

Planning Consultants



SJH/MG/DP5881
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FAO Ewan Campbell
Senior Planning Officer
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Ewan,

**APPLICATION FOR FULL PLANNING PERMISSION
REDEVELOPMENT OF THE LAND WEST OF ASHLEY COURT, FROGNAL GARAGES,
FROGNAL LANE, LONDON, NW3 7DX**

On behalf of the applicant, Pollyshire Ltd, we hereby submit a full planning application for redevelopment of the site at land west of Ashley Court, Frognal Garages, Frognal Lane, London, NW3 7DX (herein 'the Site').

The description of 'Proposed Development' is:

"Demolition of existing garages and the erection of 2 x dwellinghouses (Class C3), garages, and associated works"

Planning Application Fee

The Applicant has paid the pay the fee via BACs with reference to and calculated by the Planning Portal

Submission Documents

The following documents have been submitted in support of the application. Please note that due to File Size limitations upon electronic submission some documents are submitted in parts:

- Application form prepared by DP9 Limited;
- Community Infrastructure Levy Additional Information Form, prepared by DP9 Limited;
- Planning Statement (Inc. HoTs) prepared by DP9 Limited;



- Existing and Proposed Drawings, including plans, sections and elevations prepared by TODD Architects;
- Location plan and block plan, prepared by TODD Architects;
- Design and Access Statement (Inc. Energy Statement) prepared by TODD Architects;
- Planning Fire Safety Strategy prepared by TODD Architects;
- Daylight and Sunlight Assessment, prepared by Lumina;
- Tree Survey Data, Tree Constraints Plan and Covering Report; prepared by Indigo.
- Viability Assessment, prepared by DS2;
- Basement Impact Assessment, prepared by Soils Ltd;
- Site Contamination Survey, prepared by Solis Ltd.

Background

The site is located on Frognal Lane, in close proximity to Finchley Road, which is located in the Frognal ward of the London Borough of Camden. The Site currently comprises eight sing-storey garages, with an area of hardstanding located immediately adjacent. The Site measures 362 sqm in area.

The Site is located between two six-storey residential blocks to the immediate east and west. The block to the west is Palace Court, which is located on the junction between Frognal Lane and Finchley Road, and the block to the east is Ashley Court.

The Site is located approximately 500m from Finchley Road and Frognal Station with a PTAL of 5, representing very good public transport accessibility. On this basis the Site is considered highly underutilised in this area of strong accessibility.

The Site is located on a site of varied topography, with the gradient sloping down towards the western end of the Site.

The site does not lie within the setting of any listed buildings, nor is it situated within a Conservation Area. The Site is however located directly opposite the Redington and Frognal Conservation Area, which largely encapsulates the Site and Finchley Road, however it has been omitted from this designation.

This application is submitted following a pre-application consultation process with Camden Council. The collaborative approach taken has directly resulted in positive revisions being made to the scheme throughout the pre-application process.

The Proposals

In Summary, the proposed development seeks to optimise this underutilised Site's potential in accordance with its location within the Redington Frognal Neighbourhood Plan area.

The principle of residential development is considered acceptable. In addition to contributing to the strategic objectives of the Local Plan, the proposed dwellings would contribute to the borough's housing needs, which must be given significant weight in the decision making of this application given the current status of Camden housing delivery.



The Proposed Development repairs the gap, and makes more efficient use of the site, and creates a strong contextual relationship with the surrounding buildings through provision of a new high-quality building.

With regard to size and layout, all units and rooms meet the national space standards and comply with Part M - M4(2) requirements.

The Proposed Development offers an acceptable level of layout, design, aspect, outlook, light, and amenity. Private amenity space complies with policy and contributes to a high-quality development.

The Proposed Development would not have a significant impact on daylight and sunlight of neighbouring properties, and where there are more notable impacts, they are generally in line with those seen in more urban areas.

The BIA demonstrates that the Proposed Development will have no harm to the built and natural environment or local amenity.

The Proposed Development provides eight cycle parking spaces, four allocated to each unit. Secure, accessible, and sheltered storage facilities are located to the front of the site.

Summary

Overall, the Proposed Development provides a sustainable residential development and the benefits of the scheme significantly outweigh any imperceptible harm caused by the Proposed Development. The Proposed Development fulfils the three dimensions of sustainable development as defined by the NPPF and therefore the presumption in favour of sustainable development applies.

The Proposed Development also accords with the general principles of the National Planning Policy Framework and the adopted local and regional policy. As such, we respectfully ask that the Proposed Development is considered for planning approval.

We trust that the enclosed information is sufficient to allow the application to be registered and look forward to receiving your confirmation of receipt and validation. Please contact Michael Green or Sam Hine of this office should you require any further information or clarification regarding the above.

Yours sincerely,

DP9 Ltd.