages and the cumulative structural impacts of the proposed excavation. The design of the basement is also criticised, with some rooms lacking adequate natural light and ventilation, raising concerns about habitability and sustainability. Finally, the Forum notes that the proposal would deliver no public benefits to outweigh the identified harms, as required by the NPPF for development affecting heritage assets.

The **Heath & Hampstead Society** objects to the proposal on the grounds of flooding and hydrological risk, potential structural damage to nearby heritage assets, in particular the Grade II listed Willow Cottages, and the impacts of construction-related noise, vibration and traffic disruption. The Society also raises concerns regarding the design, layout and sustainability of the proposed development and considers that the revised scheme fails to adequately address the reasons for refusal of the previous planning application.

Officer response

The objections raised by the Hampstead Neighbourhood Forum and the Heath and Hampstead Society have been carefully considered. However, the revised scheme has been designed in accordance with national, local, and neighbourhood policies and addresses the concerns raised in the previously refused application. Section 8 and 9 of this report discusses the impact of the excavation on the application site and the wider conservation area.

The revised scheme represents a substantial redesign that materially differs from the previously refused proposal. The basement footprint has been reduced by over 40%, all external elements have been removed, and the structure is now set back 5.5 metres from Willow Cottages. The application is supported by a new Basement Impact Assessment and Ground Movement Assessment prepared by CGL and audited by Campbell Reith, which supersede all previous technical submissions and address the reasons for refusal of the 2023 scheme. The assessments confirm that predicted movement to the Grade II listed Willow Cottages and their boundary wall would be Burland Scale Category 1 (“very slight”) and Category 1 (“very slight”) movement predicted for 29 and 33 Willoughby Road, fully compliant with Policy A5 and Hampstead Neighbourhood Plan Policies BA1 and BA2. The modelling also demonstrates a low to negligible effect on groundwater flow, with no increase in surface-water run-off or flood risk and no adverse

impact on neighbouring properties or the South End Flood Zone. As the development is entirely subterranean, introduces no external alterations, and preserves the setting of the heritage assets, officers are satisfied that it accords with NPPF Section 16, Local Plan Policies D2, A5 and CC3, and Hampstead Neighbourhood Plan Policy BA2. Construction impacts will be appropriately managed through secured controls including a Construction Management Plan, Basement Construction Plan, Construction Impact Bond and Approval in Principle, while matters relating to internal layout, ventilation and energy use fall within Building Regulations and do not give rise to planning harm.

5. POLICY

National and regional policy and guidance

National Planning Policy Framework 2024 (NPPF)

DRAFT National Planning Policy Framework 2025 (NPPF)

National Planning Practice Guidance (NPPG)

London Plan 2021 (LP)

Local policy and guidance

Camden Local Plan (2017) (CLP)

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and vibration

Policy A5 Basements

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy T3 Transport infrastructure

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

Policy CC3 Water and Flooding

Hampstead Neighbourhood Plan 2025-2040

DH1 Design

DH2 Conservation Areas and Listed Buildings

NE1 Biodiversity & Open Spaces

BA1 Local Requirements for Basement Impact Assessments (BIA)

BA2 Basement Construction Plans

BA4 Construction Management Plans

TT1 Traffic Volumes and Vehicle Size

TT2 Pedestrian Movement & Safety

Camden Planning Guidance (2021)

CPG Design

CPG Home Improvements

CPG Basements

CPG Amenity

CPG Transport

CPG Developer Contributions

Hampstead Conservation Area appraisal and management strategy 2011

Draft Camden Local Plan (DCLP)

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a [Submission Draft Camden Local Plan](#) (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025 and submitted for examination on 03/10/2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination following a further period of consultation.

The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closed on Friday 27 June 2025.

The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land Use Principles
8	Basement Excavation
9	Design and Conservation
10	Impact on Neighbouring Amenity
11	Biodiversity Net Gain
12	Transport
13	Planning Obligations
14	Conclusion

15	Recommendations
16	Planning Conditions
17	Planning Informatives

7. LAND USE PRINCIPLES

7.1 The application building is currently in residential use as a single-family dwelling, and the proposal would not affect its lawful use. As such, the property would continue to be used as a single-family dwelling following the proposed development.

8. BASEMENT EXCAVATION

Statutory Framework

8.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest that it possesses. Further detail on the statutory and policy framework for designated heritage assets is set out in Section 9 of this report.

8.2 This section considers the basement proposal and, among other matters, assesses potential impacts and risks of physical harm to heritage assets. The heritage impacts of the proposal are considered more broadly in Section 9 of this report.

Basement Technical Assessment

8.3 Policy A5 (Basements) of the Camden Local Plan states that basement development will only be permitted where it is demonstrated that it would not cause harm to neighbouring properties, ground or water conditions, or the wider hydrogeological environment, and where it would not result in adverse amenity, environmental, conservation or design impacts. It also requires the submission of a Basement Impact Assessment (BIA) that is independently audited. Similarly, Policy BA1 of the Hampstead Neighbourhood Plan requires a BIA for all basement developments, demonstrating that impacts would be no greater than Burland Scale Category 1 ("very slight").

8.4 To demonstrate compliance with Policy A5, Camden Planning Guidance on Basements, and Policy BA1, a full Basement Impact Assessment and Ground Movement Assessment have been undertaken by Card Geotechnics Limited (CGL). These documents supersede the assessments submitted with the previously refused scheme. They have been independently audited by Campbell Reith (CR), the Council's consultants.

The revised assessments reflect the reduced scale of excavation, increased separation from Willow Cottages, and the adoption of a raft foundation system, all of which reduce excavation depth and the potential for ground movement.

- 8.5 The updated assessments confirm that the predicted impact on the Grade II listed Willow Cottages and their boundary wall is Burland Scale Category 1 (“very slight”). The impact on the adjoining dwellings at Nos. 29 and 33 Willoughby Road is assessed as Burland Scale Category 1 (“very slight”), which is compliant with the requirements of Policy A5 and Policy BA1.
- 8.6 A number of objections have been received raising concerns regarding potential structural damage and increased flood risk. These matters have been addressed in detail within the revised BIA and the independent audit. The modelling confirms that the proposal would result in low to negligible impacts on groundwater flow and that the extent of impermeable surface would remain unchanged. Accordingly, the development would not increase surface-water run-off or exacerbate flood risk.
- 8.7 The concerns raised by Geotechnical Consulting Group (GCG) were not explicitly referenced in the audit text; however, the relevant Basement Impact Assessment (BIA) findings and conclusions addressing these matters were highlighted in Appendix 1 of the audit. GCG raised two specific concerns in their letter dated December 2024. Further clarification is provided below as to why the Basement Impact Assessment was considered adequate in addressing these issues.

(1) Surface-water drainage and flood risk

- 8.8 GCG considers that the assumed direction of groundwater flow within the BIA is incorrect and that, as a result, the potential flood risk to Willow Cottages has not been properly assessed. Both Card Geotechnics Limited (CGL) and Eldred Geotechnics Limited (EGL), whose assessments were submitted in support of application ref. 2020/0927/P, examined the potential impacts of the proposed basement on groundwater behaviour and flood risk. CGL developed a ground model informed by extensive groundwater monitoring undertaken over a number of years, together with the site’s topography, which comprises a north-facing slope within an east–west trending valley. On this basis, both CGL and EGL concluded that groundwater flow beneath the site is likely to be generally northwards, although CGL also acknowledged that groundwater flow in the wider area is likely to be eastwards, consistent with GCG’s interpretation.

Both consultants considered the potential ‘damming’ effect of the proposed basement. CGL subsequently undertook three-dimensional hydrogeological modelling in June 2025 to assess the effects of basement construction on groundwater flow. The modelling predicted a maximum variation of

approximately 10mm from existing groundwater levels. This is comparable with EGL's earlier assessment, which concluded that any change in groundwater levels would not exceed 25mm. Given the limited magnitude of predicted change, it is considered that any increased flood risk to Willow Cottages and the retaining wall to the rear would be minimal, regardless of the precise direction of groundwater flow.

(2) Potential harm to heritage assets arising from excavation and construction methodology

8.9 GCG also raised concerns regarding the extent and depth of excavation, proximity to neighbouring listed buildings, and the complexity of the construction sequence, particularly in relation to potential harm to the listed retaining wall to the rear of Willow Cottages. The construction methodology set out in the BIA is typical of retrofit basement development and involves excavation around the perimeter in small sections, with concrete placed in a 'hit-and-miss' sequence and temporary propping installed until completion of the base slab. The sequence includes the use of temporary trench sheets around the perimeter of the excavation to reduce the risk of loss of fine soils into the excavation and thereby minimise ground movement during any dewatering activities. The BIA assessed the magnitude of potential ground movement arising from excavation and underpinning works and evaluated the resulting impacts on the listed boundary wall. The assessment concludes that any damage would be limited to Burland Scale Category 1, equating to cracks of less than 1mm width that are readily repairable. Burland Category 1 damage is considered to be aesthetic rather than structural and accords with Camden Planning Guidance, which requires that damage to neighbouring properties does not exceed this level.

(3) Summary of Basement Technical Assessment

8.10 The BIA identifies that the boundary wall to Willow Cottages has historically required propping and is in variable condition. The revised proposal's increased 5.5m set-back materially reduces any potential impact. The boundary wall is predicted to experience maximum Category 1 movement. Any temporary works required during construction would be managed through a monitored construction methodology, including appropriate protection and movement monitoring.

8.11 Given the complexity of the construction sequence and the sensitivity of nearby listed buildings and boundary features, the BIA recommends a Construction Management Plan and the preparation of a Basement Construction Plan (BCP). These documents would be secured through a Section 106 legal agreement and would include details of monitoring, sequencing, temporary and permanent works, and protection measures to ensure that predicted impacts are not exceeded

8.12 A Basement Impact Assessment Audit dated October 2025 was undertaken by Campbell Reith acting as the Council's independent auditor for Basement Impact Assessments. The audit confirms that the Basement Impact Assessment was prepared by suitably qualified professionals and is compliant with Camden Planning Guidance Basements January 2021 and Local Plan Policy A5. The audit records that the site is underlain by Made Ground over Head Deposits and London Clay and that the proposed basement would extend below groundwater level. However groundwater modelling demonstrates that any changes to groundwater levels would be marginal and within normal seasonal variation.

8.13 The Flood Risk Assessment identifies the site as being at very low risk of surface water flooding and confirms that the extent of impermeable area would remain unchanged. The audit concludes that matters relating to land stability hydrology and hydrogeology have been satisfactorily addressed and that the basement proposal is acceptable subject to the implementation of the recommended surveys monitoring and mitigation measures.

8.14 The proposed basement at 31 Willoughby Road has therefore been assessed against Camden Local Plan Policy A5 and Camden Planning Guidance Basements January 2021 and both the Basement Impact Assessment and the independent audit confirm that the scheme meets the relevant requirements for structural stability groundwater management and flood risk mitigation. The Basement Impact Assessment demonstrates that predicted ground movements would remain within Burland Category 1 very slight damage for neighbouring properties and the Grade II listed retaining wall at Willow Cottages provided that underpinning is undertaken in short sections and a raft foundation is used. For basement development, a raft foundation is often considered less intrusive in terms of ground disturbance and vibration, whereas piled foundations may be necessary for structural reasons but require more careful assessment of construction impacts. While temporary dewatering would be required during construction the low permeability of the cohesive soils reduces the potential for long term groundwater impacts.

Basement Extent

8.15 Policy A5 stresses that the siting, location, scale and design of basements must have minimal impact on and be subordinate to the host building, by meeting the following limitations:

- a) Not comprise more than one storey; **complies** - single storey basement.
- b) Not be built under an existing basement; **complies** – single storey basement.

- c) Not exceed 50% of each garden within the property; **complies** - proposed basement extends underneath the footprint of the existing building
- d) Be less than 1.5 times the footprint of the host building in area; **complies** - proposed basement would be 0.8 times the footprint of the building.
- e) Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; **complies** – 50% of the depth of the host building is 8.3m; the proposed basement extends underneath the footprint of the existing building
- f) Not extend into or underneath the garden further than 50% of the depth of the garden; **complies** – proposed basement extends underneath the footprint of the existing building
- g) Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; **complies** – proposed basement extends underneath the footprint of the existing building
- h) Avoid loss of garden space or trees of townscape or amenity value; **complies** – **Complies**- no garden space or trees will be affected

8.16 In light of the above, the proposed basement would comply with the requirements of policy A5 of Camden Local Plan and CPG Basements. The proposal is therefore considered to comply with all Policy A5 requirements. It comprises a single-storey basement; is not located beneath an existing basement; does not extend beyond 50% of the depth of the rear garden; is less than 1.5 times the footprint of the host building; and is located almost entirely beneath the existing footprint with no external projections. The proposal therefore represents a modest and policy-compliant basement, in accordance with Policies A5 and CC3 of the Camden Local Plan and Policies BA1 and BA2 of the Hampstead Neighbourhood Plan.

Conclusion

8.17 Overall, the physical works associated with the basement excavation are not considered to cause harm to nearby listed buildings. The reduced size of the basement and lightwell provides increased separation from Willow Cottages and the listed boundary wall, and the scale of the development remains subordinate to the host building. The BIA and independent audit confirm that there would be no harmful impacts on structural stability, ground or water conditions, or the wider hydrogeological environment. To ensure that construction proceeds in accordance with the approved technical information, a Basement Construction Plan will be secured through a Section 106 legal agreement.

9. DESIGN AND CONSERVATION

Legislative Background and Statutory Framework

- 9.1 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities must give special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 9.2 Section 66 of the same Act requires special regard to be given to preserving listed buildings, their settings, and any features of special architectural or historic interest.
- 9.3 This legislative framework establishes a strong presumption in favour of the preservation of conservation areas and listed buildings. Where proposals would result in harm, such harm must be clearly identified and justified by public benefits sufficient to outweigh this presumption. The National Planning Policy Framework (NPPF), particularly Chapter 16, provides guidance on the assessment of heritage impacts and the weight to be attributed to such harm.
- 9.4 The statutory duties operate alongside Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 9.5 NPPF is a key material consideration. Chapter 16 requires local planning authorities to identify and assess the significance of heritage assets affected by development proposals and to evaluate any harm against public benefits (NPPF paragraphs 212–215). Paragraph 215 confirms that where less than substantial harm arises, this harm should be weighed against the public benefits of the proposal.

Policy Review

- 9.6 London Plan Policies HC1 and D4 are relevant to the assessment of the proposal. These policies seek to conserve and enhance heritage assets and ensure that development is of the highest architectural quality, responds positively to local context, and is inclusive and accessible.
- 9.7 Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017) seek to secure high-quality design that responds positively to local character and context and preserves or enhances heritage assets and their settings, including conservation areas and listed buildings.
- 9.8 Policies DH1 (Design) and DH2 (Conservation Areas and Listed Buildings) of the Hampstead Neighbourhood Plan require development to respond positively to the distinctiveness and historic character of the area. Proposals

should be sympathetic to established building lines, rhythms, proportions, height and scale of surrounding buildings, and should protect or enhance the character and appearance of the conservation area.

9.9 These policies are supported by Camden Planning Guidance on Design and Home Improvements and the Hampstead Conservation Area Appraisal and Management Strategy (2001). Camden Planning Guidance advises that well-designed development should respond appropriately to its context, be subordinate to the host building where extensions are proposed, respect original proportions and architectural character, and avoid visual or physical harm to heritage assets. Although the current proposal is predominantly subterranean, these principles remain relevant in assessing its potential impact on heritage significance.

Designations and Heritage Context

9.10 The following section considers the relevant designated heritage assets insofar as they are affected by the proposal and assesses how their significance would be impacted.



Figure 10: Heritage Map. Application site with a red dot. Conservation Area (shown with yellow), Grade II listed buildings - Willow Cottages with dark blue, locally listed street features and other structures with light blue.

9.11 The application site lies within the Hampstead Conservation Area and is not statutorily listed. However, it is located in close proximity to the Grade II listed Willow Cottages and their associated listed retaining wall. These heritage assets make a positive contribution to the historic environment and

the character and appearance of the conservation area. Accordingly, special regard has been given to the desirability of preserving the listed buildings and their setting, in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Assessment

- 9.12 As set out in the basement assessment section of this report, extensive technical information has been submitted in relation to the structural and ground stability impacts of the proposed basement excavation. The revised scheme is of a significantly reduced scale and has been repositioned to increase the separation distance to approximately 5.5 metres from the Grade II listed Willow Cottages.
- 9.13 With a Basement Construction Plan secured to manage sequencing, monitoring, and protection measures during construction, the basement works would not result in demonstrable harm to the structural integrity or significance of the listed buildings.
- 9.14 The size of the basement has been substantially reduced and is subordinate in scale and form to the host building. As the development is entirely subterranean and introduces no above-ground alterations to the principal elevations of the building, it would not affect the architectural composition, proportions or historic fabric of the host property. The appearance of the building within the street scene would therefore remain unchanged. The basement would not detract from the character or appearance of the conservation area, nor would it disrupt the established building line or the spatial qualities of the terrace.
- 9.15 The submitted Ground Movement Assessment confirms that predicted impacts on the Grade II listed Willow Cottages and their boundary wall would be limited to Burland Scale Category 1. This level of impact is well below thresholds typically accepted for basement development near designated heritage assets and would not constitute harm to their significance or setting.
- 9.16 Overall, due to the reduced scale of the excavation, increased set-back from heritage assets, and absence of above-ground development, the proposal would preserve the character and appearance of the Hampstead Conservation Area and the setting and significance of the Grade II listed Willow Cottages.

Conclusion

- 9.17 The proposed basement excavation represents a modest and carefully considered form of development that preserves the character and appearance of the Hampstead Conservation Area and the setting and

significance of the Grade II listed Willow Cottages. The reduced scale of excavation, lack of above-ground alterations, and robust mitigation measures ensure that no harm arises to designated heritage assets. The proposal therefore complies with Camden Local Plan Policies D1 (Design) and D2 (Heritage), Policies DH1 and DH2 of the Hampstead Neighbourhood Plan, the London Plan (2021), and the National Planning Policy Framework (2024). Planning permission is accordingly recommended.

10. IMPACT ON NEIGHBOURING AMENITY

Policy Review

- 10.1 Camden Local Plan Policies A1 (Managing the Impact of Development) and A5 (Basements), together with Camden Planning Guidance on Amenity and Basements, are relevant to the assessment of impacts on neighbouring residential amenity. Policy A1 seeks to safeguard the quality of life of occupiers and neighbours by ensuring that development does not result in unacceptable impacts. The key considerations include overlooking, loss of outlook, sense of enclosure, daylight and sunlight, noise, disturbance, and impacts arising during construction.
- 10.2 In relation to the proposed basement excavation, the submitted Basement Impact Assessment (BIA) and Ground Movement Assessment have considered land stability, ground and water conditions, and potential impacts on neighbouring properties. These assessments conclude that the proposal would not result in harmful impacts on neighbouring amenity. Concerns raised by neighbouring occupiers regarding structural damage, flooding, subsidence and construction-related disturbance have been considered in detail as part of the independent audit undertaken by Campbell Reith, with responses provided within Section 4 of the Audit (*Basement Impact Assessment Audit issued by Campbell Reith Hill LLP (Revision: 14291-07, Date October 2025)*).
- 10.3 As the development is entirely subterranean and introduces no above-ground structures or external manifestations, it would not give rise to any loss of outlook, sense of enclosure, overlooking or loss of privacy. No impact would occur in terms of daylight or sunlight to neighbouring properties, as there are no changes to the existing built form above ground level.

Noise and Disturbance

- 10.4 Concerns regarding noise, vibration and general disturbance during the construction phase have been noted. These impacts are temporary in nature and will be appropriately managed through a Construction Management Plan (CMP) to be secured by a Section 106 legal agreement. The CMP will control construction hours, methods, sequencing, and mitigation measures to minimise disturbance to neighbouring occupiers

Equalities Considerations

10.5 The implications of the proposed development have been considered in the context of the Equality Act 2010, including potential impacts on vulnerable residents such as elderly occupiers and young children living in close proximity to the site. Having regard to the nature of the works and the mitigation measures proposed, no adverse equalities impacts have been identified.

Conclusion

10.6 In summary, the proposed basement development would not result in unacceptable harm to neighbouring residential amenity. The absence of above-ground development ensures that there would be no impacts in terms of outlook, privacy, daylight or sunlight, and construction-related impacts can be satisfactorily mitigated. The proposal is therefore considered acceptable in amenity terms and complies with Policy A1 of the Camden Local Plan.

11. SUSTAINABILITY, WATER AND BIODIVERSITY

11.1 Camden Local Plan Policies CC1 (Climate Change Mitigation) and CC2 (Adapting to Climate Change) set out the Council's approach to sustainable development, requiring proposals to minimise carbon emissions, reduce environmental impacts and be resilient to the effects of climate change. Policy CC1 encourages energy-efficient design, the reuse of existing buildings and materials, and sustainable construction practices to limit embodied carbon. Policy CC2 requires development to manage surface water effectively, minimise flood risk, and ensure resilience to changing climatic conditions.

11.2 The proposal relates solely to the excavation of a basement beneath the existing dwellinghouse, with no above-ground extensions or alterations. As such, there would be no significant loss of garden space, no increase in impermeable surfaces, and no impact on existing green infrastructure. The extent of hardstanding and surface-water run-off on the site would remain unchanged as a result of the development.

11.3 The Basement Impact Assessment and associated hydrological modelling confirm that the proposal would not exacerbate flood risk, alter groundwater flows in a manner that would be harmful, or increase surface-water run-off. Accordingly, the development is considered to comply with Local Plan Policy CC3 (Water and Flooding) as well as Policies CC1 and CC2.

11.4 The statutory requirement for Biodiversity Net Gain (BNG) is subject to exemptions and transitional provisions. In this instance, the proposal does not affect any priority habitats, impacts less than 25 square metres of habitat

with measurable biodiversity value, and affects less than 5 metres of linear habitat. The development therefore falls below the de minimis threshold, and the BNG requirement is not triggered. An informative will be attached to the decision notice to confirm this position.

12. TRANSPORT

- 12.1 Under Policy T2, the Council seeks to ensure that new development does not result in unacceptable traffic or highway impacts and that the effects of construction activity on neighbouring amenity are appropriately managed. Concerns have been raised by neighbouring occupiers regarding potentially hazardous traffic conditions arising from large construction vehicles accessing the site, particularly given the constrained nature of the terrace and the proximity of listed buildings. While the Basement Construction Plan will manage matters specific to the basement works, it is also necessary to control the wider impacts of general construction activity to safeguard the significance of the listed buildings and prevent potential damage.
- 12.2 Construction-related vehicle movements associated with the development will therefore be managed through a Construction Management Plan (CMP), to be secured by a Section 106 legal agreement. The CMP will control delivery times, vehicle routing and on-site working practices to protect highway safety, neighbouring amenity and nearby heritage assets. To support effective implementation and enforcement, a CMP Implementation Support Contribution of £4,194 and a Construction Impact Bond of £8,000 will also be secured.
- 12.3 The proposed development involves some small excavation to the front of the building. Giving the close proximity to the public pavement, and Approval in Principle (AIP) application and associated costs of £1,153.00 would be secured via a section 106 legal agreement.
- 12.4 As the proposal is an extension to an existing building and not new residential homes are proposed, there is no requirement for a car-free development or additional cycle parking.

13. PLANNING OBLIGATIONS

- 13.1 The following obligations and contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

Contribution	Amount (£)
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Basement Construction Plan	N/A
CMP and implementation support contribution	£4,194
Construction impact bond	£8,000
Approval in Principle (AIP)	£1,153
Total contributions	£13,347

14. CONCLUSION

- 14.1 In conclusion, the proposed basement excavation represents a significantly reduced and carefully considered form of development that responds sensitively to the site context and the presence of nearby heritage assets. The revised scheme fully addresses the reasons for refusal of the previous application through a substantial reduction in scale, increased separation from the Grade II listed Willow Cottages, the removal of all external manifestations, and the adoption of a raft foundation system to minimise excavation depth and ground movement.
- 14.2 The submitted Basement Impact Assessment and Ground Movement Assessment, independently reviewed by the Council's consultants, Campbell Reith, demonstrate that the proposal would result in negligible structural and hydrological impacts. Predicted movement to the listed buildings and their boundary wall is limited to Burland Scale Category 1, with only very slight impacts to neighbouring properties, in full compliance with Policy A5 of the Camden Local Plan and Policies BA1 and BA2 of the Hampstead Neighbourhood Plan. The proposal would not increase surface-water run-off, exacerbate flood risk, or adversely affect ground or water conditions.
- 14.3 As the development is entirely subterranean and introduces no above-ground alterations, it would preserve the character and appearance of the Hampstead Conservation Area and the setting and significance of the listed Willow Cottages. The proposal would not result in unacceptable harm to neighbouring residential amenity, and construction-related impacts can be appropriately managed through the secured Construction Management Plan and Basement Construction Plan.
- 14.4 Having regard to the statutory duties to preserve heritage assets and their settings, and in accordance with the National Planning Policy Framework, the London Plan (2021), the Camden Local Plan (2017), the Hampstead

Neighbourhood Plan, and relevant Camden Planning Guidance, the proposal is considered to comply with the development plan.

14.5 Planning permission is therefore recommended, subject to conditions and the completion of a Section 106 legal agreement to secure the following heads of terms:

- A Basement Construction Plan;
- A Construction Management Plan and implementation support contribution;
- A Construction Impact Bond; and
- An Approval in Principle and associated costs.

15. RECOMMENDATION

15.1 Conditional planning permission is granted subject to section 106 legal agreement.

16. CONDITIONS

Standard conditions

1 Time limit

The development hereby permitted must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Cranbrook Basement Design and Construction Ltd – Construction Method Statement ref 2362 dated 18th April 2024; Design Philosophy Report; Planning Statement; Structural Engineer Details; Covering Letter; Construction Method Statement Executive Summary; Basement Impact Assessment dated June 2024; Basement Impact Assessment Audit issued by Campbell Reith Hill LLP (Revision: 14291-07, Date October 2025)

2362-100.01; 2362-500; 2362-501; 2362-200.01; 2362-101.01; 2362-201.01; 2362-102.01; 2362-103.01; 2362-104.01; 2362-106.01; 2362-

202.01;2362-108.01; 2362-203.01; 2362-109.01;2362-204.01; 2362-107.01;2362-205.01; 2362-500; 2362-501

Reason: For the avoidance of doubt and in the interest of proper planning.

3 Qualified Chartered Engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

4 Approved Basement Impact Assessment

The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment prepared by Cranbrook Basement Design & Construction Limited (Basement Impact Assessment, 31 Willoughby Road, London, dated June 2024) and the recommendations set out in the Basement Impact Assessment Audit (Project No. 14291-07, 31 Willoughby Road, London NW3 1RT, dated October 2025, Rev 14291-07).

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017

17. INFORMATIVES

1	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
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2	<p>Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).</p>
3	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319 or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)</p> <p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.</p>
4	<p>This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.</p>
5	<p>Biodiversity Net Gain (BNG) Informative (1/3):</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:</p> <ul style="list-style-type: none"> (a) a Biodiversity Gain Plan has been submitted to the planning authority; and (b) the planning authority has approved the plan.

	<p>The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.</p> <p>Based on the information provided, this will not require the approval of a BGP before development is begun because it below the de minimis threshold.</p>
6	<p>Biodiversity Net Gain (BNG) Informative (2/3):</p> <p>+ Summary of transitional arrangements and exemptions for biodiversity gain condition</p> <p>The following are provided for information and may not apply to this permission:</p> <ol style="list-style-type: none"> 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: <p>- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.</p> <p>- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).</p> <p>- The application is a Householder Application.</p> <p>- It is for development of a "Biodiversity Gain Site".</p> <p>- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).</p>

	<p>- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).</p>
7	<p>Biodiversity Net Gain (BNG) Informative (3/3):</p> <p>+ Irreplaceable habitat:</p> <p>If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.</p> <p>+ The effect of section 73(2D) of the Town & Country Planning Act 1990</p> <p>If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.</p> <p>+ Phased development</p> <p>In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.</p>
8	<p>Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.</p>
9	

You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

Planning Committee

12th February 2026

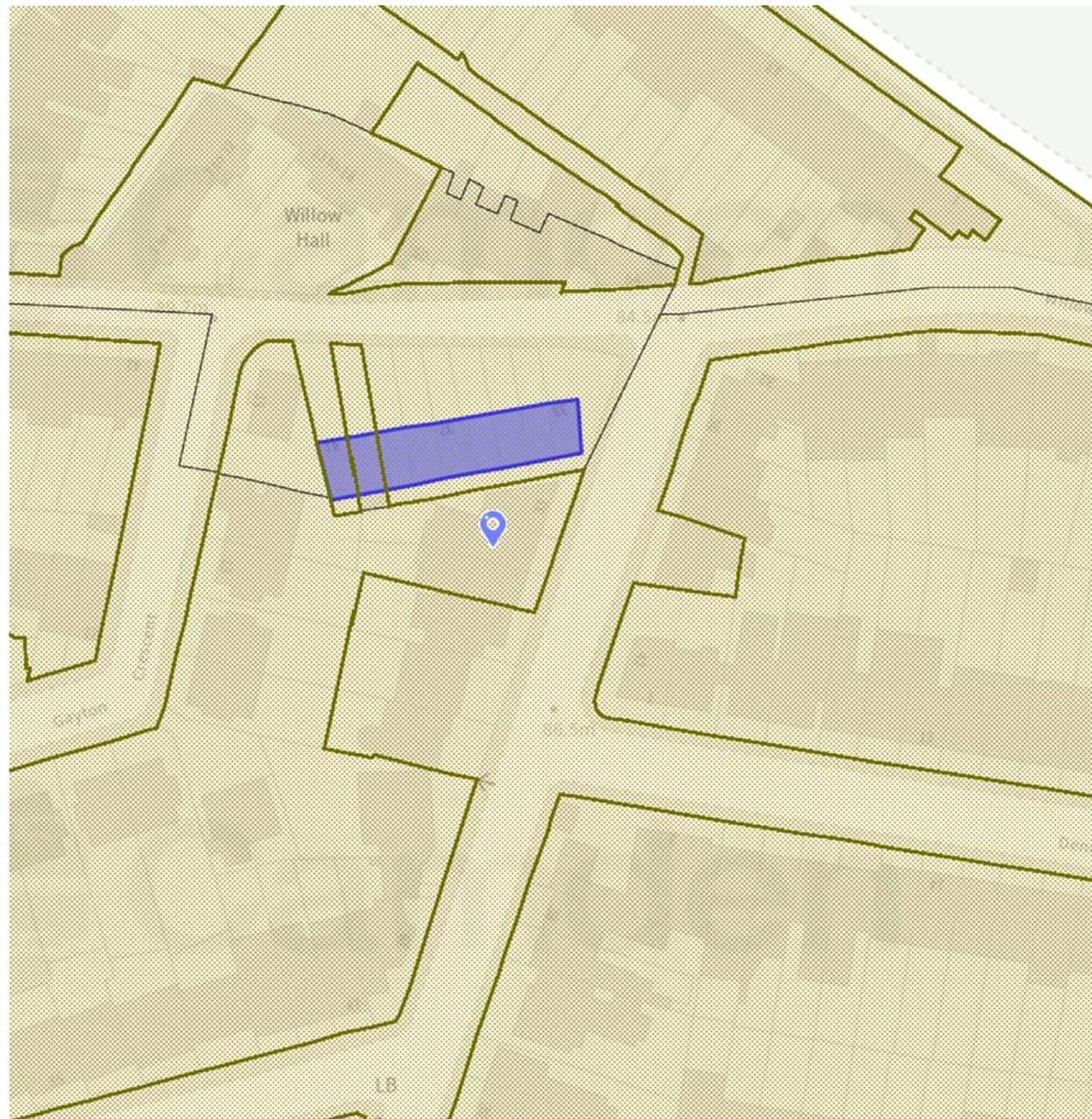
2024/5203/P

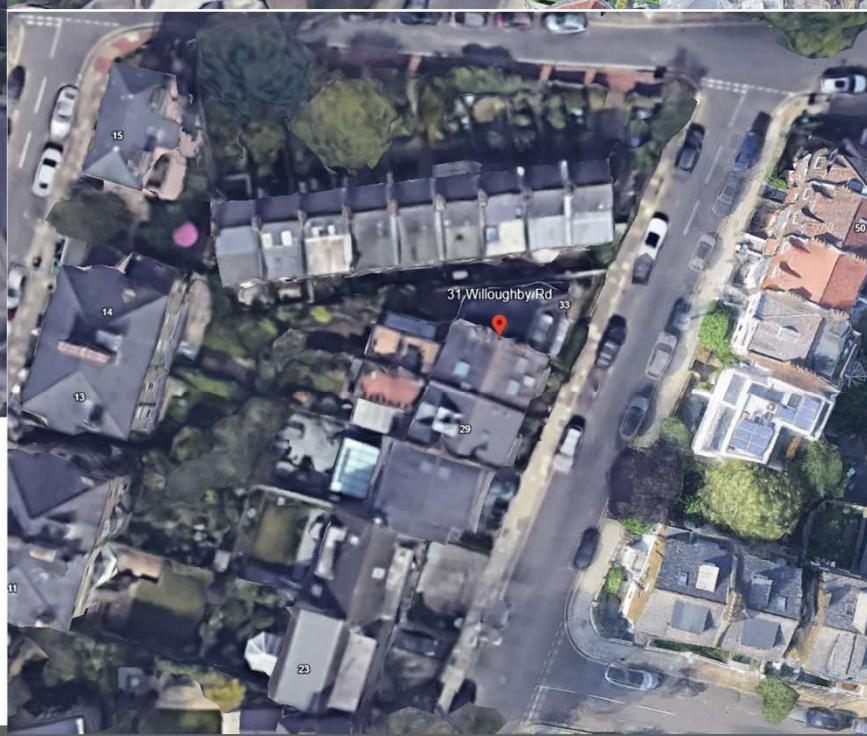
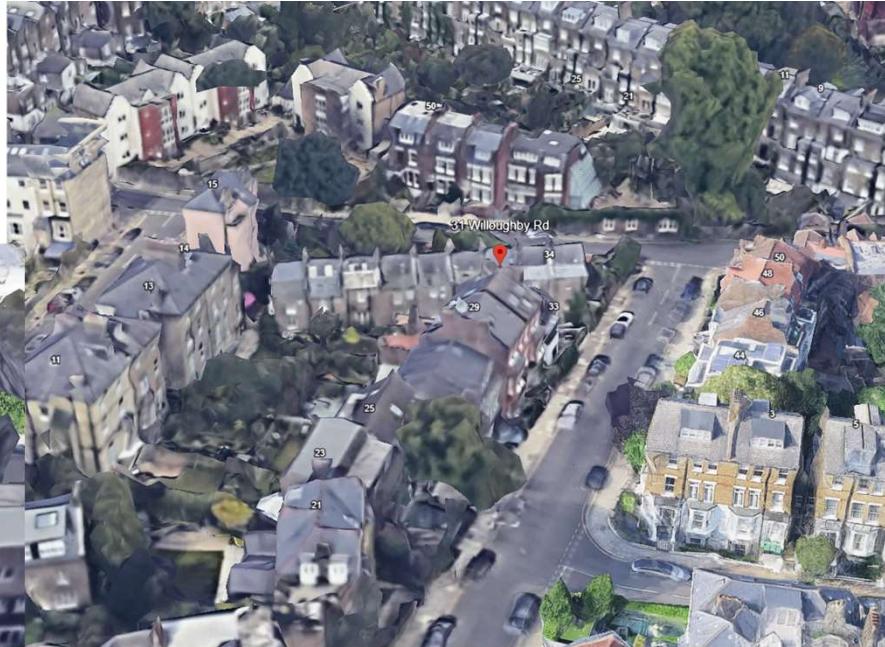
31 Willoughby Road, NW3 1RT

Excavation of a new basement floor
level to single dwellinghouse



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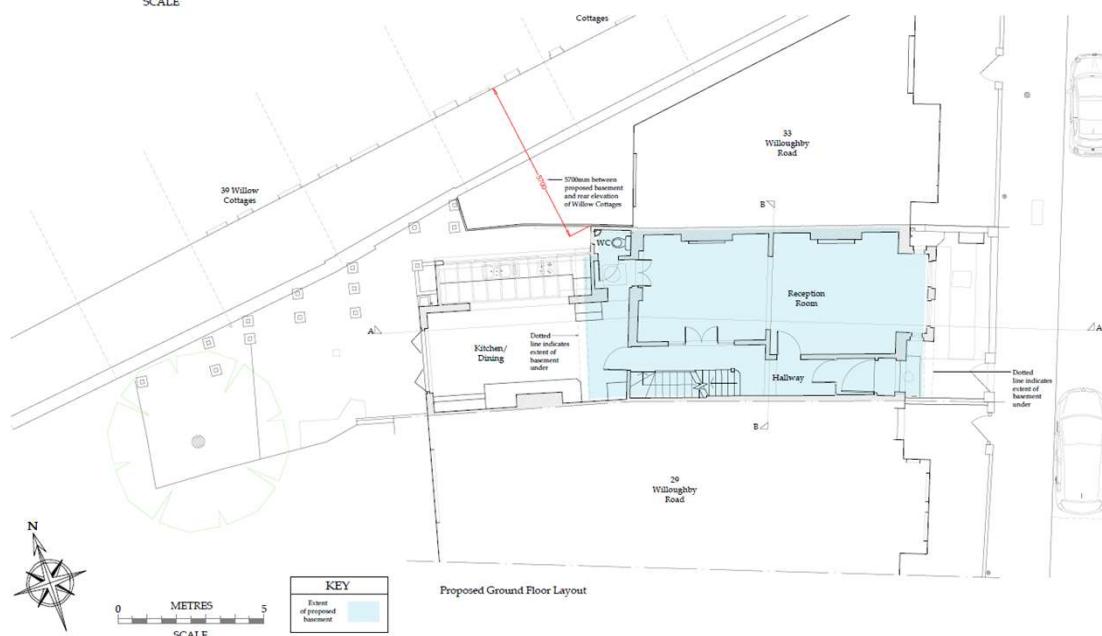
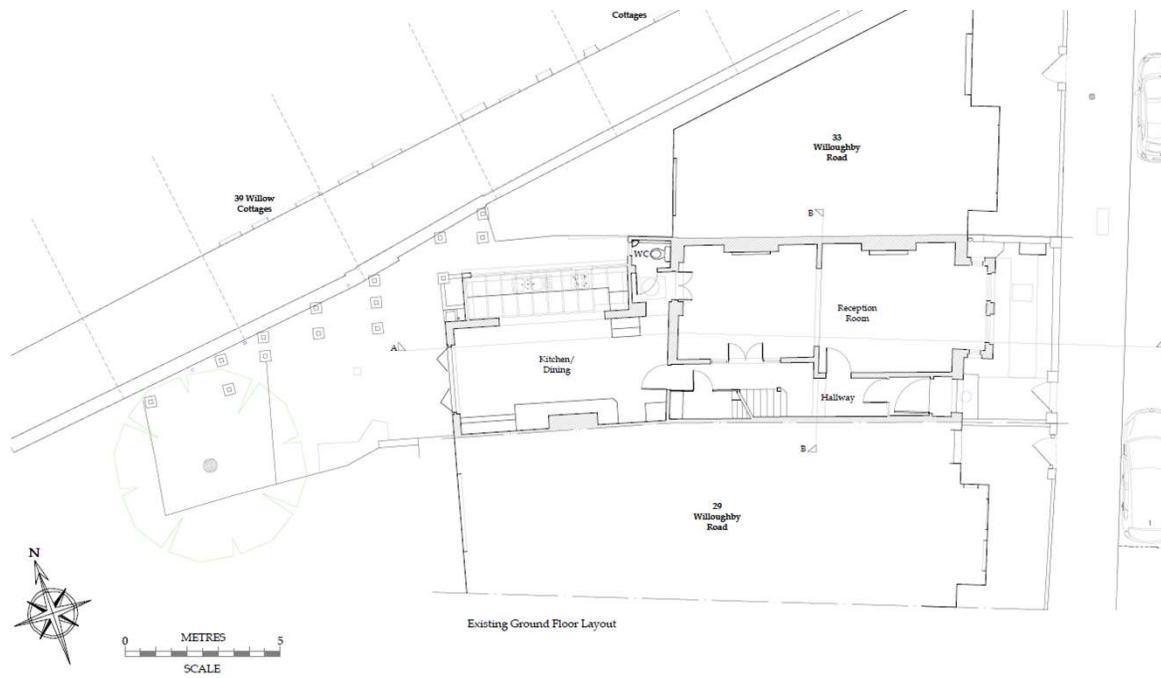


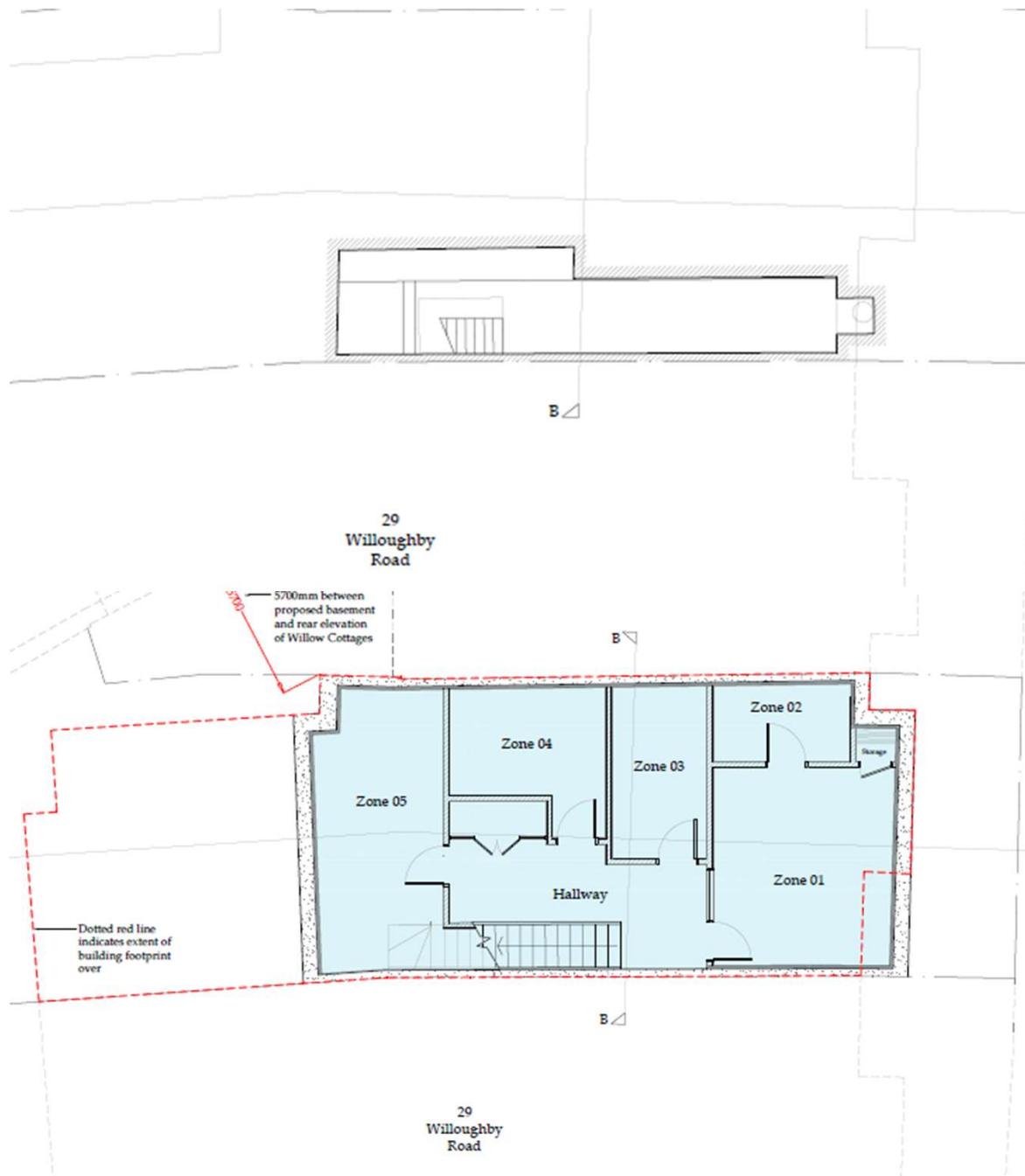














Line of load
from base of
foundations to Willow
Cottages - taken from
external ground level in
the absence of confirmation
of foundation depths

Line of load
from base of
foundation to
garden retaining
wall - taken from
external
ground level in
the absence
of confirmation
of foundation depths

Existing Rear Elevation (South)

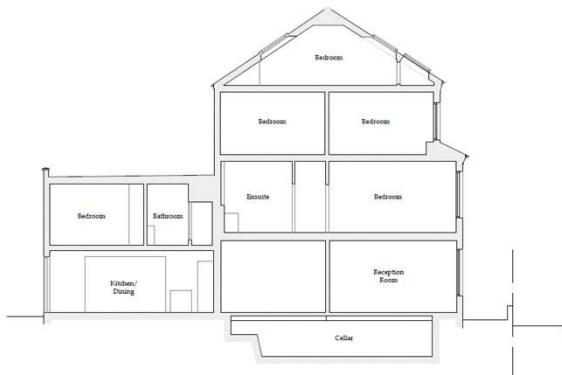


Existing & Proposed Front Elevation (North)

No.	Date	Amendment	Initials
Client: Mr J Przewozniak & Ms M Eleuteri			
Project: 31 Willoughby Road London NW3 1RT			
Drawing: Existing Front & Rear Elevations			
Scale:	1:100 @ A3	Status:	PLANNING
Date:	12 Apr 24	Dwg No:	2863-106.01
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<small>Cranbrook Basement 26-28 Hammersmith Grove, Hammersmith, London, W7 5RA T: +44 (0)20 851 5555 F: +44 (0)20 851 5556 admin@cranbrook.co.uk www.cranbrook.co.uk</small>			

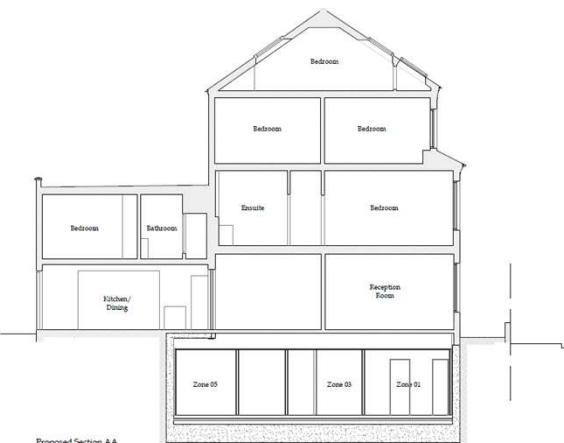


No.	Date	Amendment	Initials
Client: Mr J Przewozniak & Ms M Eleuteri			
Project: 31 Willoughby Road London NW3 1RT			
Drawing: Proposed Rear Elevation			
Scale:	1:100 @ A3	Status:	PLANNING
Date:	19 Apr 24	Dwg No:	2902-202.01
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<small>Cranbrook Basement 26-28 Hammetts Grove, London, W7 7RA T: +44 (0)20 851 9500 F: +44 (0)20 851 9500 admin@cranbrook.co.uk www.cranbrook.co.uk</small>			



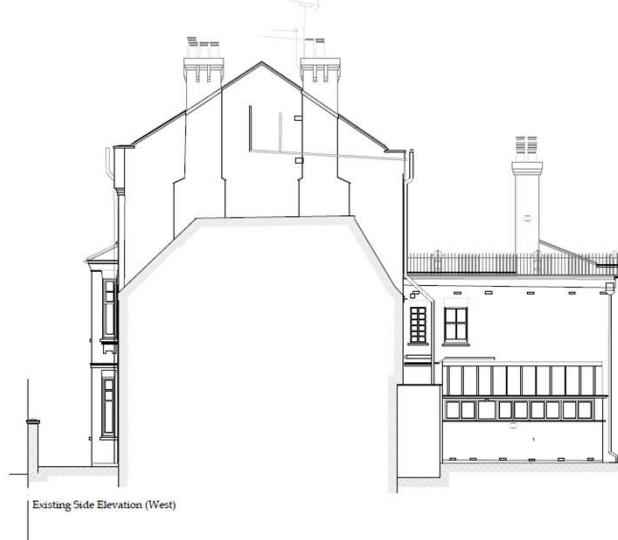
Existing Section AA

No	Date	Amendment	Initials
Client:	Mr J Przewozniak & Ms M Eleuteri		
Project:	31 Willoughby Road London NW3 1RT		
Drawing:	Existing Section AA		
Scale:	1:500 A3	Status:	PLANNING
Date:	12 Apr 24	Dwg No:	290.000R
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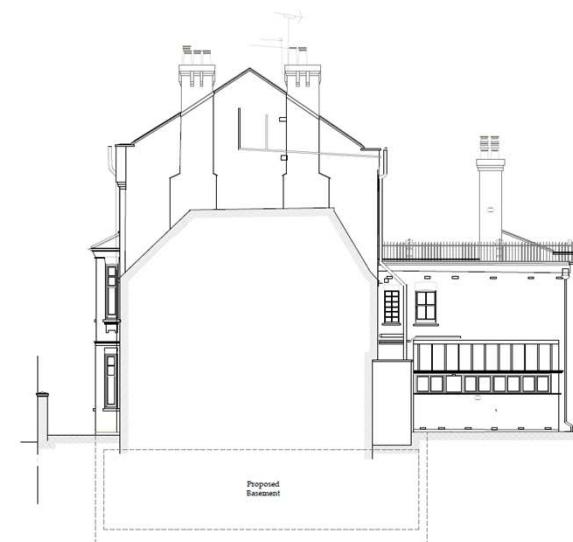
Proposed Section AA

No	Date	Amendment	Initials
Client:	Mr J Przewozniak & Ms M Eleuteri		
Project:	31 Willoughby Road London NW3 1RT		
Drawing:	Proposed Section AA		
Scale:	1:500 A3	Status:	PLANNING
Date:	12 Apr 24	Dwg No:	290.000R
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Existing Side Elevation (West)

No	Date	Amendment	Initials
Client:	Mr J Przewozniak & Ms M Eleuteri		
Project:	31 Willoughby Road London NW3 1RT		
Drawing:	Existing & Proposed Side Elevation		
Scale:	1:500 A3	Status:	PLANNING
Date:	12 Apr 24	Dwg No:	290.000R
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Proposed Side Elevation (West)

No	Date	Amendment	Initials
Client:	Mr J Przewozniak & Ms M Eleuteri		
Project:	31 Willoughby Road London NW3 1RT		
Drawing:	Proposed Side Elevation		
Scale:	1:500 A3	Status:	PLANNING
Date:	19 Apr 24	Dwg No:	290.000R
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