

Camden Council
Planning Department
5 St Pancreas Square
London
N1

11 September 2023

Ref: FW170/FW

Dear Sir/Madam

Garage site at 14a Hampstead Hill Gardens, London, NW3 2PL

Application for full planning permission – Demolition of existing residential garages and erection of a two storey (plus basement and accommodation within the roof) dwelling house and associated works and landscaping

We write on behalf of our client to submit an application for full planning permission for proposals at the garage site at 14a Hampstead Hill Gardens, London, NW3.

The site and surrounding area

The application site is known as the garage site at 14a Hampstead Hill Gardens. It is located between nos. 12 and 14 Hampstead Hill Gardens and falls within the Hampstead Conservation Area.

Hampstead Hill Gardens “loops” between Rosslyn Hill and Pond Street.

The site is in a predominantly residential area and currently houses two 20th century garages. The immediate area is characterized by a mixture of two, three and four storey houses and the site itself is located between two semi-detached houses of differing designs.

There are a number of examples of contemporary infill extensions in the local area which are referenced in Camden’s Conservation Area Statement.

Background

This application is similar, to a previously submitted application for the redevelopment of the site (Ref: 2021/1564/P) (in so far as it also proposes the erection of a single dwelling house). However, since the submission of the previous application, the applicant has undergone extensive negotiations with Camden Council which has resulted in a number of iterations of the proposals for the site.

The application now submitted has been substantially amended in terms of design, mass and bulk and is the result of that iterative design review process and also follows pre-submission engagement with the community and other interested parties.

The proposal

It is proposed to demolish the existing garages and replace them with a two storey (plus basement), detached family home. The property will have a garden to the front and rear of the property.

The proposed dwelling is a high quality, contemporary design which will preserve the character of the surrounding area. The design language takes reference from the surrounding context to ensure it respectfully integrates into the streetscape. In terms of scale and mass it more closely relates to no. 12 Hampstead Hill Gardens but represents a successful visual graduation in scale between the adjoining properties. It incorporates carefully considered materials which will sit comfortably within the setting.

The proposed house has been designed (in dialogue with Camden officers) to ensure full compliance with Camden Council's basement policy A5 and a Basement Impact Assessment has been prepared to support the proposals.

The amenity of surrounding properties has been preserved where possible.

Sustainability has also been a key component of the design development of the proposed dwelling.

An extensive programme of pre-application neighbour engagement has taken place in relation to both the previously submitted application and the current application. This is detailed in the submitted Statement of Community Involvement.

This planning application submission includes the following documents:-

- Application Forms (including Certificate B);
- CIL Form;
- Location Plan;
- Existing, demolition and proposed plans, sections and elevations;
- Design and Access Statement
- Planning Statement
- Townscape and Heritage Appraisal
- Basement Impact Assessment
- Ground Investigation Report
- Flood Risk Assessment
- Construction Method Statement
- C15 Monitoring Specification
- Sunlight and Daylight Report
- Energy and Sustainability Report
- Statement of Community Involvement
- Draft Construction Management Plan.

Full planning permission is therefore sought for:-

“Demolition of existing residential garages and erection of a two storey (plus basement) dwelling house (with accommodation within the roof) and associated works and landscaping”.

This application submission is made via the planning portal and we confirm that the requisite application fee of £526 has been paid.

We look forward to receiving confirmation that this application submission has been received and registered and if you have any further queries please contact Faye Wright of this office on 07812 140099.

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited