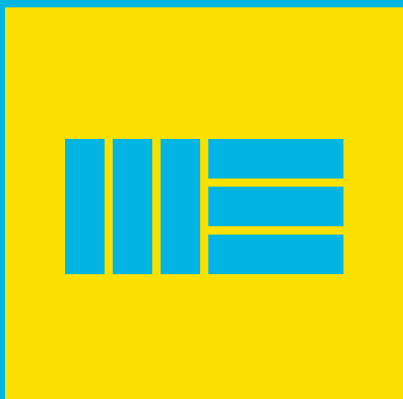


**LAND ADJACENT TO 1
TEMPLEWOOD AVENUE,
HAMPSTEAD, LONDON,
NW3 7UY
PLANNING STATEMENT**

MAY 2023



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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Montagu Evans LLP and is submitted on behalf of Mr John Fox (“The Applicant”) in support of an application for full planning permission for development at 1 Templewood Avenue, Hampstead, NW3 7UY (“the Site”).

Overview of Scheme Proposals

- 1.2 The description of development for the Application, which seeks full planning permission is as follows:

“Demolition and site clearance and redevelopment of the site to provide one residential dwelling, landscaping and associated works”.

Purpose and Format of the Planning Statement

- 1.3 The purpose of this Planning Statement is to provide information to allow for an informed assessment of the Proposed Development against relevant national, regional, and local planning policy and other material considerations.
- 1.4 This Statement sets out how the relevant planning policies and other key material considerations to the determination of the Application have been taken into account. This Statement brings together the findings of the technical reports identified below and, having regard to these, provides a balanced planning assessment of the merits of the proposals.
- 1.5 This Statement should be read in conjunction with the following documents as set out below:

- 1) Design & Access Statement
- 2) Heritage Statement
- 3) Landscaping Scheme
- 4) Basement Impact Assessment (BIA) and Construction Method Statement
- 5) Construction Management Plan
- 6) Flood Risk Assessment and Drainage Strategy
- 7) Tree Survey and Arboricultural Impact Assessment
- 8) Preliminary Ecological Appraisal
- 9) Daylight Sunlight Report
- 10) Energy Statement
- 11) Statement of Community Involvement

- 1.6 This Planning Statement demonstrates that the proposed scheme:

- Is in accordance with the relevant national, regional, and local planning policy and delivers sustainable development;
- Will fulfil a social role through the provision of a new home in a well-designed, beautiful and safe place, with accessible services;
- Will protect and enhance the natural, built and historic environment, and make effective use of land.

- 1.7 The planning application has been prepared following pre-application engagement with the Local Planning Authority.

- 1.8 **Section 2.0** of this Statement provides background information on the Site, while **Section 3.0** details the application proposals and **Section 4.0** summarises the planning policy relevant to the Site. The proposals are then assessed against the policies in **Section 5.0**. **Section 6.0** presents a conclusion which summarises the planning justification for this scheme.

2.0 APPLICATION SITE & SURROUNDING AREA

The Application Site & Surrounding Area

- 2.1 The Site is located close to the junction of Templewood Avenue and Redington Road. Templewood Avenue is a wide residential street lined with trees set into red brick paving. The area is situated north-west of Hampstead village, bound by Hampstead Heath to the north and Finchley Road to the south and west.
- 2.2 The Site is situated within the existing grounds of No. 1 Templewood Avenue, which is a large semi-detached early 20th Century residential property with associated gardens and outbuildings.
- 2.3 No. 1 Templewood Avenue was subdivided in 1951 to form No. 1 and No. 1a Templewood Avenue and is of red brick with rusticated brick quoins and of Neo-Georgian design. It consists of 2-storeys with basement and a tall tiled hipped roof with dormer windows, white painted timber fenestration, prominent brick chimneystacks and overhanging bracketed eaves.
- 2.4 The garden is to the side of No.1 when viewed from the street. The garden is generously sized, especially due to it now serving a house which is only half the size it once was.
- 2.5 The Site is surrounded by neighbouring residences on all sides with No. 3 Templewood Avenue situated in close proximity to the east as well as the garden of 46 Redington Road to the north. For completeness, as shown on the Site Location Plan, the applicant owns the land at 1a and 46 Redington Road.
- 2.6 The surrounding conservation area has a strong character of a well-preserved Edwardian suburb, dating from around the late 19th century. The original houses, built mainly in the Neo-Georgian, Arts and Crafts and Edwardian styles, form the foundation of this character.
- 2.7 There are also several modern and contemporary properties that stand in contrast to the period houses, creating a mix of architectural style that provides interest and variety in the area.
- 2.8 There are some designated heritage assets located within the vicinity of the Site, but the majority of these assets are located significant distance from the Site and generally screened by interposing development and/or the local topography. They are not affected by the proposals. A Heritage Statement is included with this planning application.
- 2.9 The existing Site includes the older concrete double garage and outbuildings and an existing access off Templewood Avenue. The Site slopes up from Templewood Avenue, creating a level difference from the road to the rear site boundary of more than 5m.
- 2.10 The application site is screened from the road by thick vegetation, comprising trees and planting at the front and sides of the Site. The existing east boundaries comprise a line of heavily pollarded large leaved lime trees, brick retaining walls and timber fencing.
- 2.11 The Site is located within the Redington and Froggnal Conservation Area. The Conservation Area Statement describes the Templewood Avenue area as follows:
- “Templewood Avenue is a broad avenue with red bricked pavements in line with street trees. Trees and hedges in private gardens create a green and leafy character, screening some houses. Houses are large and detached, with common architectural characteristics giving a strong group value.”*
- 2.12 Access to the site would be via the existing dropped kerb fronting Templewood Avenue. The Site, existing driveway and garage are well concealed from the street as a result of the high boundary brickwork wall and dense foliage that lines the entrance. Further details are provided in the DAS, existing drawings and photos accompanying this Application.



Figure 2.1: Site Location Plan

- 2.13 The Site has a general overgrown neglected character. The trees and foliage are overgrown, the existing retaining walls are in poor repair and the garage is outdated in poor condition.
- 2.14 In accordance with the Environment Agency Flood Map for Planning, the Site falls within Flood Zone 1 (lowest risk) and therefore has a less than 1 in 1,000 annual probability of river flooding. In line with the adopted policy, a Flood Risk Assessment is submitted to support this planning application.
- 2.15 A full description of the existing building is provided within the Design and Access Statement.

Accessibility

- 2.16 The Site is located to the north west of Hampstead high street, approximately 0.8 miles and a 15-minute walk. Hampstead high street provides a range of amenities and services.
- 2.17 The Site has a Public Transport Accessibility Level (“PTAL”) of 2, with Hampstead Underground Station being a 14-minute walk from the Site.
- 2.18 Two secure and sheltered cycle parking spaces will be provided on Site.
- 2.19 The proposed development is car free in compliance with local planning policy.

Relevant Planning History

- 2.20 A planning history search of LBC’s online planning register has been undertaken.
- 2.21 During the 1970s No. 1a Templewood Avenue (now also known as Templewood Lodge) was extended. At No. 1b Templewood Avenue (now known as No. 1 Templewood Avenue) consent was granted for the construction of a double garage and new accesses off of Templewood Avenue (app ref. 25272).
- 2.22 Consent was also granted in 1973 and then renewed in 1977 (app ref. 25330) for a single storey dwelling at the Site with a frontage to Templewood Avenue. It does not appear that this consent was implemented, only the double garage in the garden and new accesses off Templewood Avenue were built pursuant to ref. 25272.
- 2.23 Notwithstanding that the principle of a dwelling at the Site had previously been accepted, during the 1990s proposals for a new dwelling at the Site were put forward (ref. PW9702989 and PW9902679) and both were subsequently refused.

2.24 As a key part of the design development of the proposals for the Site and the proposed current planning application, these historic applications and the reasons for refusal have been reviewed in detail and have informed the proposed design alongside detailed pre-application.

2.25 Recent planning history on the Site relates to work to trees situated in the Conservation Area, and are not repeated here.

Pre-Application Discussions

2.26 In advance of the submission of this application, formal pre-application discussions were held with planning and conservation officers from Camden Council.

2.27 Two pre-application meetings have been held with LBC. The first meeting was held on 25 November 2019 in relation to a 3-bedroom family house split over two levels. This was followed by a second pre-application process that took place over two meetings in January and May 2022. Both pre-application discussions maintained the proposal for a new 3-bedroom family home over two levels with an enclosed courtyard and L-shaped plan.

2.28 Officers were supportive of the principle of demolition of the existing garage due to its limited impact on the character and appearance of the conservation area. The principle of a new dwelling within the Borough was also supported, in accordance with the NPPF and Camden Local Plan.

2.29 The proposals have evolved in close collaboration with officers who have informed the design throughout the pre-application process.

2.30 These discussions are set out in more detail within the Design and Access Statement prepared by Vabel.

3.0 DEVELOPMENT PROPOSALS

3.1 As set out in **Section 1.0** of this Statement, the proposed description of development pertaining to the planning permission is:

“Demolition and site clearance and redevelopment of the site to provide one residential dwelling, landscaping and associated works”

3.2 As part of this development, the proposals seek:

- Demolition of the existing garage;
- Provision of 1x3 bed 2 storey dwelling house; and
- Significant landscaping including green roof, courtyard and boundary planting.

3.3 Further details of the Scheme are set out within the submitted drawings and the Design and Access Statement prepared by Vabel which accompanies this submission.

Demolition of existing buildings

3.4 The new dwelling is proposed to be located on the site of an existing garage and garden.

3.5 The existing single storey double garage is currently used for storage purposes and is generally in a poor state of repair.

3.6 A small timber shed (currently used as log store) is also present to the north of the existing garden area, it is proposed to demolish the existing structures as part of the application proposals.

3.7 The principle of demolition of the existing structures was accepted at pre-application stage. Officers noted that due to the small size, modest appearance and dense boundary planting, the garage has limited impact on the sense of openness and verdancy of the garden which is characteristic of the Redington Froggnal conservation area.

3.8 The proposals would replace the existing concrete double garage and outbuildings with a new dwelling set within landscaped grounds.

Residential Accommodation

3.9 The Proposed Development seeks the erection of a single family dwellinghouse within the side/rear curtilage of No. 1 Templewood Avenue. The proposed development would result in the formation of a three-bed residential unit with a sunken courtyard, flat green roof, walls of lightweight timber and glass elements and solid stone clad walls.

3.10 Built into the sloping Site, the proposed building would appear integrated into the garden and be almost invisible from the street scene along Templewood Avenue.

3.11 The proposed site layout is shown on drawings 1705_PL_00_1010 and 1705_PL_00_101 as well as pages 26 and 27 of the Design and Access Statement. The upper ground floor contains an entrance lobby and 2 bedrooms with ensuite bathrooms. An obscured roof-light above the staircase ensures the circulation spaces are well lit and another roof light is located in the second bedroom for additional daylight. The lower ground floor accommodates the living, dining, and kitchen space that benefits from direct access to the external courtyard with large full height sliding doors that provide daylight whilst being screened from the neighbours by the stone retaining walls and trees above.

3.12 The proposals aim to utilise and optimise the potential of the Site and to improve its existing condition.

3.13 The proposals will provide a new three bedroom, 138m² home, which meets local, regional, and national policy, is designed to respond to the Site's context and topography whilst providing contemporary living accommodation.

Design

- 3.14 The design process is set out in detail within the Design and Access Statement. The proposed development seeks to provide a discrete subordinate intervention to the street scene.
- 3.15 The new dwelling has been designed to be of a scale and mass commensurate with the Site and subservient to that of neighbouring buildings along Templewood Avenue.
- 3.16 The design of the proposals takes direction from the existing character and appearance of the area and draws from the predominant building materials and architectural detailing of properties within this part of the Redington/Frogna Conservation Area.
- 3.17 The unit has been appropriately sited to follow the building line of No.3 to the east and utilises an 'L' shape to maximise the site and to provide a good quality of accommodation for future occupiers. The submitted drawings demonstrate the proposed layout allows a dual aspect without any neighbouring amenity concerns.
- 3.18 The proposals maintain the break in the street scape and respect the openness between the existing properties on Templewood Avenue. When viewed from the front, the building is unlikely to be seen.
- 3.19 The proposed dwelling is subservient to the neighbouring houses. The sunken nature and concealed aspect of the Site result in the upper level of the property matching the ground floor of the neighbouring house.
- 3.20 The green roof of the proposed dwelling softens the relationship between the building, the surrounding landscape, and the sky.
- 3.21 The proposals have been informed by an arboricultural assessment of the existing trees on site and the proposed layout has been designed to avoid the root protection areas of existing mature trees. In line with pre-application feedback, dense planting has been maintained along the site boundaries, particularly along the boundary with no. 3 Templewood Avenue.
- 3.22 Guiding principles for the proposed design have been to maintain the verdant qualities of the Site, to ensure the proposals are subservient to neighbouring buildings, are landscape led and improve existing planting provision, and are of a comparable high design quality to other new development in the Conservation Area that would replace the existing poor-quality structures. In accordance with pre-application feedback, the proposed development only covers a small proportion of the garden space and the sense of openness of the garden is not significantly eroded.
- 3.23 Full details of the design rationale are set out within the accompanying Design and Access Statement prepared by Vabel.

Parking, Access and Storage

- 3.24 In line with adopted Local Plan Policy T1, the Proposed Development is 'car free' and would not provide any on-site car parking.
- 3.25 The main access will be via the existing vehicular access from Templewood Avenue, which will be remodelled, to allow pedestrian and cycle access only.
- 3.26 The refuse and cycle stores flank the entrance. In line with adopted policy, secure and sheltered cycle parking is provided for two cycle spaces, within black, timber clad enclosures.

4.0 LEGISLATION, PLANNING POLICY AND GUIDANCE

4.1 This Application has been informed by adopted Development Plan policies and other relevant guidance. This section of the Statement provides a summary of the planning context from which such policy is drawn. It does not provide a verbatim account of all relevant policy as this is dealt with in **Section 5.0** which provides an assessment of the Application proposals against the policies and guidance contained within the documents identified in this Section.

National Guidance

4.2 The National Planning Policy Framework (the “NPPF” / “the Framework”) was published in July 2021 and supersedes previous versions of the NPPF, notably that first published in 2012 and revised in February 2019. The NPPF sets out the Government’s approach to planning matters and is a material consideration in the determination of planning applications.

4.3 At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11). This means approving development proposals that accord with an up-to-date development plan without delay.

4.4 In March 2014, the Government published the National Planning Practice Guidance (“NPPG”) which is a material consideration in relation to planning applications. The NPPG replaces a number of previous circulars and guidance to provide a simplified single source of guidance at the national level. The NPPG is a material consideration in the determination of applications.

Statutory Framework

The Statutory Development Plan

4.5 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan, unless material considerations indicate otherwise.

4.6 The Statutory Development Plan for the Site comprises the:

- The London Plan (2021);
- Camden Local Plan (2017);
- Camden Site Allocations (2013); and
- Redington Frogna! Neighbourhood Plan (2021).

Emerging Policy

4.7 The current Camden Local Plan was adopted on 3 July 2017 and forms the basis of the strategic and development management policies shaping planning decisions. Throughout 2018 and 2019, LBC updated its suite of Camden Planning Guidance documents to support the Local Plan. The following are considered of relevance to the proposals:

- Amenity (2021)
- Basements (2021)
- Biodiversity (2018)
- Design (2021)
- Energy Efficiency and Adaptation (2021)
- Housing (2021)
- Transport (2021)
- Trees (2019)
- Water and Flooding (2019)

4.8 LBC has started the process of reviewing the Camden Local Plan 2017. To inform the development of the new and updated Local Plan for Camden, a call for views engagement was carried out between November 2022 and January 2023. Following this, consultation on the Draft Local Plan is expected in Autumn 2023, with adoption not expected until Summer 2025.

Regional Guidance

4.9 The Greater London Authority (“GLA”) has published a number of supporting documents that are relevant in the consideration of this Application. Of particular relevance are:

- Character and Context SPG
- Housing SPG

Local Guidance

4.10 A number of supplementary planning documents (“SPDs”) and guidance (“SPGs”) have been adopted by LBC. These are also material considerations in respect of this Application.

Site Specific Designations

4.11 According to the adopted Planning Policies map, the Site is designated as falling within:

- Redington Frogna Conservation Area
- Hampstead Heath Archaeological Priority Area
- Redington Frogna Neighbourhood Plan Area
- Critical Drainage Area

4.12 These designations have been taken into consideration during the preparation of the planning application.

5.0 PLANNING ASSESSMENT

5.1 Within this section the component parts of the proposed development are assessed against the Statutory Development Plan and other material considerations as outlined in **Section 4.0**.

Principle of Residential Development

5.2 The Proposed Development accords with the current thrust of planning policy at a national, regional, and local level, which places an emphasis on achieving sustainable development. In particular, adopted planning policy is extremely clear that housing is a priority land use in Camden.

5.3 Housing delivery is a key objective of the NPPF, and it advocates for a sufficient amount and variety of land to come forward to significantly boost the supply of housing (**Paragraph 59**).

5.4 **Paragraph 119 of the NPPF** identified the need for planning to promote an effective use of land.

5.5 **Paragraph 67 of the NPPF** requires local planning authorities to ensure planning policies identify a sufficient supply and mix of sites taking into account their availability, suitability and likely economic viability. There is a specific requirement for local planning authorities to maintain a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements, and developable sites or broad locations for growth for 6-15 years. An appropriate buffer should be included to ensure choice and competition in the market.

5.6 **Paragraph 68 of the NPPF** states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

5.7 **London Plan Policy H2** states that small sites should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on small sites through planning decisions. This will:

- Significantly increase the contribution of small sites to meeting London's housing needs;
- Diversify the sources, locations, type and mix of housing supply;
- Support small and medium-sized housebuilders; and
- Support those wishing to bring forward custom, self-build and community-led housing.

5.8 At the local level, **Policy H1** aims to secure a sufficient supply of homes and maximise the supply of housing to exceed the target of 16,800 additional homes between 2015/16 and 2030/31(including 11,130 additional self-contained homes).

5.9 **Policy H1** states that self-contained housing is the priority land use of the Local Plan. The principle of prioritising the delivery of housing over other uses and maximising that delivery has long been established as acceptable in Camden.

5.10 Pre-application received in respect of the proposal encouraged the principle of a new dwelling, in accordance Local Policy H6 that recognises NPPF guidance supports people who want to build their own homes, by having the required professional servicers or by employing other professionals to build a bespoke home to personal specifications.

5.11 The proposal comprises is the formation of a single family dwellinghouse within the side/rear curtilage of No. 1 Templewood Avenue. The proposed development would maintain the residential land use on site, and result in the formation of a three-bed residential unit which is a priority house size in compliance with policy.

5.12 The Nationally Described Space Standards (2015) require a minimum GIA of 102sq.m for a 2 storey, 3 bed, 6-person unit. The proposed house would have a GIA of 138m² and would therefore be in accordance and exceed the required standards.

5.13 The proposed house would be dual aspect (south-east and south-west facing) with good access to daylight/sunlight and outlook.

5.14 The Proposed Development would result in the creation of a single additional residential dwelling, which forms a family dwelling on a 'small site'. The provision of a residential development fully accords with the aims of the development plan and would contribute to LBC meeting its targets for housing delivery. The siting of residential development in this location, close to other residential uses should be supported.

Affordable Housing

- 5.15 **Paragraph 63 of the NPPF** requires planning policies to specify the type of affordable housing required and set policies for meeting this need on site, unless off-site provision or an appropriate financial contribution in lieu can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 5.16 The provision of affordable housing should not be sought for residential developments that are not major developments, other than in rural areas, as required by NPPF paragraph 64.
- 5.17 **London Plan Policy H4** identifies a strategic target of 50% of all new affordable homes delivered across London to be genuinely affordable.
- 5.18 **London Plan Policy H5** states that the threshold level of affordable housing on gross residential development is initially set at:
- *“a minimum of 35 per cent; or*
 - *50 per cent for public sector land where there is no portfolio agreement with the Mayor; or*
 - *50 per cent for Strategic Industrial Locations, Locally Significant Industrial Sites and Non-Designated Industrial Sites appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution where the scheme would result in a net loss of industrial capacity.”*
- 5.19 **Local Plan Policy H4** seeks to provide 5,565 additional affordable homes from 2015 to 2030 and aims for an appropriate mix of affordable housing types. LBC expects a contribution to affordable housing from all developments that include housing and provide one or more additional homes.
- 5.20 The guideline mix, as set out in Policy H4 is 60% social-affordable rented housing and 40% intermediate housing and targets are based on an assessment of development capacity whereby 100 sqm (GIA) of housing is generally considered to create capacity for one home. The Policy identifies:
- *“a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% of for each home added to capacity;*
 - *an affordable housing target of 50% applies to developments with capacity for 25 or more additional dwellings; and*
 - *where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment in-lieu of affordable housing;”*
- 5.21 In line with adopted policy and pre-application advice, a payment-in-lieu of affordable housing is considered acceptable on this Site.
- 5.22 The floorspace of 138sqm has capacity for 1 home, rounding the GIA to the nearest 100sqm gives an approximate area of 100sqm. Thus, the affordable housing percentage is 2%. This will be secured through a Section 106 legal agreement.

Housing Mix

- 5.23 National planning policy contained within the NPPF requires a range of size, type and tenure of housing to address the need of different groups in the community, including affordable housing, families with children, older people and students. Paragraph 72 seeks to ensure that the size and location of homes will support a sustainable community and ensure that a variety of homes are provided.
- 5.24 **London Plan Policy H12** states that schemes should generally consist of a range of units and requires consideration of the appropriate mix based on a number of qualitative criteria. This includes the need to deliver a range of affordable homes, the nature and location of the site, the aim to optimise potential and the role of one- and two-bedroom units in freeing up family housing.
- 5.25 **Local Plan H6** aims to create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden’s existing and future households, having regard to household type, size, income and any particular housing needs.

- 5.26 **Local Plan Policy H7** aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
- 5.27 The Proposed Development would provide a single three-bedroom dwelling, with family accommodation being a high priority within Camden. Whilst the Site cannot provide a mix of units, it does meet the aims of Policy H7 with regard to providing a high priority housing unit. The three-bedroom property is appropriate, given the building's current form and layout.

Design Principles

- 5.1 High quality and inclusive design are encouraged at all policy levels. The NPPF notes that good design is a key aspect of sustainable development and should contribute positively to making places better for people.
- 5.2 **London Plan Policy D3** outlines development proposals should follow a design-led approach which requires consideration of design options to determine the most appropriate form of development that responds to a site's context to create a safe and inclusive environment.
- 5.3 **London Plan Policy D4** requires a design and access statement to be submitted in order to demonstrate that proposals meet the design requirement of both the London and Local Plans.
- 5.4 Vabel have prepared a Design and Access Statement that forms part of the Application. This document sets out in detail an evaluation of the Scheme's design and the manner in which this has progressed. The Design and Access Statement sets out the design strategy and how it responds to the context of the surrounding area.
- 5.5 **London Plan Policy D5** states that development proposals should achieve the highest standards of accessible and inclusive design.
- 5.6 **Local Policy D1** seeks to secure high quality design in development and is supported by Camden's Planning Guidance on Design.
- 5.7 **Local Policy C5** aims to make Camden a safer place and requires developments to demonstrate that they incorporated design principles which contribute to community safety and security and for appropriate measures to be incorporated.
- 5.8 **Local Policy C6** seeks to promote fair access and remove barriers that prevent everyone from accessing facilities and opportunities. The policy expects buildings and places to meet the highest practicable standards of accessible and inclusive design with fully accessible routes through buildings and facilities in the most accessible parts of buildings.
- 5.9 **Policy SD4 of the Redington Froggnal Neighbourhood Plan** requires development, including redevelopment, to complement the distinctive character of the Redington Froggnal area and the immediate site context.
- 5.10 **Policy UD1 of the Redington Froggnal Neighbourhood Plan** states that residential basements should not impact neighbouring properties, groundwater or land stability nor the viability of garden spaces and trees.
- 5.11 The design of the proposals has been considered to preserve and reinforce the garden suburb character. This has been achieved by ensuring the scale, massing and height would complement the established characteristics of the area. In particular, this is achieved by maintaining the set back of the property from the street and by ensuring the property is subservient to both Nos. 1 and 3 Templewood Avenue.
- 5.12 A modernist approach has been adopted with the design. The proposed approach works successfully with the local context and character, for housing. The house provides a good quality of accommodation for future occupiers by allowing a dual aspect without neighbouring amenity concerns.
- 5.13 The proposed development will make a positive contribution to the streetscape and preserves the character of the conservation area by integrating the building into the site topography and maintaining the verdant enclosure along Templewood Avenue. The concept is for the house to appear like a garden encased in rough cut stone that blends seamlessly with the landscape and planting that surrounds it.
- 5.14 The proposals would replace unattractive structures with new landscaping and a dwelling of a high-quality design that would be of a scale and mass that are subservient to that of neighbouring buildings lining Templewood Avenue. The unit has been

appropriately sited to follow the building line of No. 3 Templewood Avenue and utilises a 'L' shape to create an efficient yet generous house while minimising the frontage towards the road. Simple materials, such as timber and stone, anchor the building in the local context.

- 5.15 The effects of the proposed development on the daylight and sunlight to the ground floor flat in 3 Templewood Avenue directly adjacent to the Site have been assessed and the accompanying Daylight/Sunlight Report concludes that there will not be any noticeable reduction.
- 5.16 Following pre-application feedback, the plot coverage ratio of development to open space is balanced and supported by landscaping including additional planting and biodiversity enhancements.
- 5.17 In accordance with Local Policy A5, the proposed ground floor would not exceed 50% of the existing garden, would not be built under an existing basement, would be less than 1.5 times the footprint of the host building in area, would not be more than a single storey in height, would be set back from neighbouring property boundaries and has considered potential impacts on trees of townscape/amenity value and includes provision for new landscaping.
- 5.18 The overarching design concept for the house is to create a building that is almost invisible from the street, embedded within the verdant landscape of its surroundings and is respectful of the neighbouring houses. Unlike the surrounding houses, the proposal nestles into the landscape rather than rising above it and, it is proposed, that stone walls continue up beyond the surrounding ground level to enclose the upper levels of the building and define the internal spaces.
- 5.19 The design, layout, height and massing of the development has been developed through pre-application engagement. The dimensions of the house, arrangement on site, landscape and internal organisation have been designed to protect the amenity of neighbours. The proposed building footprint (excluding the courtyard) of 95sqm is significantly smaller than that of the established properties along the street.
- 5.20 A Design and Access Statement, prepared by Vabel, is submitted as part of the Application. This document sets out in detail an evaluation of the Scheme's design and how it responds to the context of the existing building and surrounding area.

Landscaping and Trees

- 5.21 **London Plan Policy G7** seeks to ensure that, wherever possible, existing trees of value are retained.
- 5.22 **Local Plan Policy A3** seeks to protect and secure additional trees and vegetation. The policy resists the loss of trees and vegetation of significant amenity, historic, cultural or ecological value and expects development to incorporate additional trees where possible.
- 5.23 **Policy BGI1 of the Redington Froggnal Neighbourhood Plan** seeks open/unbuilt areas within development sites to be designed to enhance ecological, wildlife and residential amenity values.
- 5.24 **Policy BGI2 of the Redington Froggnal Neighbourhood Plan** requires development to protect trees that are important to biodiversity, rear garden tree corridors, local character and/ or the Conservation Area. The Policy further requires development to seek opportunities to create, strengthen and restore tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps.
- 5.25 There is currently a gap in the boundary wall onto Templewood Avenue. The proposed gate, flanked by brick piers, would complement the existing enclosure walls of Nos. 1 and 3. Bin and cycle stores would be integrated together with retained trees and new planting into the landscape design at the front of the house.
- 5.26 The removal of the existing driveway provides the opportunity to reinstate the landscaping to the front of the property to follow the levels of the topography of the existing garden. The Site will appear largely hidden from the street, and where visible from above will appear as an extension of the surrounding landscape.
- 5.27 The proposed roof will be densely planted with native species to promote biodiversity and provide habitats for invertebrates.
- 5.28 Landscaping will comprise native species of local provenance and/or value to wildlife and will avoid use of plant species considered to be invasive under the London Invasive Species Initiative (LISI).

- 5.29 The proposed dwelling has been positioned to avoid the root protection areas of existing mature trees. The implications of the proposed development on existing trees have been considered in the detailed Arboricultural Impact Assessment prepared by Elemental that forms part of the application documents. A full arboriculture survey has been undertaken of the trees within the site.
- 5.30 The report concludes that the tree resource in the vicinity of the site is of a low moderate value in most respects, with a single high quality specimen. The development proposals do not require loss of pruning of any of the primary arboricultural features, and minor impact to secondary features. The tree losses required are low to moderate quality trees of limited wider value that will be compensated with new planting.
- 5.31 Therefore, the impacts to trees are not considered noteworthy, presenting moderate harm, largely from tree loss, and encroachment into the theoretical RPA. These can be adequately mitigated with appropriate protective measures, sensitive work methods and appropriate new planting.
- 5.32 The residual impact is likely to be minor in terms of harm, lowering to negligible/insignificant by the medium term. Thus, in respect of trees, the development proposals accord with the requirements of the development plan.

Ecology

- 5.33 **London Plan Chapter 8** encourages development to make a positive contribution to protection, enhancement, creation and management of biodiversity alongside promoting opportunities for greening.
- 5.34 **Local Plan Policy A3** seeks to safeguard and protect priority habitats and species.
- 5.35 A Preliminary Ecological Appraisal prepared by Optimis Consulting accompanies this planning application.
- 5.36 A desk study and field survey of the Site were undertaken in January 2022. Further ecological surveys were undertaken for bats including a preliminary roost assessment of the existing garage, and a Preliminary Ground Level Roost Assessment for trees was undertaken in October 2022.
- 5.37 The Preliminary Roost Assessment of the existing garage identified no evidence of bats, and this structure has negligible potential to support roosting bats.
- 5.38 The Preliminary Ground Level Roost Assessment was undertaken for all the trees that will be impacted (removed or subject to arboricultural works) but the proposed development, to determine their suitability for roosting bats. One group of trees were identified to have low suitability for roosting bats due to ivy cover, potentially precluding other potential roost features. Whilst further surveys are not necessary for these trees, precautionary methods of working will be followed including appropriate timing of works, these trees being felled in sections, lowered to the ground and inspected by an ecologist, prior to disposal.
- 5.39 Mitigation measures have been provided to avoid impacts to common nesting birds during construction including demolition/clearance works outside of the nesting season or following a check confirming the absence of nesting birds by a suitably qualified ecologist. Site clearance works (including scrub clearance and dismantling of any log or brush piles) will follow precautionary methods of working to avoid impacts to hedgerows.
- 5.40 Enhancement measures have been provided for invertebrates, birds and bats. These measures can be secured via a suitably worded planning condition.

Heritage and Townscape

- 5.41 Section 16 of the NPPF sets out guidance on conserving and enhancing the historic environment. The Site within the Redington Froggnal Conservation Area and there are some designated heritage assets (listed buildings) within a 200m radius.
- 5.42 **London Plan Policy HC1** states development proposals should have regard for surrounding heritage assets and archaeological assets. In both instances, their significance should be conserved. Proposals should avoid harm and identify enhancement opportunities.

- 5.43 **Local Plan Policy D2** outlines that the council will preserve and, where appropriate, enhance the rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 5.44 **Policy SD2 of the Redington Frogna! Neighbourhood Plan** requires new developments to preserve or enhance the green garden suburb character and appearance of the conservation area.
- 5.45 The planning application includes a Heritage Statement prepared by Montagu Evans. This provides a full summary of the heritage policy and guidance.
- 5.46 The proposals have been carefully designed to respect the character and appearance of the existing building and the Redington Frogna! Conservation Area, following fundamental architectural principles of layout, form, and scale that are in keeping with the existing building and area, and includes high quality architectural detailing and the use of appropriate materials to draw from the existing building and surrounding local context.
- 5.47 The proposed development has been reduced in scale following pre-application advice and now occupies a small part of the Site, thereby maximising the garden character of 1 Templewood Avenue. Retaining the garden character of the existing plot ensures the character and appearance of the Redington Frogna! Conservation Area are preserved.
- 5.48 The proposals will make a positive contribution to the streetscape and preserve the character of the conservation area by integrating the building into the site topography and maintaining the verdant enclosure along Templewood Avenue. The house can be read as a discreet and subordinate intervention to the street scene.
- 5.49 With regard to the proposed demolition, pre-application discussions confirmed the principle of demolition on the site as acceptable as the existing garage has limited impact on the sense of openness and verdancy of the garden which is characteristic of the conservation area.
- 5.50 Overall, the Heritage Statement concludes that the Proposed Development would be acceptable in terms of according with the relevant policies on design and heritage, avoiding harm to the Conservation Area and nearby listed buildings, and therefore the decision taker is able to discharge the statutory duties of the Planning (Listed Buildings and Conservation Area) Act 1990 and national, regional and local planning policy.

Transport

- 5.51 **Section 9 of the NPPF** sets out the Government's policy to promote Sustainable Transport. The Framework notes that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. Paragraph 105 states:-
- "The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health".*
- 5.52 **London Plan Policy T1 and Policy T2** support sustainable transport options including public transport, walking and cycling in order to promote healthy streets. In order for the promotion of sustainable transport, development proposals will have to reduce car dominance.
- 5.53 **Local Plan Policy T1** is the primary transport policy which promotes sustainable transport in the borough. The policy seeks to ensure that development is properly integrated with the transport network and supported by adequate walking, cycling and public transport links.
- 5.54 **Local Plan Policy T2** limits the availability of parking and requires all new development in the borough to be car-free. Car parking will be limited to spaces designated for disabled people where necessary and essential operating or servicing needs.
- 5.55 Both the NPPF and the London Plan promote cycling in locations which can be made sustainable. Two secure and sheltered cycle storage spaces have been provided within the proposed development. This is considered to be acceptable in accordance with Local Policy T1.

- 5.56 There is no car parking provided within the Site. The proposed development would be car free in compliance with Local Policy T2. Removal of the driveway and inclusion of a narrower pedestrian entrance reduces the visual impact of the building from the street and improves the streetscape to be more in keeping with the character of the conservation area.
- 5.57 Overall, the Proposed Development satisfies the relevant policies set out in national, regional, and local policy and guidance through encouraging sustainable transport use and is unlikely to result in a material effect on the highway network local to the Site. There are no highway or transport reasons why the development proposals should be resisted.

Flood Risk and Drainage

- 5.58 **Paragraph 159 of the NPPF** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where necessary making it safe without increasing flood risk elsewhere.
- 5.59 **Policy Si12** of the London Plan requires that current and expected flood risk from all sources across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers. This Policy outlines that all development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Further, proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan.
- 5.60 **Local Plan Policy CC2** requires development to be resilient to climate change and to adopt appropriate climate change adaptation measures.
- 5.61 **Local Plan Policy CC3** seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.
- 5.62 The Site is located within a Critical Drainage Area as designated by the SFRA. A Flood Risk Assessment (“FRA”) has been prepared by Conisbee and accompanies this Application. The FRA confirms that the site has a low probability of flooding from all sources.
- 5.63 Surface water runoff from the development is managed through the use of sustainable drainage systems (SuDs). Surface water attenuation will be provided through a series of SuDS measures including green roofs attenuation chambers. The surface water from the site will discharge into the Thames Water sewers in the roads near the Site.
- 5.64 The Flood Risk Assessment concludes that the Proposed Development will be safe, and that flood risk would not increase elsewhere as a result of the development, in line with policy requirements.

Amenity Considerations

Daylight and Sunlight

- 5.65 At a national and regional level, there is a requirement to prevent unacceptable harm to amenity arising from new development.
- 5.66 **Local Plan Policy H2** (Maximising the supply of self-contained housing from mixed-use schemes) aims to maximise the contribution towards Camden’s pressing need for self-contained housing from mixed-use developments where they are able to create an acceptable level of amenity, including adequate daylight and sunlight.
- 5.67 **Local Plan Policy H6** (Housing choice and mix) seeks to secure high quality homes in all developments that include housing. The accompanying text notes that aspects of quality that impact on health and well-being of occupiers include daylight and sunlight.
- 5.68 **Local Plan Policy A1** is supported by the Camden CPG on Amenity which provides further guidance on the expectations that LBC has when considering the impact of schemes on daylight and sunlight levels. It notes that levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.
- 5.69 The dimensions of the house, arrangement on site, landscape design and internal organisation have been designed to protect the amenity of neighbours.

- 5.70 Pre-application discussions confirmed that there is no ground floor windows in the facing elevation of 3 Templewood Avenue and the proposal should therefore not result in the loss of light at this Site.
- 5.71 A Daylight Sunlight Assessment has been submitted alongside this application which considers the impact of the proposed development on the daylight and sunlight amenity to properties surrounding the Site and confirms pre-application discussions.
- 5.72 The Site is in a suburban location surrounded by residential properties. The potential effects of the proposed development on daylight and sunlight to the ground floor flat in 3 Templewood Avenue, directly adjacent to the Site, have been assessed. The report concludes that the proposed scheme will not cause a noticeable reduction in daylight and sunlight to the ground floor flat within 3 Templewood Avenue. The application accords with the BRE guidance and Local Policy A1.

Noise

- 5.73 The NPPF states that planning should be used as a mechanism to control and enhance the natural and local environment. Accordingly, it should prevent both new development from contributing to, and existing development being adversely affected by, unacceptable levels of, inter alia, noise pollution. Paragraph 185 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects of noise pollution on health and living conditions.
- 5.74 **London Plan Policy D14** states that noise should be managed and mitigated in order to improve health and wellbeing. The management of noise is about encouraging the right acoustic environment, both internal and external, in the right place at the right time.
- 5.75 **Local Plan Policy A4** seeks to ensure that noise and vibration is controlled and managed and should have regard to Camden's Noise and Vibration Thresholds.
- 5.76 LBC will not grant planning permission for development likely to generate unacceptable noise and vibration impacts or development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.
- 5.77 The proposed new residential dwelling will not result in unacceptable noise during occupation. Any noise or vibration impacts are assessed and can be appropriately mitigated as part of the Construction Management Plan and Basement Impact Assessment, as submitted with this planning application. Full details can be secured through an appropriately worded planning condition.

Energy and Sustainability

- 5.78 The NPPF supports the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourages the reuse of existing resources, including conversion of existing buildings, and encourages the use of renewable resources.
- 5.79 **London Plan Policy SI 2** details the requirement to reduce energy usage, sets out the energy hierarchy and the minimum on site reductions expected.
- 5.80 **London Plan Policy SI 4** requires development proposals to minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.
- 5.81 **Local Plan Policy CC1** requires all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are financially viable during construction and operation.
- 5.82 LBC promotes zero carbon development in accordance with the London Plan, requiring all development to reduce carbon dioxide emissions through following the steps of the energy hierarchy.
- 5.83 **Local Plan Policy CC2** requires development to be resilient to climate change and adopt appropriate adaptation measures, although many of those outlined within the policy are not applicable to a scheme of this size. The policy further seeks to ensure that development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation.

- 5.84 The building would achieve high performance building standards and excellent energy efficiency, utilising renewable energy sources and mechanical ventilation with heat recovery, to provide energy and carbon emission savings in excess of Local Plan targets.
- 5.85 The building layout, orientation and size of windows permit high levels of daylight, while the solid masonry construction and sunken nature of the building reduce overheating in summer and heat loss during the winter months.
- 5.86 This Application includes an Energy Statement, prepared by iTS, which demonstrates how the sustainable design and construction principles, and climate change adaptation measures, have been incorporated into the design.
- 5.87 The report concludes that the proposed development exceeds the adopted London Plan requirement for the dwelling fabric energy efficiency (DFEE) to be 10% better than the target (TFEE), and Camden's Local Plan requirement of 19% below the part L 2013 regulations.
- 5.88 The proposed development uses technology such as air source heat pumps that will deliver in excess of 35% CO2 emission reductions, in line with the London Plan.
- 5.89 Overall, the Scheme has been designed to incorporate sustainability features, with low environmental impact central to its design. The Proposed Development is therefore in accordance with adopted policy.

Basement Excavation

- 5.90 **Local Plan Policy A5** states that in determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.
- 5.91 **Policy UD1** of the Redington Froggnal Neighbourhood Plan states that residential basements should not impact neighbouring properties, groundwater or land stability nor the viability of garden spaces and trees.
- 5.92 In line with Local Plan Policy A5, Policy UD1 of the adopted Redington Froggnal neighbourhood plan, the Basements CPG and pre-application discussions, a Construction Methodology Plan and Basement Impact Assessment has been prepared by structural and civil engineers Consibee in consultation with Geo-technical ground specialists GEA. The report follows Camden's guidance and pro forma structure, provides detailed information of the proposed construction method and the results of site investigations. The report concludes, that overall, the proposed development is unlikely to result in any specific land or slope stability issues, groundwater, or surface water issues.

Community Infrastructure Levy

- 5.93 Within this Application, consideration is given to the 'MCIL2' requirements which came into effect on 1 April 2019 with a rate of £80 per sqm for residential floorspace.
- 5.94 In addition to the above, LB Camden adopted its Community Infrastructure Charging Schedule in March 2015 which has applied since 1 April 2015. This outlines a rate of £500 per sqm rate for residential developments within Zone C (Highgate and Hampstead area).
- 5.95 A CIL Form has been submitted with this Application which outlines the relevant information for the Scheme.

6.0 SUMMARY AND CONCLUSION

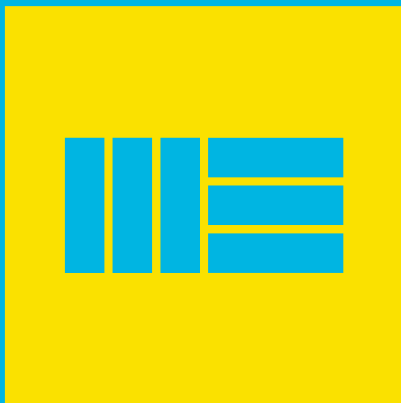
- 7.1 The Application Proposals to which this Statement relates, seeks the redevelopment of the side garden at 1 Templewood Avenue to demolish existing structures and provide a 3-bed two storey family dwelling with associated landscaping.
- 7.2 The Planning Statement has assessed the proposals against the adopted Development Plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act. The proposals have been formulated in accordance with the NPPF, the London Plan and the Camden Local Plan.
- 7.3 The proposals have been developed in the context of pre-application consultation with officers at Camden Council. The proposed development has been reduced in scale following comments made at pre-application stage and now occupies a small part of the Site, thereby maximising the garden character of 1 Templewood Avenue
- 7.4 Following pre-application feedback, the principle of a new dwelling on the Site was considered acceptable in accordance with adopted policy. Local Policy H1 recognises self-contained housing as the priority land use of the Local Plan. The principle of prioritising housing and maximising delivery has long been established as acceptable in Camden.
- 7.5 The Heritage Statement confirms the Proposed Development does not negatively affect the conservation area and indeed preserves its character and appearance.
- 7.6 Following assessment, the proposed development is considered to be acceptable and in accordance with planning policy in ecological, flood risk, drainage, energy and sustainability terms.
- 7.7 The proposed scheme would replace an existing outdated double garage with a new family home set within landscaping grounds, in keeping with the character and appearance of the Redington/Frognaal Conservation Area.
- 7.8 The application proposals represent an appropriate design response to the context of the Site and contribute positively to the Templewood Avenue streetscape. The quality of the design, the detailed consideration of the landscaping proposals and the appropriate scale, massing, height and use of materials for the proposals will ensure an appropriate form of development is delivered.
- 7.9 In conclusion, the proposed development is considered to be fully compliant with the relevant national, regional and local planning policy guidance and will serve to conserve the conservation area setting, whilst providing new residential accommodation.

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL