



Chilcroft
traditional excellence

Planning Statement

26a Ferncroft Avenue, Hampstead, London, NW3 7PH

Statement prepared by Chilcroft Heritage Planning
July 2023



Corporate members of:
The Society for the Protection of Ancient Buildings
Historic Houses Association
The Georgian Group



**THE
GEORGIAN
GROUP**

Front Cover: Image © Chilcroft 2023

CONTENTS

1.	INTRODUCTION	4
2.	DETAILS OF THE PROPOSAL	5
3.	PHYSICAL CONTEXT	7
4.	PLANNING HISTORY	16
5.	PLANNING POLICY AND LEGISLATION	18
6.	PLANNING POLICY APPRAISAL	30
7.	CONCLUSIONS	43

1.) INTRODUCTION

- 1.1) This Planning Statement supports a proposal for the extension and partial remodelling of 26A Ferncroft Avenue. It is comprised of a Passive House Enerphit deep retrofit consisting of partial demolition of 1980's two storey rear extension and construction of part one/part two storey rear extension with terrace and steps (replacing an existing late 20th Century rear addition of poor quality). External and internal alterations to the dwelling including front and rear garden areas and creation of sunken terrace. The Passive House Enerphit standard is the highest environmental standard for energy efficiency improvements to an existing building. The proposal includes on-site renewables in the form of PV panels.

- 1.2) This supporting Planning Statement sets out the detail of the proposal which is described and appraised having regard to the relevant national and local planning policies. The Statement demonstrates that the proposed development accords with the relevant planning policies and is acceptable in all respects. It should be read in conjunction with the other Statements, as listed in the covering letter.

2.) DETAILS OF THE PROPOSAL

2.1) The proposal is for the demolition of most of the existing 1980's two storey rear extension with the north external wall to be retained. The single storey extension is also removed. In its place, a new part one part two storey extension (the external terrace at first floor will be above the single storey element) will be constructed of a more appropriate design, sympathetic to the historic building. The rear extension will incorporate a first floor terrace area with steps leading down to a ground floor terrace and garden.

2.2) The proposal comprises a number of external and internal works and alterations throughout the dwelling and front and rear garden areas including the following:

- Deep retrofit to Passive House Enerphit standard of the retained structure.
- Existing windows/doors to be removed and structural opening to accommodate triple glazed replacements to match the existing aesthetic (rather than looking like new windows).
- Demolition of some internal walls (ground floor and first floor) and elements of blocking up.
- Replacement of internal staircase; to be flipped to improve the internal access arrangement.
- Existing external walls of main building to have plaster stripped away internally and lime plaster applied to flatten wall surface in preparation for internal insulation.
- Existing ground floor fireplace to be removed and opening bricked in.
- Paved area to front of dwelling to be raised by 280mm to allow for step free access into dwelling including a 1 in 12 ramp to side.
- Front planter removed and replaced with a suitable surface for bin and cycle storage. New planter to front of dwelling to provide privacy.
- Rear garden excavated to allow for the construction of the two storey rear extension and new upper and lower terraces incorporating garden store to lower terrace. Side gate access for sloped path up garden for wheelbarrow use.
- Please refer to Arboricultural Report in respect of trees.

2.3) Full details of the proposed works are shown and annotated on the submitted plans and as referred to within the Design and Access Statement.

Figure 1: Existing Rear Elevation of 26A Ferncroft Avenue

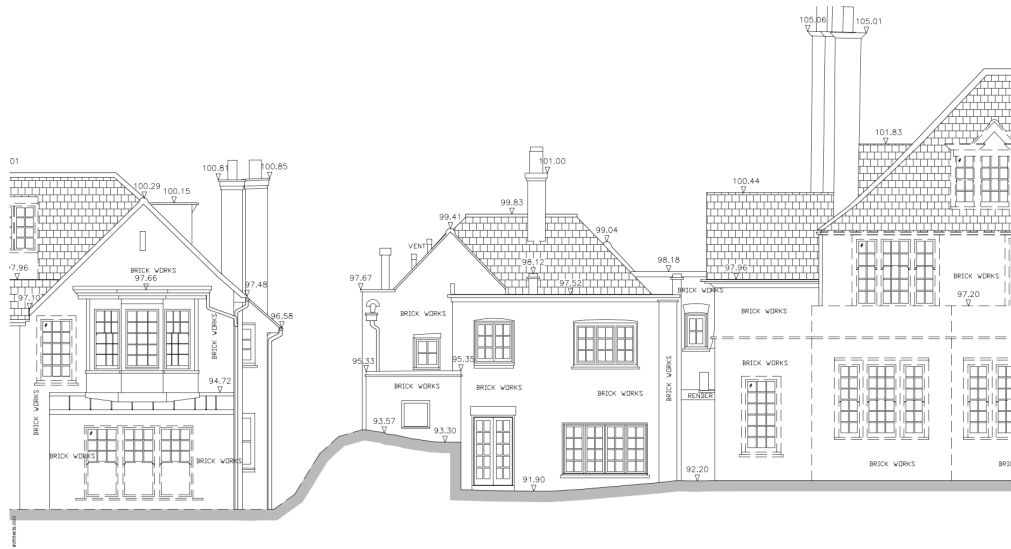


Figure 2: Proposed Rear Elevation of 26A Ferncroft Avenue

1. Existing link to no.26 retained
2. Chimney to be retained
3. Replace existing windows with upgraded timber casement windows with glazing bars to match existing windows
4. Proposed brickwork to match existing
5. Terrace screened on both sides by plants to provide privacy for neighbouring properties
6. Garden storage underneath staircase
7. Right of way for both properties, no.26 and 26A access to rear gardens



3) PHYSICAL CONTEXT

- 3.1) The application site relates to number 26A Ferncroft Avenue, Hampstead, NW3 7PH within the London Borough of Camden. The property comprises a single, detached dwellinghouse situated to the northern side of Ferncroft Avenue, close to its junction with Hollycroft Avenue.

Figure 3: Site Location Plan



- 3.2) 26A Ferncroft Avenue is located within the Redington/Frognaal Conservation Area and it is a Grade II listed building dating from 1898. The dwelling was originally the coach house to the larger property, 26 Ferncroft Avenue, designed by the notable Architect C.H.B Quannell and constructed by George Washington Hart. Both 26 and 26A Ferncroft Avenue were listed on 11 January 1999. The listing description is as follows:

Detached house and attached former coach/motor house now converted to a dwelling. 1898, coach/motor house possibly later. By CHB Quennell; built by GW Hart. No.26: red brick with tile-hung 1st floor. Tiled hipped and gabled roofs with overhanging bracketed eaves, tall brick chimney-stacks and dormer with small gable. Asymmetrical design. 3 storeys. 3 windows plus single storey 2-window right hand bay. Left hand gabled bay with canted bowed bay sash windows to ground having entablature lintel which continues across the facade on columns and 1st floor with pulvinated lintel and cornice and tile-hung apron. 3rd floor Venetian type sash window in gable with short lengths of moulded cornice at angles to appear as a broken pediment. Central entrance bay with porch formed by entablature and columns with enriched capitals and cast-iron and glass hood; part-glazed panelled door with overlight. To right, a tripartite sash with corresponding sash at 1st floor and single sash above porch. Single storey bay has 2 sashes with gauged brick flat arches, a brick modillion cornice and blocking course. No.26A: red brick. Tiled hipped and gables roofs with overhanging eaves and eaves cornice extending across the gabled left hand bay to form a pediment. Asymmetrical design. 2 storeys. Irregular fenestration of 2 windows. Former vehicle entrance in gabled bay converted to a window and entrance with central casement above having relieving arch in pediment with arrow slit window above. Right hand bay with segmental-arched window appearing behind a C20 window and staircase leading to 1st floor entrance with porch formed by entablature carried on a column; 3-light 1st floor window. INTERIORS: not inspected. (British Architect: 2 September 1898).

3.3) 26A is located within a residential area with number 26 to the western boundary, number 28 to the eastern boundary and number 46 Hollycroft Avenue to the north. The properties along Ferncroft Avenue, including 26A, benefit from an attractive, sylvan setting with a unique character and identity on the outskirts of Hampsstead. The avenue predominantly comprises semi-detached and detached dwellings, set back from the street and which occupy spacious and well landscaped plots. Garden trees dispersed along the pavements are an important part of the character of the area and soften an otherwise urban built landscape. Prominent buildings within the wider setting of 26A comprise numbers 6 and 8 Ferncroft Avenue (Grade II listed) and numbers 12 and 14 Ferncroft Avenue (Grade II listed) to the west. To the east, other listed buildings include numbers 33 and 35 Ferncroft Avenue (Grade II listed) and 40 and 42 Ferncroft Avenue (Grade II listed). On Hollycroft Avenue to the north east, numbers 43, 43A and 45 are Grade II listed together with numbers 47 and 49.

3.4) The area was undeveloped until the 1870s, before which it comprised open farmland, farmed by Manor Farm, Frognal up until 1843 when the then owner died. After this, many attempts were made by the owners to lobby Parliament towards the favourable development of the land but without success. However, by

the 1870's, the pressure for more residential properties on the outskirts of London finally saw Parliament relent and the baton was swiftly taken up by the ambitious Irish builder, George Washington Hart who teamed up with the Architect Charles Quennell to oversee the development of the area. Architecturally the area is diverse but best known for use of Queen Anne Revival, Neo-Georgian and Arts & Crafts.

- 3.5) Buildings are made up of red brick with plain tiles, tile hanging, timber sash and casement windows. Some buildings contain architectural detailing including the use of Dutch gables, bay windows, open porches and brick quoin dressings. Further details in respect of the development of the area and its special architectural and historic interest are set out within the Heritage Statement, the Design and Access Statement and the Council's Conservation Area Appraisal & Management Plan (2022) for the Redington/Froggnal Conservation Area. Notably, 26 and 26A Ferncroft Avenue are specifically identified within the Conservation Area Appraisal & Management Plan (page 32).
- 3.6) In terms of number 26A Ferncroft Avenue itself, this was built in 1898 as the coach house to number 26 and was later used as a motor house to the main dwelling. The building was converted to a dwelling in its own right in the 1980's and comprises red brick over 2 storeys with a hipped tiled roof and timber casement windows. It is of an asymmetrical design with a left handed gabled bay. At the foot of this is the former vehicle entrance, now in-filled with glazing and a single door. Historically there were a pair of full height timber doors with a single door opening to the right side and rounded headed brickwork (see Figures 14 and 15 of the Heritage Statement).
- 3.7) The rear elevation of the building was extended in the late 20th Century with a part one part two storey extension, completed in two parts, leaving a patchwork of brickwork that speaks of an incohesive design (see Figures 8 & 9 of the Heritage Statement). Although these existing extensions cannot be said to harm the listed building, they arguably fail to make any meaningful contribution to it and the overall design could be much improved. Whilst it is of a style and material finish consistent with the historic core of the building, it is arguably of least importance to the significance of the listed building or broader contribution to the appearance

of the Conservation Area more generally. The irregular design gives a somewhat disjointed appearance to this northern elevation, which makes little contribution to the Conservation Area itself due to limited visibility or public views. What views there are from this aspect focus on the roofline and upper elevations of the building and are mainly attributed to the neighbouring curtilages, as well as some glimpsed views from the rear curtilage space of the dwellings within Hollycroft Avenue.

- 3.8) Whilst 26a Ferncroft Avenue is undoubtedly of merit to the Conservation Area, that merit is currently largely derived by the appreciation of its principal elevation as seen from the public aspect of Ferncroft Avenue. The Conservation Area also benefits from the frontage of the building, including the set back of its building line the driveway approach and existing landscaping, which all contribute to its character and appearance.
- 3.9) Overall, the proposed site and curtilage of 26a Ferncroft Avenue plays a peripheral, albeit positive, role in the character and appreciation of the Redington/Frognaal Conservation Area and as part of the setting of the late 18th Century development that comprises part of the area, with a degree of associative interest. In terms of how the curtilage contributes to the character and appearance of the Conservation Area of the building, it plays an important role as part of a collective appearance.
- 3.10) Photographs below show 26A Ferncroft Avenue and adjacent buildings. Additional photographs are included within the Heritage Statement and Design and Access Statement.

Figure 4: 26 and 26A Ferncroft Avenue (Grade II listed), formerly built as one and now separated into two dwellings. 26A is a former coach house/motor house which remains subservient to number 26.



Figure 5: 26A Ferncroft Avenue may have been built shortly after the main dwelling (in 1898), number 26 but together the two buildings are of the same Queen Anne Revival architectural style.



Figure 6: The former vehicle entrance originally had a pair of timber barn style doors, with the lintel being original. The existing door and windows are of the late 20th Century and of no historic fabric value.



Figure 7: The historic doorway to the residential first floor will be maintained in the proposed development. A pair of small timber garage doors added in the 1980's will be returned to a single arched opening, as it originally was in c.1898.



Figure 8: At the rear of the building, the building has previously been extended in the late 20th Century. Completed at different stages, it lacks a coordinated design that truly enhances the listed building.



Figure 9: The rear elevation of 26a Ferncroft Avenue displays a piecemeal approach to being extended and is capable of significant improvement. The proposed replacement extension would improve this.



Figure 10: The proposed design of the replacement extension would retain the subservient feel of the former coach house/motor house in relation to 26 Ferncroft Avenue beside it. The design would uphold their shared significance and their setting.



Figure 11: The existing rear curtilage of 26A Ferncroft Avenue contains modern late 20th Century landscaping and fabric. The proposed extension would not amount to the loss of any historic curtilage fabric or features.



Figure 12: The original access and doorway to the first floor will be retained, which is considered to be of significance to the listed building, its appreciation and the character of the Conservation Area

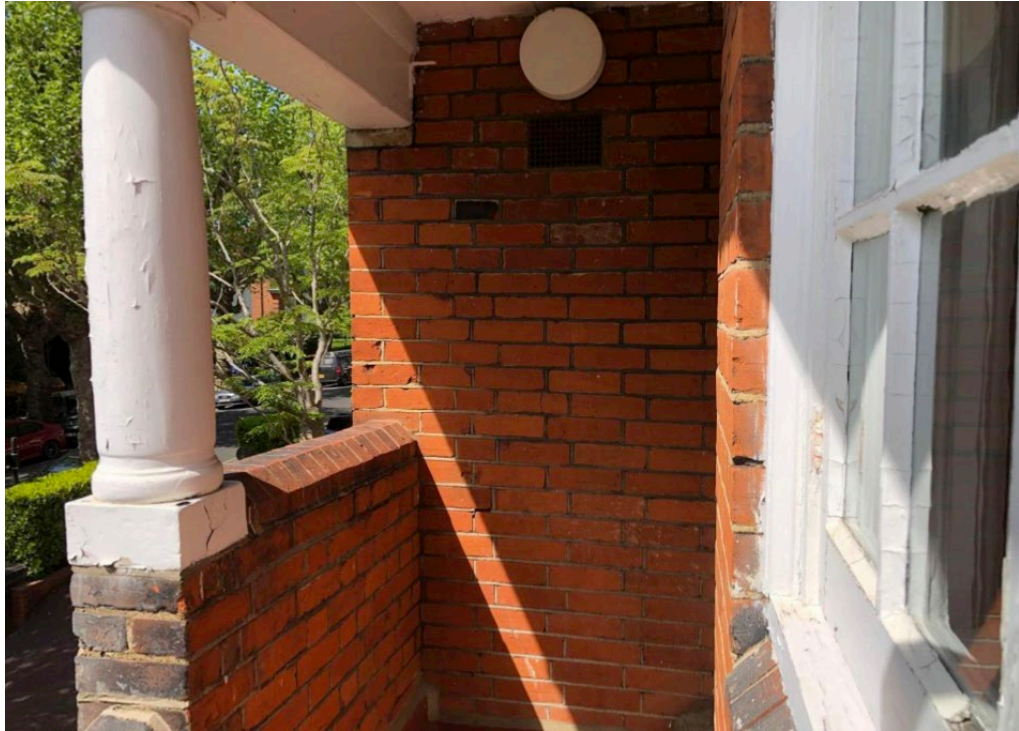


Figure 13: The existing front window does not contain any historic fabric and dates from the late 20th Century, when the building was converted to a dwelling. Many of the internal features date from this conversion.



Photographs © Chilcroft 2023

4.) PLANNING HISTORY

4.1) The following is the relevant planning history for 26A Ferncroft Avenue obtained from a search of the Council's online records:

- 2008/4784/L – Alterations and additions including the erection of a first floor rear extension and a roof extension including a dormer on the rear elevation and internal alterations. Application withdrawn 24/10/2008.
- 2008/4712/P - Alterations and additions including the erection of a first floor rear extension and a roof extension including a dormer on the rear elevation and internal alterations. Application withdrawn 24/10/2008.
- TCX0206238 – 1 x plane – re-pollard to 8m. No objection to works to tree in Conservation Area 16/04/2002.
- PWX0202323 – Conversion and remodelling of the roofspace to form additional habitable accommodation for the existing dwellinghouse, including the erection of extensions at rear first floor level and roof level, with the removal of a chimney, and the addition of a dormer window and gabled roof to the rear. Planning permission refused 19/11/2002.
- LWX0202454 - Conversion and remodelling of the roofspace to form additional habitable accommodation for the existing dwellinghouse, including the erection of extensions at rear first floor level and roof level, with the removal of a chimney, and the addition of a dormer window and gabled roof to the rear. Listed Building Consent refused 19/11/2002.
- LWX0003082 – Renewal of roof covering (Listed Building Consent). Application withdrawn 16/03/2001.
- TCX0006202 – Fell one tree in rear garden. Objection to works to tree in Conservation Area 11/04/2000.

- 8804261 – Minor alterations to the coach house. Planning permission granted 18/01/1989.
- 8701070 – Erection of a roof extension to the coach house (26A) at second floor level to form additional living accommodation and erection of an infill extension at rear first floor level as an amendment to planning permission dated 04/03/1987. Planning permission refused 19/11/1987. Appeal allowed.
- 8701071 – Excavation to form additional living accommodation at rear basement level and installation of a bay window at rear first floor level with terrace over as an amendment to planning permission dated 09/03/1987 for conversion and extension to provide six flats. Planning permission refused 19/11/1987. Appeal allowed.
- 8601878 – Change of use, alterations and works to convert 26 and 26A Ferncroft Avenue to form six self-contained flats including the construction of a single storey rear extension at ground floor level and construction of vehicle hardstanding. Planning permission granted 19/03/1987.

NB: Application reference numbers LWX0202460 (Listed Building Consent) and PWX0202077 are revealed in an online search however no details are shown other than the fact that both applications were withdrawn (on 08/05/2003 and 17/04/2002).

5.) PLANNING POLICY AND LEGISLATION

National Planning Policy Framework (NPPF) (July 2021)

- 5.1) The NPPF sets out the Government’s planning policies for England and Wales and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2) Paragraph 2 of the NPPF sets out that *‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements’*.
- 5.3) Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:
- a) *‘an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
 - c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of*

land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy’.

- 5.4) Paragraph 10 states *‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).* For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.5) Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework considered as a whole (paragraph 11 d).
- 5.6) In terms of decision-making, the Framework states at paragraph 38 that *‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.*
- 5.7) Paragraph 111 makes it clear that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’.*
- 5.8) In terms of design, Section 12 seeks to achieve well designed places sets out that the *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better*

places in which to live and work and helps make development acceptable to communities' (paragraph 126).

- 5.9) Paragraph 130 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.
- 5.10) Paragraph 134 states that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or*
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings'.*
- 5.11) Paragraph 152 of the NPPF requires the planning system to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources, including the conversion of existing buildings and support renewable and low carbon energy and associated infrastructure.

512) NPPF paragraph 179 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 180 seeks to ensure that development does not significantly harm biodiversity and if this cannot be avoided planning permission should be refused unless any impact can be adequately mitigated, or, as a last resort, compensated for.

5.13) Section 16 of the NPPF refers to the conservation and enhancement of the historic environment. Paragraphs 189 to 193 deal with conserving and enhancing the historic environment with an emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance”.

5.14) Annex 2 defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experience. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

5.15) Paragraph 194 places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.

5.16) Paragraph 195 notes that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the

available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.17) Paragraph 199 applies specifically to designated heritage assets. It states that great weight should be given to their conservation (requiring a proportionate approach) irrespective of whether any harm amounts to substantial or less than substantial harm.

5.18) Conservation (for heritage policy) is defined in Annex 2 as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”.

5.19) The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage assets.

5.20) Paragraphs 201 to 202 describe two levels of potential harm that can be caused to the significance of designated heritage assets, namely substantial harm and less than substantial harm. These effects are to be weighed in the planning balance according to the guidance set out within the paragraphs. Substantial harm to or loss of a Grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including Grade I and II* listed buildings should be wholly exceptional.

5.21) Paragraph 202 deals with cases of less than substantial harm and notes that any such harm should be weighed against public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.

- 5.22) Harm is defined by Historic England as a change which erodes the significance of a heritage asset.
- 5.23) Paragraph 206 notes that LPAs should look for opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

National Planning Practice Guidance

- 5.24) The Government's National Planning Practice Guidance (NPPG) adds further context to the NPPF including advice in respect of enhancing and conserving the historic environment.
- 5.25) In regards to the setting of heritage assets the NPPG notes:

“The setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage”.

- 5.26) The guidance notes that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 5.27) In relation to harm, the guidance states:

“Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether the works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is

to be assessed. The harm may arise from works to the asset or from development within its setting”.

- 5.28) Paragraph 020 of the NPPG notes that public benefits can be heritage based and can include:
- Sustaining or enhancing the significance and the contribution of its setting;
 - Reducing or removing risks to a heritage asset; and
 - Securing the optimum viable use of a heritage asset for the long term.

[Historic England Advice Note 2: Making Changes to Heritage Assets \(2015\)](#)

- 5.29) Historic England’s Advice Note 2 provides information on the repair, restoration, addition and alteration works to heritage assets to assist in implementing historic environment legislation, the relevant policies of the NPPF and NPPG. It states that the main issues to consider in proposals for additions to heritage assets are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting.
- 5.30) Replicating a particular style may be less important though there are circumstances where it may be appropriate. It is advised that it would not normally be good practice for new work to dominate the original asset or its setting. The historic fabric will always be an important part of the asset’s significance (paragraphs 41 and 32).

[Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets \(2017\)](#)

- 5.31) Historic England’s Advice Note 3 provides a thorough understanding of the setting of a heritage asset and the relationship to curtilage, character and context.
- 5.32) The guidance document notes, in paragraph 18, that the protection of the setting of heritage assets need not prevent change. Not all heritage assets are of equal importance and the contribution made by their setting to their significance will

also vary. Not all settings have the same capacity to accommodate change without causing harm to the significance of the asset.

Local Planning Policy

5.33) Local Planning Policy is contained within the Development Plan which in this case comprises the London Plan 2021 (the Spatial Development Strategy for Greater London), the Camden Local Plan 2017 and the Redington Froggnal Neighbourhood Plan 2021. The relevant policies of these documents are listed below:

The London Plan (2021)

- Policy D4: Delivering Good Design
- Policy D5: Inclusive Design
- Policy D6: Housing Quality and Standards
- Policy D12: Fire Safety
- Policy HC1: Heritage Conservation and Growth
- Policy G1: Green Infrastructure
- Policy G6: Biodiversity and Access to Nature
- Policy G7: Trees and Woodlands
- Policy T5: Cycling
- Policy T6: Car Parking

Camden Local Plan (2017)

- Policy A1: Managing the Impact of Development
- Policy A2: Open Space
- Policy A3: Biodiversity
- Policy D1: Design
- Policy D2: Heritage
- Policy T2: Parking and Car-Free Development
- Policy CC1: Climate Change Mitigation
- Policy CC2: Adapting to Climate Change

Redington Froggnal Neighbourhood Plan (2021)

- Policy SD 1: Refurbishment of Existing Building Stock
- Policy SD 2: Redington Froggnal Conservation Area
- Policy SD 4: Sustainable Development and Redington Froggnal Character
- Policy SD 5: Dwellings: Extensions and Garden Development
- Policy SD 6: Retention of Architectural Details in Existing Buildings
- Policy BGI 1: Gardens and Ecology
- Policy BGI 2: Tree Planting and Preservation
- Policy UD 2: Construction Management Plans

5.34) In addition to the above, the following planning guidance has been taken into account:

- Accessible London, Supplementary Planning Guidance (October 2014)
- Character and Context, Supplementary Planning Guidance (June 2014)
- Housing Design Standards, London Plan Guidance (Consultation Draft, February 2022)
- Sustainable Transport, Walking and Cycling, London Plan Guidance (November 2022)
- Biodiversity, Camden Planning Guidance (March 2018)
- Access for All, Camden Planning Guidance (March 2019)
- Trees, Camden Planning Guidance (March 2019)
- Amenity, Camden Planning Guidance (January 2021)
- Design, Camden Planning Guidance (January 2021)
- Energy Efficiency and Adaptation, Camden Planning Guidance (January 2021)
- Home Improvements, Camden Planning Guidance (January 2021)
- Transport, Camden Planning Guidance (January 2021)
- Redington/Froggnal Conservation Area Character Appraisal & Management Plan (December 2022)

Legislation

- 5.35) In considering the issue of the principle of the proposed development it is necessary to also consider the legal framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).
- 5.36) Specifically, section 70 (2) of the **Town and Country Planning Act 1990** states that in dealing with an application for planning permission (or permission in principle), the authority shall have regard to the provisions of the Development Plan, including a post-examination draft Neighbourhood Development Plan, any local finance considerations and any other material considerations (all so far as material to the application).
- 5.37) **Section 38(6) Planning and Compulsory Purchase Act 2004** provides:
- "If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*
- 5.38) When considering whether or not a proposed development accords with a Development Plan, it is not necessary to say that it must accord with every policy within the Development Plan. The question is whether it accords overall with the Development Plan (see *Stratford on Avon v Secretary of State for Communities and Local Government* (2014)). Even if a proposal cannot be described as being in accordance with the Development Plan, the statutory test requires that a balance be struck against other material considerations.
- 5.39) The Courts have emphasised that a planning authority is not obliged to strictly adhere to the Development Plan and should apply inherent flexibility (see *Cala Homes (South) Limited v Secretary of State for Communities and Local Government* (2011) and *Tesco Stores Ltd v Dundee City Council* (2012)).

5.40) More recently in *Corbett v Cornwall Council* [2020] the appeal court judge emphasised the importance of considering the plan as a whole stating:

“Under section 38(6) the members' task was not to decide whether, on an individual assessment of the proposal's compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker.”

5.41) Paragraph 3 of the NPPF confirms that the Framework should be read as a ‘whole’ and the Government’s Planning Policy Guidance (PPG) confirms that *‘Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework’* (paragraph 012 21b-012-20140306). The NPPF sets out a presumption in favour of sustainable development and it is demonstrated that the proposal complies with this when considered against the relevant policies of the development plan and the Framework, on balance and when considered as a whole.

5.42) Legislation relating to listed buildings and conservation areas is contained in the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#). Sections 16 and 66 of the Act place a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings. In particular, Section 66 requires great weight to be given to preserving the setting of a heritage asset. In *Jones v Mordue* [2015] EWCA Civ 1243 the court confirmed that if the decision maker has worked through the relevant heritage paragraphs in the NPPF, they have complied with the S66 duty.

5.43) In *Barnwell Manor* [2014] EWCA Civ 137 the court confirmed that great weight should be attached to the desirability of preserving the setting of a heritage asset.

5.44) Section 72 of the Act places similar duty on the decision maker with respect to the desirability of preserving or enhancing the character or appearance of conservation areas, however this does not extend to the setting of conservation areas.

6.) PLANNING POLICY APPRAISAL

Heritage

- 6.1) As set out, Section 16 of the NPPF seeks to conserve and enhance the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, the NPPF requires great weight to be given to the asset's conservation and the more important the asset, the greater the weight should be (paragraph 199).
- 6.2) Similarly, London Plan Policy HC1 (Heritage Conservation and Growth) requires development proposals that affect heritage assets and their settings to conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. Policy D2 (Heritage) of the Camden Local Plan states that the Council will not permit the loss or substantial harm to a designated heritage asset, including Conservation Areas and Listed Buildings unless certain circumstances apply. Development that results in harm that is less than substantial to the significance of a designated heritage asset will also not be permitted unless the public benefits of the proposal convincingly outweigh any harm.
- 6.3) In respect of Conservation Areas, policy D2 states that the Council will:
- e. “require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
 - f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
 - g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
 - h. preserves trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage”.*
- 6.4) For Listed Buildings, policy D2 states that the Council will:

- i. “resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extension to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting”.*

- 6.5) Neighbourhood Plan policy SD 2 (Redington Frognal Conservation Area) states that new developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes the retention of buildings and features that contribute to that special interest, including gaps between buildings, trees, hedgerows and the open garden suburb character created by well-vegetated front, side and rear gardens. Policy SD 6 of the Neighbourhood Plan (Retention of Architectural Details in Existing Buildings) requires front boundary walls and original architectural details, such as chimneys, windows and porches etc to be retained. Where such features have been removed previously their reinstatement is encouraged.
- 6.6) From the outset, it has been a requirement to create a proposal of a high quality design that would actively emphasise the origins of 26A Ferncroft Avenue as the former coach/motor house, retaining wherever possible the original features of the listed building and seeking to promote its more humble nature as a former ancillary building, without gentrifying this architectural style. The humble design of the principal elevation is a key feature within this part of the Conservation Area and of importance to the significance of the neighbouring listed building of 26 Ferncroft Avenue. Therefore, a sensitive design approach has been taken to preserve or better reveal this significance.
- 6.7) The Heritage Statement which accompanies this planning/listed building consent application provides an assessment of significance and an impact assessment of the proposed works. It confirms that the principal elevation of 26A is arguably of the greatest significance to the listed building and describes its evolution and how best to enhance its appreciation.

- 6.8) The proposed development is of a high architectural quality and design and the location of the proposed two storey extension and terraces to the rear of the building are in a position that makes the least contribution to the Conservation Area. The rear elevation of 26A is hardly witnessed from Ferncroft Avenue and this section of the building has been extensively altered with late 20th Century extensions that are of no significance to the Listed Building.
- 6.9) The proposed part one part two storey extension and terraces are proportionate to the scale of 26A and the design would not overshadow the historic core of the building to the front. The proposed extension would remain subservient to the building thereby preserving its significance, together with the significance of 26 Ferncroft Avenue (which shares the listing) for the same reasons.
- 6.10) The proposed design would use red brick with full height rear doors. This would be topped off with two gable ends of differing heights, situated behind the historic ridgeline of the building. The use of gable ends is consistent with the frontage of both 26 and 26A Ferncroft Avenue and the overall design approach, although contemporary, is distinctly rooted in the buildings historic design and use of materials. The design would complement this, whilst leaving a clear distinction between old and new. This design approach is consistent with both Historic England general principles (Advice Note 2: Making Changes to Heritage Assets) and paragraph 6.3 of the Redington/Frognaal Conservation Area Character Appraisal & Management Plan.
- 6.11) The proposed design will use materials that are in keeping with the local vernacular and will respond to the existing style of the *Quennell* building. The materials proposed (including replacement windows/doors) are of a high quality, consistent with the character and appearance of the Conservation Area. Specific details of the materials may be agreed by condition however it is intended that the brick work and roofing will match the existing building. Thermal improvements to the walls and roof will be made internally so as not to impact the visual appearance of the existing building externally.
- 6.12) In respect of any wider views from the public realm, filtered views from Hollycroft Avenue are possible but there would be a limited sense of the

proposals. The creation of the proposed extension would be set well back from the northern boundary at the rear of the site, furthest from other listed buildings in Hollycroft Avenue and the wider public gaze. The topography of the site would also assist this, with the existing and proposed ground floor of the dwelling being set low down in the rear curtilage space, which rises sharply and is elevated behind the rear elevation.

6.13) There would be some views of the side elevation of the proposed extension and roofline from the streetscape however these would be no more or less visible than the existing extension that would be replaced and on balance, there would be a neutral impact.

6.14) Whilst the principal elevation of the 26A, which makes the greatest contribution to the character and appearance of the Conservation Area, would remain largely unchanged (the existing will be repaired where appropriate), the proposals would reinforce the subservient relationship between the two buildings. Importantly, the improvements to the frontage of the building will make its original use as a former coach/motor house to the main villa beside it much clearer. In this respect, the former vehicle entrance to the front of the building and side door would be better emphasised with wide span full height glazing replacing the existing glazing bars to create a visually more complete opening. The single door to the side of this would be retained, bricking up the small window to the side and returning it to just a single arched opening as it was historically intended to be. This cleaner, less fussy design will better present the principal elevation, hinting at its former use, alongside the more prominent 26 Ferncroft Avenue as it stands beside it.

6.15) Similarly, the proposed development would enhance the character and appearance of the Conservation Area through the improvement of the principal elevation of 26A, taking its design back to being closer to how it was originally constructed in 1898 and reversing many of the unsympathetic changes made when the building was converted to a dwelling in the 1980's.

6.16) In terms of the proposed internal works and alterations, the historic floorplan of the former coach/motor house would be respected. Although the floorplan of the building was much altered in the 1980's conversion of the building to a dwelling,

the former vehicle parking bay clearly remains visible at the front of the building and its integral walls and structure would be respected, without loss of fabric. As a large open space, this former parking bay would be kept as one space, comprising the main entrance hall into the dwelling, with a staircase integrated into the far corner. Around this, existing stud walls would be reconfigured to create a freshly designed floorspace for bedrooms and bathrooms. The existing historic structural walls of the former coach/motor house would be respected and the proposed design of the reconfigured space would work around them, to maintain the historic fabric of the building. Although little else survives from the original building (and throughout comprises modern fixtures in the form of skirting boards, flooring and cornicing), the applicant has a resolute desire to improve upon these fixtures and replace them with suitable alternatives, more commensurate with the late 19th Century building.

6.17) In summary, the proposed development is proportionate and respectful of the character and appearance of the Conservation Area and the overall size, scale and mass of the proposed rear extension (with terraces) will remain subservient to numbers 26A and 26, being of a high quality design that will preserve their significance and setting. The proposal respects the neighbouring dwellings and will maintain the c1900 character and ribbon of development along Ferncroft Avenue. It will also reinforce the relationship of 26A with 26, making it clearer that the building is a former coach/motor house. The proposal therefore complies in full with the heritage requirements of the NPPF, Historic England Guidance and the details of London Plan policy HC1, Camden Local Plan policy D2, the Redington/Froggnal Conservation Area Character Appraisal & Management Plan and Neighbourhood Plan policies SD 2 and SD 6.

Design and Inclusive Design

6.18) The NPPF requires developments to function well and add to the overall quality of an area and to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should be sympathetic to local character and history, including the surrounding built environment whilst not preventing or discouraging appropriate innovation or change (paragraph 130).

- 6.19) London Plan policy D4 (Delivering Good Design) sets out processes and actions to help ensure that development delivers good design and policy D5 (Inclusive Design) requires development to achieve the highest standards of accessible and inclusive design. Policy D6 (Housing Quality and Standards) sets out that housing development should provide for adequately sized rooms, should maximise the provision of dual aspect dwellings and provide for sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space. Housing should have adequate storage space that supports the separate collection of dry recyclables and food waste as well as residual waste.
- 6.20) Camden Local Plan policy D1 (Design) sets out that the Council will seek to secure high quality design in development. The Council will require development to respect local context and character, to preserve the historic environment and heritage assets, to be sustainable in its design and construction, to use sustainable, durable and high quality materials, to integrate well with surrounding streets and open spaces and to be inclusive and accessible for all. Development should also promote health, be secure in its design, respond to natural features, incorporate high quality landscape design, incorporate outdoor amenity space, preserve strategic and local views, provide a high standard of accommodation and carefully integrate building services equipment. Poor design will be resisted if it fails to take opportunities available for improving the character and quality of an area and the Council expects excellence in architecture and design.
- 6.21) Neighbourhood Plan policy SD 4 (Sustainable Development and Redington Frogna! Character) requires new development to complement the distinctive character of the Redington Frogna! area and the immediate site context. This includes (inter alia) the scale, massing and height of development to reflect the established characteristics of the area, responding to the prevailing 2-4 storey building height.
- 6.22) Neighbourhood Plan policy SD 5 (Dwellings: Extensions and Garden Development) seeks to ensure that extensions to existing buildings are designed to complement the character of the original building and context. This includes consideration of materials, the massing, scale and set-back of any extension (to be

subordinate to the main building) and the extent of extension into garden spaces. In particular, there should be no significant reduction in the overall area of natural soft surface or result in significant adverse effect on amenity, biodiversity and ecological value of the site. The spacing of housing and extensions must allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through built frontages. Recessed porches should not be enclosed where the established character is based on open porches, balconies must not be added to existing frontages where it would harm amenity or be out of keeping with the established character of the property and area and hedges (front, rear and side) and front boundary walls, which contribute to the character and appearance of the Conservation Area, should be retained.

6.23) The design of the proposed extensions and alterations have been carefully considered to respect the heritage, character and appearance of the existing dwelling, neighbouring properties and the surrounding area. As set out, the majority of change will occur to the rear of the dwelling which will be positively improved by the removal of the unattractive 1980's rear addition. Whilst the replacement extension and new terraces will extend further into the garden space than the existing built form, a large area of grassed private garden will be retained. As a result, the proposal will not appear as an over development of the property/its residential curtilage and neither will it introduce substantial new areas of hard surfacing.

6.24) The main bulk of the proposed extension to the rear would be focused at ground floor level and the dual pitched roof design is carefully considered to ensure that it does not dominate the original roof. With the appropriate use of materials there will be a clear distinction between the original parts of the building and the new additions. Furthermore, there would be no adverse impact upon the existing street scene or views between buildings and whilst some filtered views and views of the side elevation and roofline may be possible, this will not result in any harm to the visual amenities of the public realm. Glimpsed views may be possible from the rear curtilage space of the dwellings within Hollycroft Avenue but such views would not be harmful.

- 6.25) In terms of the proposed alterations to the front of the dwelling and other changes, it is reiterated that the proposal is designed to better reveal the significance of the building as a former coach/motor house in rectifying previous 1980's alterations. In particular it is reiterated that the former vehicle entrance will become more apparent and the bricking up of a window will return to a single arched opening as it was always historically intended to be.
- 6.26) The proposed works including the internal alterations will create a high standard of living environment for future occupiers with good levels of natural light and the provision and retention of ample private outdoor amenity space. Improved access to the building will also be achieved via the provision of a 1 in 12 ramp and 280mm increase to the paved area in front of the dwelling allowing for a step free access thereby complying with the inclusive design principles set out at London Plan policy D5 (and Local Plan policy D1). There will also be improved access internally as the many level changes will be rationalised with a single level on the ground floor and another on the first floor. Furthermore, the proposal incorporates the discrete storage of waste and recycling to the front of the dwelling together with the provision of a secure bike store and the provision of an electric vehicle charging point.
- 6.27) In summary, the proposed development complements the distinctive character of the Redington Frognal area and the scale, massing, height and design of the proposal reflects the established characteristics of the area. High quality materials will be used, the setting of the dwelling and local views will be preserved and overall there will be no adverse impact caused to the character and appearance of the area, the existing dwelling or adjoining dwellings. The proposal therefore complies with the design requirements of the NPPF, London Plan policies D4, D5 and D6, Camden Local plan policy D1 and Neighbourhood Plan policies SD 4 and SD 5. The proposal is also consistent with the advice contained within the Camden Planning Guidance in respect of Access for All and Design.
- 6.28) In terms of London Plan policy D12 (Fire Safety), the proposed development is designed and will be built to comply with the relevant Building Control standards to achieve the necessary standards in fire safety.

Amenity

- 6.29) Camden Local Plan policy A1 (Managing the Impact of Development) sets out that the Council will seek to protect the quality of life of occupiers and neighbours. Planning permission will be granted unless this causes unacceptable harm to amenity. Neighbourhood Plan policy SD 5 (Extensions and Garden Development) states that extensions into garden space should not adversely affect the amenity of neighbouring properties.
- 6.30) The proposed two storey rear extension and terraces would sit comfortably in relation to the residential curtilage of the dwelling and in respect of neighbouring dwellings including the Ferncroft Avenue properties to the side boundaries and the Hollycroft Avenue properties to the rear. The proportions are modest and do not attempt to push beyond a comfortable scope of development. In this respect, the ground floor level of the extension will sit below the main level of the curtilage space to the rear. The upper level terrace would top off the ground floor level of the extension, with the two storey element sitting behind the neighbouring dwellings, 26 and 28 Ferncroft Avenue to each side. Screens are proposed to the sides of the terrace together with evergreen planting to protect the privacy of neighbours with the views from the terrace focused northwards overlooking the private garden area of 26A.
- 6.31) In terms of daylight and sunlight, the impact of the proposal has been assessed by Anstey Horne and a detailed report is included with this planning/listed building consent application. The daylight and sunlight study has been carried out using 3D computer modelling and a computer simulation and the results demonstrate that the proposal will comply with BRE guidelines in respect of the neighbouring properties at 26 and 28 Ferncroft Avenue.
- 6.32) Overall the proposed extension and alterations have been carefully considered to ensure that no harm will be caused to neighbouring amenity by way of unacceptable overlooking, overbearing appearance or overshadowing and the proposal therefore complies with Camden Local Plan policy A1 and Neighbourhood Plan policy SD 5. The proposal is also consistent with the advice contained within the Camden Planning Guidance in respect of Amenity.

6.33) In terms of construction, the requirements of Neighbourhood Plan policy UD 2 (Construction Management Plans) are noted in respect of the proposed limits on house of construction. The Camden Planning Guidance in respect of Amenity states that Construction Management Plans (CMPs) are expected for major developments and the Council will assess the need for a CMP for smaller developments on a case-by-case basis. A CMP accompanies this planning/listed building consent application.

Biodiversity and Trees

6.34) NPPF paragraph 179 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 180 seeks to ensure that development does not significantly harm biodiversity and if this cannot be avoided planning permission should be refused unless any impact can be adequately mitigated, or, as a last resort, compensated for.

6.35) London Plan policy G1 (Green Infrastructure) states that London's network of green and open spaces and green features in the built environment should be protected and enhanced. London Plan policy G6 (Biodiversity and Access to Nature) requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. Policy G7 (Trees and Woodlands) states that development proposals should ensure that, wherever possible, existing trees of value are retained.

6.36) Camden Local Plan policy A3 (Biodiversity) confirms that the Council will protect and enhance sites of nature conservation and biodiversity and will (inter alia) seek the protection of features of nature conservation value, including gardens, wherever possible. In respect of trees and vegetation, policy A3 states that the Council will protect and seek to secure additional trees and vegetation. The loss of trees and vegetation of significant amenity, historic, cultural or ecological value will be resisted.

6.37) Neighbourhood Plan policy SD 1 (Refurbishment of Existing Building Stock) sets out that redevelopment or extensions to existing building stock should have no adverse impact on biodiversity and wildlife habitat through loss of garden space.

The achievement of a net gain in biodiversity is strongly encouraged. This is further referenced at policy BGI 1 (Rear Gardens and Ecology) which states that open and unbuilt areas within development sites must be encouraged to enhance their ecological, wildlife and residential amenity values.

- 6.38) In respect of trees, Neighbourhood Plan policy BGI 2 (Tree Planting and Preservation) requires trees to be incorporated into any development and which should seek opportunities to create strengthen and restore tree lines and biodiversity corridors. Veteran trees must be fully protected during construction.
- 6.39) The majority of the grassed private garden area to the rear of the dwelling and vegetation will be retained and as such there will be minimal loss of green space. Additional planting and measures may be carried out to achieve a biodiversity net gain. In respect of trees, this planning/listed building consent application is accompanied by a Arboricultural Report which addresses the removal of trees and tree protection. The report finds that ***‘Our assessment of the impacts of the proposal on the existing trees concludes that no trees of high landscape value or biodiversity are to be removed. Whilst the removal of one mature tree (London Plan no.1) will represent a partial alteration to the main Arboricultural character of the property. Its removal is necessary to safeguard the heritage value of the existing grade 2 listed building at 26A Ferncroft Avenue. Otherwise, the proposed removal of individuals and groups of trees will represent only a minor alteration to the overall Arboricultural character of the property and will not have a significant adverse impact on the Arboricultural character and appearance of the local landscape or conservation area’*** (page 2).
- 6.40) In summary, the proposal will not adversely affect biodiversity or trees and there is as such no conflict with London Plan policies G1, G6 and G7, Camden Local Plan policy A3 and Neighbourhood Plan policies SD 1, SD 4, BGI 1 and BGI 2. The proposal is also consistent with the advice included within the Camden Planning Guidance in respect of Biodiversity and Trees.

Sustainable Design and Construction

- 6.41) NPPF paragraph 152 requires the planning system to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources, including the conversion of existing buildings and support renewable and low carbon energy and associated infrastructure.
- 6.42) Camden Local Plan policy CC1 (Climate Change Mitigation) encourages sensitive energy efficiency improvements to existing buildings and policy CC2 (Adapting to Climate Change) requires development to be resilient to climate change including in respect of sustainable design and construction. Local Plan policy D1 (Design) also requires development to be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation.
- 6.43) The proposed works are designed to Passive House Enerphit standard, the highest environmental standard for energy efficiency improvements to an existing building. The dwelling is to be upgraded internally to improve its performance without impacting its visual appearance. The proposed replacement extension will also be insulated internally to maintain visual cohesion. In addition to the improvements of the fabric, onsite renewables in the form of PVs are proposed. These will be set back from the front, and located out of view from the public highway.

In order to establish how the proposed works at 26A Ferncroft Avenue compare to the existing building, the energy consultant Energelio carried out a detailed embodied carbon calculation and analysis, which illustrates the positive impact the retrofit will have on the occupants as well as the public, due to the reduction in energy use and continued savings in CO₂. Please refer to the Embodied Carbon Calculation - Stage 2 report for further details.

6.44) The proposal therefore makes a contribution to reducing the effects of climate change through sustainable design and construction and the use of renewable energy, in accordance with Camden Local Plan policies CC1, CC2 and D1. Further details in respect of sustainability are set out within the Design and Access Statement.

Access and Car Parking

6.45) London Plan policy T6 (Car Parking) states that car parking should be restricted in line with levels of existing and future public transport and connectivity. Maximum car parking standards are set out within the policy. Policy T5 (Cycling) states that cycle parking should be designed and laid out in accordance with the London Cycling Design Standards.

6.46) Camden Local Plan policy T2 (Parking and Car Free Development) together with Neighbourhood Plan policy SD 3 (Car Free Development) also seek to limit the availability of car parking require all new developments to be car-free. Developments seeking to replace garden areas and/or boundary treatments for the purpose of providing on-site car parking will be resisted.

6.47) 26A Ferncroft Avenue benefits from an existing vehicle access and separate pedestrian access from the street. These lead to a driveway area which will be retained. The proposed development relates to an existing dwelling with car parking provision and as such the proposal raises no implications in respect of London Plan policy T6, Camden Local Plan policy T2 and Neighbourhood Plan policy SD 3. Secure cycle parking will be provided to the front of the dwelling and an elective vehicle charging point will be installed.

7.) CONCLUSIONS

- 7.1 This Planning Statement supports the proposal for the demolition of most of the existing 1980's two storey extension to the rear of 26A Ferncroft Avenue (with the retention of the north external wall) and the construction of a new part one/part two storey rear extension in its place. The extension incorporates a first floor terrace area with steps leading down to a new ground floor terrace and the existing private garden area. The proposal also includes other internal and external changes to the building, to improve its energy efficiency, together with the installation of solar PV panels.
- 7.2 26A (and number 26) is a Grade II listed building, located within the Redington/Frognaal Conservation Area. The design of the proposed extension and works have been carefully considered to ensure that no harm will be caused to the significance of the listed buildings or to the character and appearance of the Conservation Area including in respect of setting. With the removal of the 1980's extension and other changes to reinforce the building's original construction as a coach/motor house to the main villa, number 26, its appearance will be significantly enhanced. The proposed works are of a high quality design and of an appropriate overall size, scale and mass, respectful of views from the public realm.
- 7.3 No harm will be caused to neighbouring residential amenity and the proposed development is of an inclusive and sustainable design. There will be no negative impact in respect of biodiversity (enhancements may be achieved) or trees (see Arboricultural Report) and there are no implications in respect of car parking and vehicle access which will be retained as existing.
- 7.4 In summary of all relevant planning matters, it is demonstrated that the proposal complies in full with the relevant requirements of the NPPF, Historic England guidance, the London Plan, the Camden Local Plan (and associated planning guidance documents) and the Redington Frognaal Neighbourhood Plan. Therefore, in accordance with the principles of sustainable development and NPPF paragraph 38, planning permission and listed building consent should be granted.

Chilcroft Heritage Planning 2023

© Chilcroft Limited 2023

Registered in England and Wales No. 5951378

All rights reserved. Permission is given to reproduce this document for personal and non-commercial purposes, subject to appropriate acknowledgement. For all other purposes please contact Chilcroft Heritage Planning.

Chilcroft, A5 New Barn Office, Chichester, West Sussex PO18 9DA

Tel: 01243 631243 | Email: haig.dalton@chilcroft.co.uk