

Our Ref: 3092/JF/LT20240222

28th February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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PLANNING PRACTICE

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Via Planning Portal

Dear Sir/Madam,

SUBMISSION OF DETAILS PURSUANT TO CONDITION 11 OF APPLICATION REF. 2020/4667/P - 38 FROGNAL LANE, HAMPSTEAD, NW3 6PP

On behalf of our client, we hereby submit an application for the approval of details pursuant to condition 11 of application ref. 2020/4667/P relating to the '*erection of replacement 2 storey dwelling plus basement following demolition of existing building*' at 38 Frognal Lane.

The application is submitted via the Planning Portal (PP-12832476) along with the details set out below:

- Application Form
- Proposed Softscaping
- Rear Garden Masterplan - 005-01
- Front Garden Masterplan - 005-02
- Rear Garden Softscaping - 005-03
- Front Garden Softscaping - 005-04

The submitted drawings and Proposed Softscaping brochure indicates the hard and soft landscaping proposed whilst it also provides details confirming how the submission has had regard to Policy BGI 1 of the Redington Frognal Neighbourhood Plan. Details of both the front and rear gardens are provided.

In terms of the front garden, space for additional planting is limited due to the existing retaining wall adjacent to the front boundary wall and the need for a new reinforced wall to be installed which restricts the ability for significant amounts of additional planting in this area. Notwithstanding this a holly hedge and three trees are proposed between the retaining wall and front boundary wall. An area of shrub planting is included in the south west corner along with a tree whilst a further tree is located in the north east corner.

The condition also requires the landscaping at the front of the property to ensure parking space is limited to no more than two vehicles. This has been considered within the proposed design. Sufficient space at the front of the house has been provided for two cars to park either side. The appended plan indicates that this space comprises a 4.8m by 4.8m square which is in line with a typical car parking space i.e. 4.8 x 2.4m. Given the nature of

the driveway, which has a gradient at the entrance into the site, this part of the site is the only suitable place for cars to park. It would not be appropriate to require cars to park on this sloping access.

The egress point onto Frognal Lane is tight with the road itself also at a gradient. To ensure therefore the safety of pedestrians walking along the public footpath that bounds the site, it is necessary to minimise the number of car movements in and out of the site. In order therefore to allow the two parked cars to move independently (so as to not require one to move to allow the other to leave), it is necessary for them to be parked side by side so that one does not block the other in or vice versa. The location of the proposed planting bed however ensures that space for additional cars is not available and thus only two cars are able to park. The enclosure for the air source heat pumps and the cycles is also located in the north east corner of the front garden, this will be finished with a green roof comprising sedum mats. The planting bed is included so as to allow sufficient space to access the enclosure and also provide suitable space to access the bin storage at the side of the house.

In terms of the rear garden, four new trees are proposed to be planted along with mixed hedging around the boundary. Hard landscaping areas have been kept to a functional minimum and natural materials selected.

As outlined above the proposed scheme for both the front and rear gardens has taken guidance from Policy BGI 1 of the Redington Frognal Neighbourhood Plan. All proposed trees have been selected for their biodiversity value as well as their aesthetic value given the site's location within the Conservation Area. The Urban Greening Factor for the combined front and rear gardens is 0.44. This is above the 0.4 target set out within the London Plan Guidance on Urban Greening Factor (February 2023).

The proposals have thus been designed to ensure compliance with all the requirements specified within condition 11.

Payment of £145 to cover the planning application fee has been made separately.

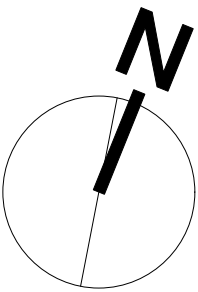
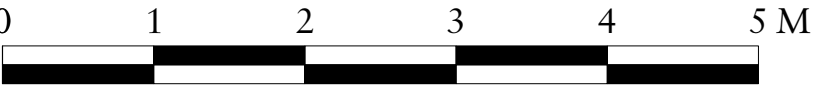
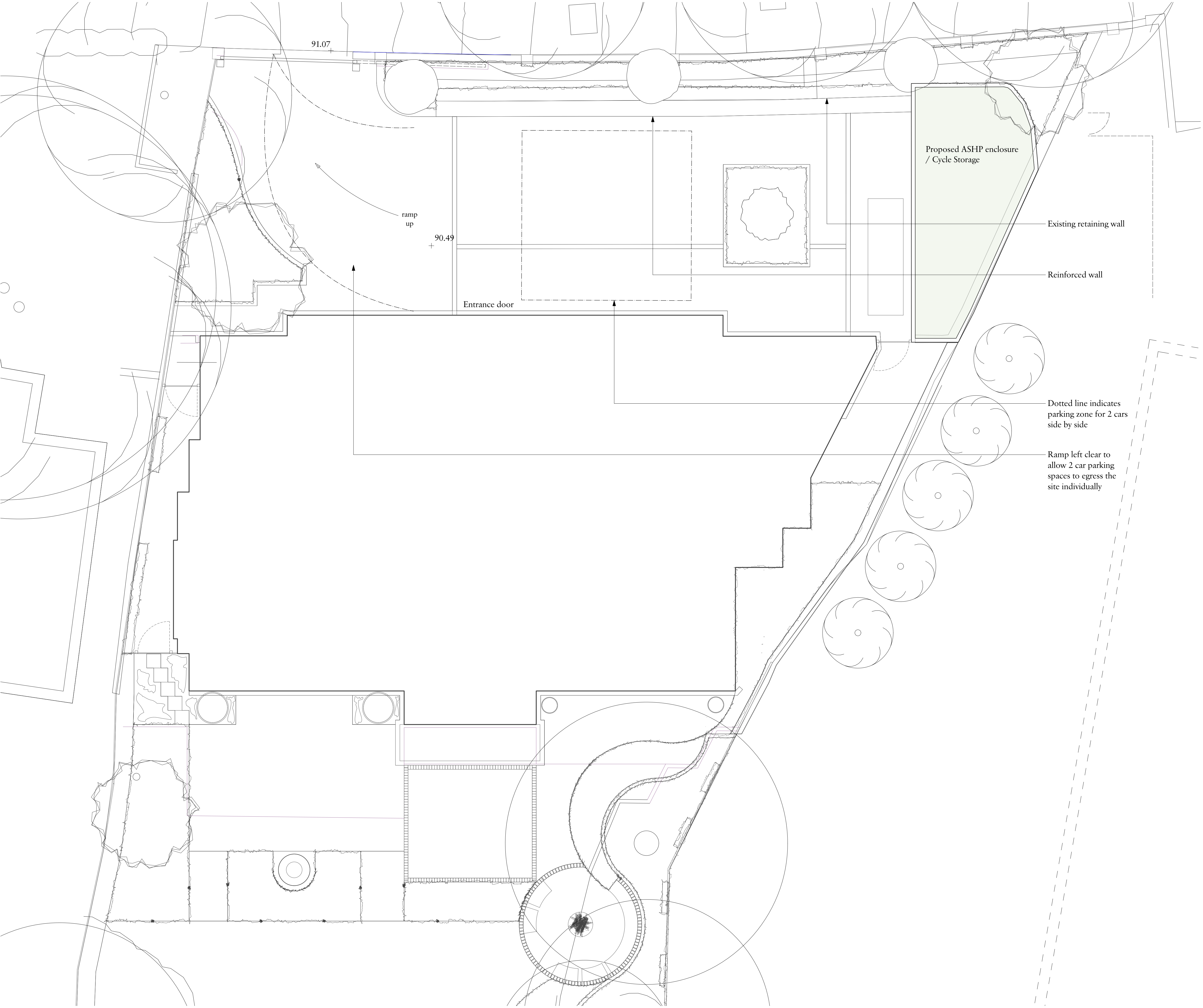
We look forward to receiving confirmation that the application has been validated.

Yours Sincerely,



Jessica Ferguson

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Rev	Date	Details	By
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Charlton Brown
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Client
Mr Alex Begun

Project
38 Frognal Lane

Drawing Title
Parking Layout Plan

Date	Drawn	Checked
23/02/2024	KM	LS

Scale
1:100@A3

Issue Status
PLANNING APPLICATION

Project Number	Drawing Number	Revision
20022	PL-101	