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The London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

Our ref: E5294

22nd November 2023

Dear Sir

CAMDEN: 102 FROGNAL HAMPSTEAD LONDON NW3 6XU - REFERENCE: PP-12624492

1. This letter is the Planning and Heritage Statement that accompanies a full householder planning application to extend the existing 2-storey extension at the above site.
2. The applicant will pay the £270 application fee (including £64 Planning Portal Service Charge) via the Planning Portal.
3. The application drawings are:

Title	Existing	Proposed
Location	EX001	
Site	EX010	
GF	EX100	PL100
1F	EX101	PL101
2F	EX102	PL102
Street Elevation	EX300	PL300
Side Elevation	EX301	PL301
Rear Elevation	EX302	PL302

Location

4. This is about 300m west of Hampstead town centre in the large Hampstead Conservation Area. The Conservation Area was designated in 1968 and is large with a varied character. The Conservation Area Assessment and Management Strategy (CAS) was published in 2001.
5. Frognal is one of the oldest roads in Hampstead with a great variety of building types and ages, a very irregular building pattern and many trees, as the plan and aerial photo below shows. It is not identified in the Neighbourhood Plan as containing any views or buildings of particular local

significance. Its width and alignment vary. It is curved, narrow with narrow pavements close to the appeal site, and falls to the south. This restricts views of the applications site.



The Application Property

6. This was originally a semi-detached pair of Arts and Crafts cottages that were amalgamated many years ago. It is not listed or locally listed but is identified in the CAS as a positive contributor to the Conservation Area. It was built in 1906 of soft orange brick, white render and tiles.
7. It has a side garden concealed from the road by a 2m wall. Its rear elevation is invisible from the road and not overlooked.
8. The photos below show the house and the now-demolished original extension. The garage was built of brown mottled bricks, noticeably different in colour and texture to the soft orange brick of the house. The conservatory above was of timber and glass arched windows with a semi-circular gable. It was unlike anything else in this area.



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9. The garage was permitted in 1960 (**TP/26856/NW/28913/16840**) and the conservatory in 1970 (**CTP/E6/12/B/8255**). They did not match the house or the surroundings.
10. The 2001 CAS says: *a side extension with a large cross-over to the garage...detracts from the fine detail of the house.* The side extension is one of the few buildings that the CAS identifies as *detracting from the character of the area and would benefit from enhancement.*
11. Its appearance was unaltered until it was demolished last year and replaced by the extension shown below.



Relevant History

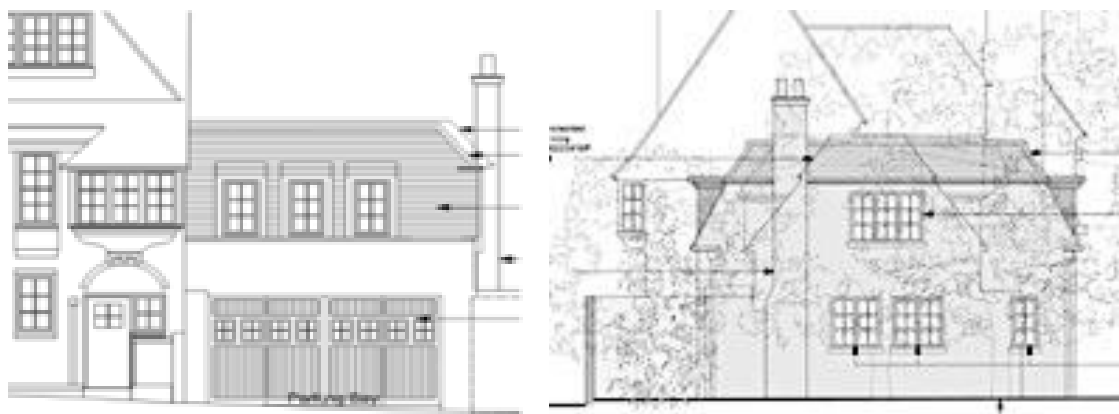
12. The applicant purchased the property in 2022. He replaced the original extension because he urgently needed accommodation for his aged parents and the Council had not responded for six months to his request for pre-app advice made in February 2022.
13. Application **22/5135** to retain the as-built extension with cosmetic changes was submitted in November 2022 after the belated pre-app, the Council refused it in May 2023, it was appealed (**3324781**); and the appeal was allowed on 14 September 2023 (**Annexe 1**).
14. Enforcement Notice **22/0710** was served in July 2023 after the extension had been completed as shown. It took effect in August and was appealed (appeal **3328344**). The EN was withdrawn by the Council in October 2023 and so the EN appeal lapsed. There is no enforcement action now.
15. Previously planning consent **05/1284** had been granted in September 2005 and renewed by consent **10/2017** in August 2010 for *the demolition of existing garage and conservatory and erection of new 2-storey dwelling house with garage*. The permitted plans and elevations are shown below.

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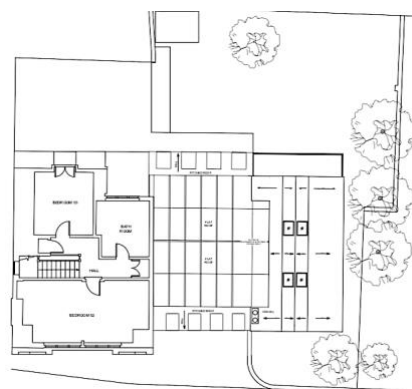
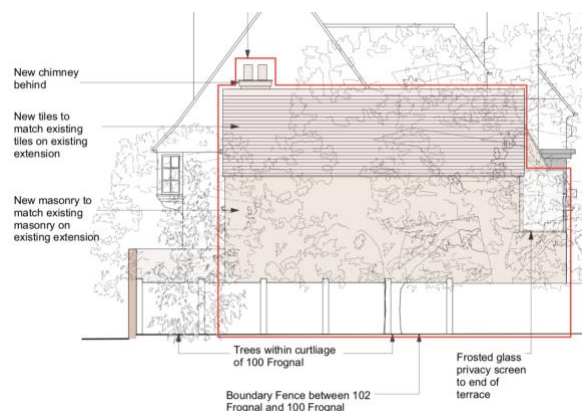
16. The applicant designed the present extension with this consent in mind. It permitted a garage extension on the same front and rear building lines as the as-built one with mansard dormer windows, a crown roof and recessed garage doors plus a double piled roof further extension. While the consents were never implemented, they were permitted well after the Conservation Area was designated and obviously the Council accepted that it did not harm the character or appearance of the Conservation Area.
17. The recent appeal consent **3324781** permitted the extension shown below.



18. The consent is part retrospective (para 4 of the decision) and (despite the cosmetic differences) has been implemented by the substantial completion of the extension, which is now occupied.

The Proposal

19. This is redlined below and seeks to extend the existing extension (plus the permitted garage doors and chimney) and construct the remainder of the extension permitted by consents **2005/1284** and **10/2017** behind the existing 2m garden wall.



Heritage Impact

20. Similar issues apply to this proposal as the appeal scheme. **Para 7** of the appeal decision identifies the determining consideration: *The main issue is therefore the impact of the proposed development upon the character and appearance of the host property and the HCA and whether it would preserve listed buildings, including their settings or any features of special architectural or historic interest they possess.*

21. **Para 9** of the decision sets the relevant conservation context. *The removal of the former garage and the large half-round conservatory that was perched above it is to be welcomed given the content of the HCAS and the photographs I have seen. For a long time, permission was in place for a new house and garaging which would have substantially infilled the side garden of no. 102 and utilised crown roofs, recessed garage doors and flat-roofed dormer windows. In terms of overall scale and bulk, the subject extension is and would be nowhere near as wide, deep or high as the main house. Appearing as a sufficiently subordinate adjunct to the main house, it would be similar to the extension shown in the extant permission in terms of height and width. Lining up with the main rear elevation and being set back from the front building line, its extra depth would not be a problem in itself. Its footprint would not be excessive. A mansard-style roof with small dormers is not alien to the area; the listing description for 104/106 Frognal points to such a roof form on those adjacent cottages. A crown roof was also a feature of the extant scheme.*
22. The present proposal similarly secures 'removal of the original garage extension'; it is nowhere near 'as wide, deep or high as the main house'; it would 'line up with main house and be set back from the main building line and so its depth would not be a problem in itself'; its 'mansard-style roof with small dormers is not alien in the area'.
23. As far as the proposed extension is concerned, plainly the Council considered the extension granted consent in 2005 and 2010 was consistent with the character and appearance of the Conservation Area. No material change has occurred since other than construction of the as-built extension and consent for most of it granted by appeal 3324781.
24. At **para 10** of the decision, the Inspector noted: *There is a band of hornbeam trees and other vegetation close to the common boundary between nos 102 and 100 on the southern side of the appeal property. It is this vegetation, in combination with high front boundary walls and the siting of the subject extension back from the front elevation, that would substantially limit views of the proposed development on the upward approach from the south along Frognal and from the junction of Frognal Gardens with Frognal over the garden of no. 100. Viewing from the south, it is the white render of the overhanging oriel windows, which are sited very close to the roadside, that draw the eye. The glimpsed views of the warm red brickwork in the flank wall of the extension are not objectionable. The proposed development would not be visible on the approach from the north. I did not get the impression that the proposed side wing would be particularly noticeable in any private views from the backs of properties on Frognal Gardens.*
25. The CGIs below show the permitted and proposed extension from the south. The proposal is set back behind the garden wall and trees on the same line as the permitted extension and would be similarly unobtrusive and subservient to the host property. Unlike the permitted side

elevation, there are no side windows in the flank elevation to prevent overlooking of No. 100 next door.



Permitted



Proposed

26. As far as impact of the proposal on the locally listed buildings was concerned, the Inspector concluded at **para 13** that: *The closest listed buildings are the pair of cottages at 104 and 106 Frognal but these are set well back from the front elevation of no. 102 and lie to the north. The subject extension does not appear in the main views of those dwellings and leaves the setting of those listed buildings unharmed. I saw no reason why the extension would interfere with the setting of any other listed building, including those on the opposite side of Frognal.*

Conclusion

27. The Inspector's conclusion on the permitted appeal scheme at **para 16** of the decision applies equally to this proposal: *I find on the main issue that the proposed development would preserve the character and appearance of the host property and the HCA and leave the nearby listed buildings, including their settings and any features of special architectural or historic interest they possess, unharmed. There would be no conflict with s72 and s66 of the Act, Policies D1 and D2 of the Camden Local Plan 2017 or Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. When read together, these policies seek to ensure high quality design in development and to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. There would be respect for the National Planning Policy Framework insofar as it relates to achieving well-designed places and conserving and enhancing the historic environment.*

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28. We look forward to discussing the application with the allocated Case officer in due course.

Yours faithfully

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