

PLANNING AND HERITAGE STATEMENT

5 TEMPLEWOOD AVENUE,
LONDON, NW3 7UY

25 SEPTEMBER 2024

DOCUMENT CONTROL

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Client Name	Shirley Stone
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Prepared by	Tim Williams, Gerard Manley and Charlie Wan
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SECTION 1 | INTRODUCTION

1.1 This Planning and Heritage Statement has been prepared by Firstplan on behalf of our client, Shirley Stone, in support of a planning application seeking full permission for the following development at 5 Templewood Avenue, London, NW3 7UY (the 'site').

Demolition and residential extensions at side, rear and basement levels, internal re-configuration, boundary alterations, landscaping and associated works

1.2 The application building comprises three flats and shared outdoor spaces. The areas of the site which specifically relate to the proposal comprises the basement, ground floor and first floor levels of the residential building, together with the external areas to the front, side and part of the rear of the site. Predominately the works relate to Flat 1, in addition to an area of Flat 2 (which will be reconfigured and given over to sole use by Flat 1).

1.3 The Site benefits from a large, enclosed rear garden and the property itself has, like many of the neighbouring properties, been altered considerably over the years. The surrounding area is residential in nature, featuring similarly designed, large, detached buildings, many of which have been sub-divided into flats and are set back from the road with gardens, boundary walls and gated entrances. In developing the proposals, the project team have carefully considered the site context, neighbouring properties and the heritage sensitivities of the Redington/Frogna Conservation Area, in which the site lies.

1.4 The proposed extensions and enhancements seek to sensitively upgrade the living accommodation of this family dwelling to provide a modest, yet valuable increase in floorspace. The proposed works are considered subordinate to the proportions of the host building and reflective of the extensions and alterations previously granted at the site, and at other neighbouring properties.

1.5 The current application follows on from London Borough of Camden ('LBC' or the 'Council's) grant of planning permission in October 2023 for a considerably larger scale development at the site, involving part demolition, amalgamation of units, extensions at rear, side, roof terraces, plant enclosure in addition to a substantially sized basement excavation with car lift, landscaping, boundary alterations and associated works (ref. 2021/2793/P) (herein referred to as the 'extant permission'). This permission (which remains live and implementable [subject to the discharge of conditions and compliance with legal obligations]) has established the Council's acceptance of a significant redevelopment scheme and was determined under the current Development Plan. Indeed, the current application also follows on from the Council's grant of consent in August 2018 for a comparable scheme (ref. 2017/1229/P). These applications are considered material considerations in support of the current application.

1.6 The Council have consistently supported the principle of redevelopment at the site. Since the grant of the most recent permission, the applicant's circumstances and needs have slightly changed and as such, revised proposals have been prepared. The scale of the proposals has been considerably reduced (including a significant reduction in the basement excavation), indeed, the extant permission proposed a further 235 sqm of floorspace over the current proposal. The current proposals will continue to provide high-quality enhancements to the property and will replace the current incongruous and poorly-designed side projection. The design team have carefully considered officer's commentary in respect to the earlier approvals at the site and consider that the proposed works would enhance the character and appearance of the conservation area, in a manner sympathetic to the host building.

1.7 This Statement should be read in conjunction with the enclosed architectural drawings and Design and Access Statement prepared by Brod Wight Architects; and the following technical surveys and reports:

- Arboricultural Impact Assessment including tree survey and tree protection plan;
- Archaeological Desk-Based Assessment;
- Basement Impact Assessment;
- Daylight and Sunlight Assessment;
- Sustainability Statement;
- Drainage Report;
- Construction Management Plan;
- Structural Report; and

1.9 This Statement is structured as follows:

- **Section 2** sets out the relevant background information including the description of development and planning history;
- **Section 3** describes the application proposals;
- **Section 4** details the relevant planning and heritage policies against which the application should be assessed;
- **Section 5** assesses the heritage implications;
- **Section 6** assesses the planning merits of the proposals; and
- **Section 7** presents the conclusions.

SECTION 2 | BACKGROUND INFORMATION

a) Site Description

2.1 The application property, 5 Templewood Avenue, comprises a three-storey (plus basement and roof accommodation) residential building accommodating three flats situate on the northwest side of Templewood Avenue. The building is laid out as follows:

- Flat 1 - Basement, ground and first floor;
- Flat 2 - First floor; and
- Flat 3 - Second floor.

2.2 The site has extensive gardens to the rear, with further shared outdoor spaces to the side and front, with walled, boundary treatment onto the roadway (Templewood Avenue). The application Site is identified in the aerial images provided below; **Figures 1** and **2**. Photographs of the Site are also included in the enclosed Design and Access Statement.



Figure 1: Satellite Image of front elevation of Application Site courtesy of Google Imagery 2024

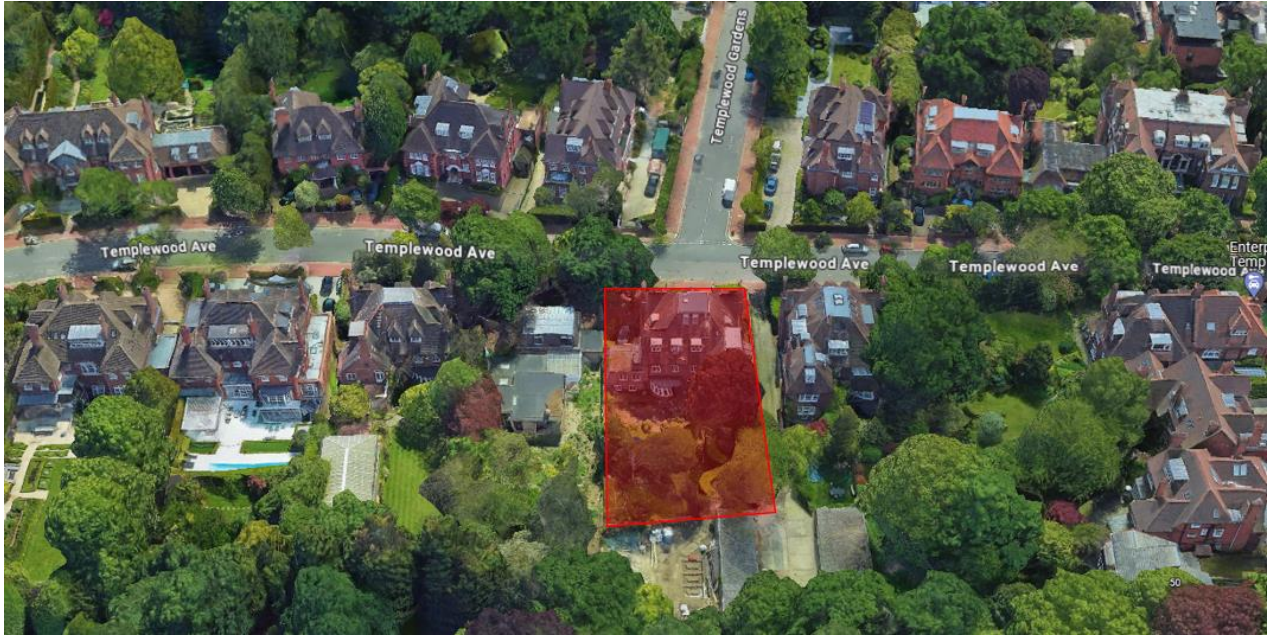


Figure 2: Satellite Image of rear elevation of Application Site courtesy of Google Imagery 2024

- 2.3 The areas of the site which specifically relate to the proposals comprise the basement, ground floor and first floor levels of the residential building, together with the external areas to the front, side and part of the rear of the site. Predominately the works relate to Flat 1, in addition to an area of Flat 2 (which will be reconfigured and given over to sole use by Flat 1). The enclosed architectural drawings and the submitted DAS clearly identify the delineation between the flats for ease of reference.
- 2.4 The building is of red brick with rusticated brick quoins and of Neo-Georgian style. It features a tall, tiled hipped roof with dormer windows, two tall principal brick chimney-stacks flanking the property at both gable ends and overhanging bracketed eaves. The building has a centralised main entrance for the flats and timber framed, leaded windows to most publicly visible elevations. The building has a two storey projection to the side (northwest) elevation. This projection is not original and is considered an incongruous addition with a large flat crown roof, which visually appears at odds with the character of the property. There are number of dormer windows on the main roof of varying styles, together with a few elevational windows which do not reflect the property's principle traditional style.
- 2.5 The site benefits from two vehicle access points off Templewood Avenue, with boundary treatment consisting of brick walls, metal railings and soft landscaping bounding the front hard standing. Public views of the property's front and side elevations can be taken from Templewood Avenue. Please refer to **Figure 3**, below, showing the front, street-level elevation.



Figure 3: Google Streetview imagery of front elevation of the application property (June 2022)

- 2.6 There are a number of mature trees located along the boundary of the site (NE boundary with No.5), as well as an expanse of lawn to the rear and hedgerow and shrubs positioned around the property.
- 2.7 The neighbouring properties along this part of Templewood Avenue are of a similar design, having been built around the same time. The majority of these have been altered over the years, with substantial rear and side projections at ground and basement levels. Many of the neighbouring properties have gated entrances to their front elevations and have been extended up to their site boundaries.
- 2.8 Immediately to the north lies the neighbouring property at no. 5a Templewood Mews. This neighbouring property is contemporary in design, having recently been remodelled. It is single storey at the border with the application site, rising to two storeys centrally within the plot.
- 2.9 Immediately to the northwest lies garage blocks and external parking and storage areas, and to the southwest lies the residential property of No.3 Templewood Avenue, a similarly-designed three-storey detached property with mature garden to the rear. Large residential properties, some of which have been subdivided into flats lie to the northeast, east and southeast along Templewood Avenue and Templewood Gardens.
- 2.10 Further north of the site is Golder Hill Park, and Finchley Road & Frognal Underground Station lies further to the south.
- 2.11 The Council's Policy Map confirms that the Site is situated within the Redington/Frognal Conservation Area. The Environment Agency's Flood Map for Planning confirms the Site as falling within Flood Zone 1. The property is not statutorily listed, however it is identified as making a positive contribution to the conservation area (within the conservation area appraisal document). Along the north side of Templewood Avenue lie the Grade II Listed properties of nos. 14 and 15 (both which are circa 130m to the northeast).

b) Planning History

i) The Application Property (No.5 Templewood Avenue)

- 2.12 A planning application (ref. 2017/1229/P) for the: *“Conversion of 3 existing units to provide 2 units (1 x 7-bed; 1 x 2-bed) (C3); erection of rear extension with terrace above and part replacement side extension; installation of plant enclosure to rear; excavation of single storey basement and car lift for 1 vehicle; hard and soft landscaping works; and alterations to fenestration on all elevations”*, was approved in August 2018. In 2021, two applications (ref. 2021/2994/P and 2021/2995/P) were submitted to discharge Condition 7 (Cycle Storage) and Condition 13 (Front Boundary Treatment specifications). These both were approved in September 2021 and October 2022, respectively.
- 2.13 In October 2020, a planning application (ref. 2020/3419/P) was approved for: *“Alterations to hard and soft landscaping to front of property including replacement boundary treatment and new bin store”*. This permission included new gates, refurbished railings, Haddonstone pier caps and Haddonstone coping to the front boundary walls and has been implemented (although not completed).
- 2.14 In October 2023, a planning application (ref. 2021/2793/P) (the extant permission) was approved for: *“Conversion of 3 existing units to provide 2 units (C3); erection of rear extension with terrace above and part replacement side extension; installation of plant enclosure to rear; excavation of single storey basement and car lift for 1 vehicle; hard and soft landscaping works; and alterations to fenestration on all elevations”*. This permission has not been implemented. The decision notice is enclosed at **Appendix 1** and the Members’ Briefing Report is included at **Appendix 2**.

APPENDICIES 1 AND 2

- 2.15 Since the grant of the 2023 extant permission, the Applicants’ circumstances have changed. As such, planning permission is now sought for a similar scheme, however the extent of the development has significantly reduced, with a much smaller basement excavation, with three flats to remain at the site (albeit with minor internal reconfiguration).

i) Relevant Neighbouring Applications / Comparable Development

- 2.16 Please refer to Figure 4, below, which show the prevalence of side extensions in situ in the immediate vicinity of the application site. The site is outlined in red, with the door nos. of the neighbouring properties along Templewood Avenue and Templewood Gardens which have side extensions annotated on.



Figure 4: Map of Neighbouring side extensions

Templewood Avenue

- 2.17 Planning permission was granted at No.2 Templewood Avenue for demolition and replacement of the side extension, known as no.2A (The Cottage) in September 2019, under ref. 2018/3618/P. Similar to the current proposal at No.5, this permission involved removal a former unsympathetic side projection, in favour of a more respectful, yet larger, projection, that more neatly tied in with the host dwelling.
- 2.18 Planning permission was granted at No.5A Templewood Avenue (immediately neighbouring the site) in April 2020 for refurbishment of the existing property, together with extensions to the side and rear, under ref. 2019/5675/P.
- 2.18 Planning permission was granted at No.6 Templewood Avenue (immediately opposite the site) for side extension, spanning the depth of the building and reflecting the detailing of the host property in December 2015, under ref. 2015/7046/P.
- 2.19 Planning permission was granted at No.9 Templewood Avenue (GF flat) for replacement of the former side projection, together with wider basement and light well works in April 2013, under ref. 2012/6873/P.
- 2.20 Side projections, for which planning records are not available (assumed due to their age) are also present at No.8 and 11 Templewood Avenue.

Templewood Gardens

- 2.21 Planning permission was granted at No.1 Templewood Gardens for a large side extension, together with a two storey rear extension in October 2024 under ref. 2104/4352/P.

2.22 In light of the above, it is evident that LB Camden officers have consistently supported the development of side extensions (together with other large-scale works) at the site and at neighbouring properties (within the same Conservation Area) in recent years.

SECTION 3 | APPLICATION PROPOSALS

a) Proposal

3.1 This application proposes demolition and residential extensions at side, rear and basement levels, internal re-configuration, boundary alterations, landscaping and associated works. The proposal will see the demolition of 85.3 sqm of floorspace, for replacement and new floorspace amounting to 281.1 sqm (net additional floorspace totalling 182.8 sqm).

i) Basement

3.2 At basement level, permission is sought for excavation to create additional lower level accommodation (northeast side of site) for a gym, utility space, workroom, storage and toilet/shower room. This area would be served by natural light with lightwells to the front and rear, in addition to high level windows on the front elevation. The rear lightwell would have steps leading upto the rear garden.

ii) Ground Floor

3.3 At ground floor level, permission is sought for extensions to enlarge the existing accommodation to the front and rear elevations. Together with an internal reconfiguration, the extended area would form a playroom, kitchen and family room, in addition accommodating the internal staircase providing access to the new basement area. Fenestration would be upgraded, with new windows of a traditional style (and timber framed) being installed to the front with large, more contemporary designed glazed sliding doors to the rear, which would lead onto a newly created patio with external stairs down to the basement.

3.4 An extension is also proposed across the rear of the site (single storey) and squaring off the southwest corner of the building for rationalised living accommodation. A mix of timber framed and contemporary style windows and doors are proposed along the rear elevation. Rooflights would be installed within the flat roof sections. New brickwork would match that of the main house.

iii) First Floor

3.5 At first floor level, permission is sought for enlarged accommodation (ground floor, side extension) and reconfiguring internal areas of Flat 1. An area of Flat 2 would also be given over to Flat 1. The new floorspace at this level (first floor level) would accommodate three bedrooms (two with ensembles) and a separate bathroom, landing and staircase areas. Bedroom 3 would have a new 'acoustic ceiling' installed. Dormer windows, with timber frames, would be constructed on the front and rear roof slopes, with conservation-style roof light used on the side elevation (one of which would be opaque).

iv) External / Forecourt / Boundary treatment

3.6 At the site's entrance, two new sliding gates will be installed, of a style to match that of the existing railings. The existing brick sections of wall at the front would be rebuilt with imperial size bricks, with Haddonstone Piers Caps and Haddonstone Coping. The railings would be retained and refurbished as necessary. Existing soft landscaping would be retained and enhanced, with the driveway areas being laid as bound gravel.

3.7 Further details about the proposed development are contained within the architectural plans and Design and Access Statement prepared by Brod Wight Architects.

b) Comparison of Existing, Consented and Proposed Development

3.8 To assist in understand the differences between the existing, previous extant permission and the application proposals, please refer to **Table 1**, below. Of note, the extant permission proposed a further circa. 200 sqm of floorspace over the current proposal.

<p>Existing basement</p>	<p>Approved basement ref. 2021/2793/P</p>	<p>Current proposed basement</p>
<p>Existing ground floor</p>	<p>Approved ground floor ref. 2021/2793/P</p>	<p>Current proposed ground floor</p>
<p>Existing first floor</p>	<p>Approved first floor ref. 2021/2793/P</p>	<p>Current proposed first floor</p>




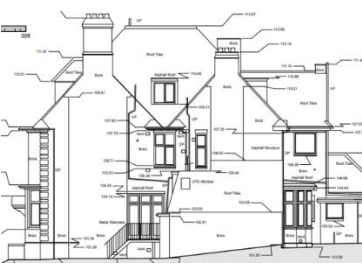
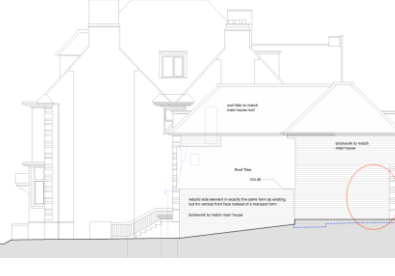




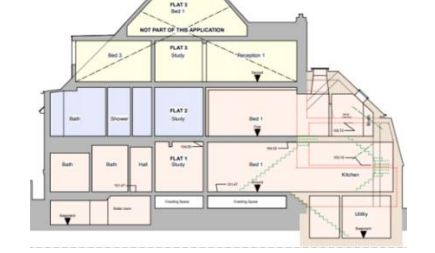
Existing front elevation	Approved front elevation ref. 2021/2793/P	Current proposed front elevation
		
Existing rear elevation	Approved rear elevation ref. 2021/2793/P	Current proposed rear elevation
		
Existing northeast side elevation	Proposed northeast side elevation ref. 2021/2793/P	Current proposed northeast side elevation
	n/a	
Existing southwest side elevation	n/a	Current proposed southwest side elevation
	n/a	
Existing section D-D	n/a	Current proposed section D-D
	n/a	

Table 1: Existing/Approved/Proposed Plan Comparison

SECTION 4 | PLANNING POLICY SUMMARY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCA 2004) states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This section sets out the key planning issues affecting the application proposal in the light of the relevant planning policies for developments within Camden, bearing in mind the Policy Map constraints identified at Section 2 of this Statement.

4.2 The Development Plan relevant to the site comprises:

- London Plan (2021)
- Camden Local Plan (2017)
- Redington Froggnal Neighbourhood Plan (2021)

4.3 The National Planning Policy Framework (NPPF) (adopted 2023) and National Planning Policy Guidance ('NPPG') is also of relevance at the national tier.

4.4 All heritage policies are contained with Section 5 of this statement.

a) National Planning Policy Framework (NPPF) (2023)

4.5 **Paragraph 7** states that “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

4.6 **Paragraph 8** describes the three-interlinking objectives of sustainable development, namely the economic, social and environmental dimensions. **Paragraph 11** confirms that decision-taking translates as approving proposals that accord with an up-to-date development plan without delay.

4.7 In section 4 ‘Decision-making’, **paragraph 38** sets out that Local Planning Authorities should approach decisions in a positive and creative way.

4.8 **Paragraph 131** states that good design is a key aspect of sustainable development as it creates better places in which to live and work whilst making development acceptable to communities. Accordingly, **Paragraph 135** confirms that decisions should ensure development, inter alia, will: function well and add to the overall quality of the area; be visually attractive as a result of good architecture; be sympathetic to the local character and history; and optimise the potential of the site.

b) The London Plan (2021)

4.9 The London Plan, published in July 2021, is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20 –25 years.

4.10 **Policy GG2 ‘Making the best use of land’** seeks to encourage a design-led approach to determine the optimum development capacity of sites.

4.11 **Policy D4 ‘Delivering good design’** strives to emphasise the importance of design when assessing proposals and **Policy D6 ‘Housing quality and standards’** sets out that housing development should be of a high quality design that incorporates adequately-sized rooms with comfortable and functional layouts. Proposals should incorporate sufficient daylight and sunlight, whilst minimising overshadowing.

c) Camden Local Plan (2017)

- 4.12 **Policy G1 ‘Delivery and Location of Growth’** sets out that the Council will support development that makes best use of land, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.
- 4.13 **Policy A1 ‘Managing the impact of development’** states that when considering proposals, the Council will seek to ensure the amenity of occupiers and neighbours is protected. Accordingly, factors considered include, inter alia: visual privacy/outlook, sunlight, daylight and overshadowing.
- 4.14 **Policy A3 ‘Biodiversity’** sets out that the Council will seek to protect trees and vegetation affected by development, particularly trees of significant amenity, historic, cultural or ecological value. The Council will require retained trees and vegetation to be satisfactorily protected during the demolition and construction phases of development.
- 4.15 **Policy A5 ‘Basements’** states the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:
- a) neighbouring properties;*
 - b) the structural, ground, or water conditions of the area;*
 - c) the character and amenity of the area;*
 - d) the architectural character of the building; and*
 - e) the significance of heritage assets.”*
- 4.16 **Policy D1 ‘Design’** affirms that the Council will seek to secure high quality design incorporated into proposals, requiring proposals to: respect local character and context, preserve or enhance the historic environment and comprise details of a high quality.
- 4.17 **Policy H6 ‘Housing choice and mix’** states that the Council will encourage design of all housing to provide functional, adaptable and accessible spaces.
- 4.18 **Policy H7 ‘Large and small homes’** sets out that the Council will seek to ensure that all housing development, including conversion of existing homes and non-residential properties, including contributes to meeting the priorities set out in the Dwelling Size Priorities Table and includes a mix of large and small homes.

d) Redington Frognaal Neighbourhood Plan (2021)

- 4.19 **Policy SD1 ‘Refurbishment of Existing Building Stock’** states that redevelopment or extensions to the existing building stock should include consideration of all of the following, as appropriate:
- i. “Development should avoid adverse impacts on biodiversity and wildlife habitat, including through loss of garden space.*
 - ii. If there is likely to be a significant adverse impact, this should be offset by gains elsewhere within the site, such as tree and hedge planting.*
 - iii. The achievement of a net gain in biodiversity is strongly encouraged.*

- iv. *Where single houses have been sub-divided into flats, and where units are 20% or more below London Plan private internal space standards, they may be amalgamated to form fewer units, provided the reduction in units is no greater than necessary to meet the standards. This applies to all development of a site since 26 June 2006.*
- v. *The creation of garden development and building extensions should be in accordance Policies SD 2 to SD 5, and maximise the area of soft, natural landscaping, to act as a carbon sink and help mitigate climate change and the urban heat island effect.*
- vi. *Front garden boundary walls and hedges, which contribute to the character and appearance of the area, should be preserved or reinstated for new developments and refurbishments of existing building stock.*
- vii. *Use of hedges as front, side and rear garden boundaries is encouraged, to enhance amenity, biodiversity and streetscapes.”*

4.20 **Policy SD2 ‘Redington Froggnal Conservation Area’** states that new developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area.

4.21 **Policy SD4 ‘Redington Froggnal Character’** states that development, including redevelopment, should complement the distinctive character of the Redington Froggnal area and the immediate site context.

4.22 **Policy SD5 ‘Dwellings: Extensions and Garden Development’** sets out that extensions should be designed to complement the character of the original building and context.

4.23 **Policy SD6 ‘Retention of Architectural Details in Existing Buildings’** states that front boundary walls and original architectural details, such as chimneys, windows and porches, which contribute positively to the character and appearance of the area, should be retained. Where such features have been removed previously, their reinstatement is encouraged.

4.24 **Policy UD1 ‘Underground Development’** sets out residential basements should have no significant adverse impact on:

- a) *the viability of garden spaces. This requires maintaining 3 metres of depth for roots of large trees and 2 metres of depth for roots of medium trees. Large and medium trees are defined as:*
 - *large trees (ultimate height of 15m+): a minimum of 30 m³*
 - *medium trees (ultimate height of 8 -15m): a minimum of 20 m³;*
- b) *the character and verdant amenity of garden spaces, including through the impact of light wells, car lifts and other surface features;*
- c) *the viability of trees with ecological or amenity value and potential for future tree planting. This requires maintaining 3-metres of depth for roots of large trees and 2-metres of depth for roots of medium trees;*
- d) *underground streams or spring lines, including through cumulative impact, and*
- e) *neighbouring properties, though impacts, and cumulative impacts, on ground water and land stability.*

e) Supplementary Planning Documents / Guidance

4.25 The following Camden Planning Guidance ('CPG's) and Guidance have also been reviewed in detail in the preparation of this development proposal:

- Design (2021);
- Home Improvements (2021);
- Amenity (2021);
- Basements (2021);
- Transport (2021);
- Redington Froggnal Conservation Area Statement (2003).

f) Emerging Policies

4.26 Changes to the NPPF are currently being consulted on until 24 September 2024. The draft policies have been reviewed in the preparation of this application. The above stated references to paragraphs would remain as per the adopted NPPF.

SECTION 5 | HERITAGE IMPACT ASSESSMENT

5.1 The host property is not statutorily listed, however the Site does lie within the Redington/Frogna Conservation Area. As such, this Conservation Area is the designated heritage asset relevant to this application, bearing in mind the relatively limited nature of the works.

5.2 This section of the Statement sets out a statement of significance of the Conservation Area and assesses the impact of the proposals upon this significance.

a) Heritage Legislation and Policy Framework

i) National Tier

5.3 **Section 72** of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('The Act') requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

5.4 **Section 96** of The Act places a duty on Local Authorities to have:

'...special regard to the desirability of preserving the building or its setting or exercise of any features of special architectural or historic interest which it possesses.'

5.5 The definition of a designated heritage asset is provided within the glossary of the NPPF and is as follows:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

5.6 As outlined within the National Planning Practice Guidance (NPPG), protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's (NPPF) drive to achieve sustainable development, with Paragraph 10 highlighting that at the heart of the Framework is a presumption in favour of sustainable development.

5.7 **Paragraph 8** sets out the three dimensions to achieving sustainable development, in which the environmental dimension seeks:

'To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

5.8 **Paragraph 195** further sets out that heritage assets are an irreplaceable source and should be conserved in a manner appropriate to their significance.

5.9 **Paragraph 200** states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, with level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

5.10 **Paragraph 203** sets out that, when determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.'

- 5.11 **Paragraph 205** states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.12 **Paragraph 207** states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 5.13 **Paragraph 208** further sets out that where proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

ii) London Tier

- 5.14 **London Plan Policy HC1 'Heritage conservation and growth'** states that development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings.

iii) Local Tier

- 5.15 **Local Plan Policy D2 'Heritage'** stipulates that the Council will preserve, and where appropriate, enhance Camden's heritage assets and their settings. The Council will require proposals within Conservation Areas to preserve, or where possible, enhance the character or appearance of the area.
- 5.16 The Redington Froggnal Neighbourhood Plan (2021) also sets out the heritage policy, namely:
- **Policy SD2 'Redington Froggnal Conservation Area'** states that new developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area.
 - **Policy SD4 'Redington Froggnal Character'** states that development, including redevelopment, should complement the distinctive character of the Redington Froggnal area and the immediate site context.

b) Significance of the Heritage Asset

- 5.17 In assessing the values which are embodied within the identified heritage asset, regard has been had to the heritage values as defined in Historic England's Conservation Principles (2008), together with guidance within the NPPF and NPPG.
- 5.18 This assessment is proportionate to the significance of the heritage asset and is therefore sufficient to enable the Council to comprehensively assess the impact of the application proposals, in relation to their nature and extent.

i) Character of the Conservation Area

- 5.19 The application Site is situated within the Redington Froggnal Conservation Area', which was first designated in 1985, with extensions subsequently in 1988 and 1992 (and boundary modifications in 1991).
- 5.20 The Conservation Area is situated within the central/north extent of Camden and is primarily residential, but also with some commercial, educational and institutional uses. The area is flanked by retail and commercial areas along Finchley Road (to the west of the site). Chiefly, the conservation area is renowned from the quality of its landscaping, townscape and architecture. A map of the Conservation Area and location of the application Site (identified by a red star) is provided at **Figure 5**, and has been extracted from the Redington and Froggnal Conservation Area Appraisal document ('CAA') (December 2022).

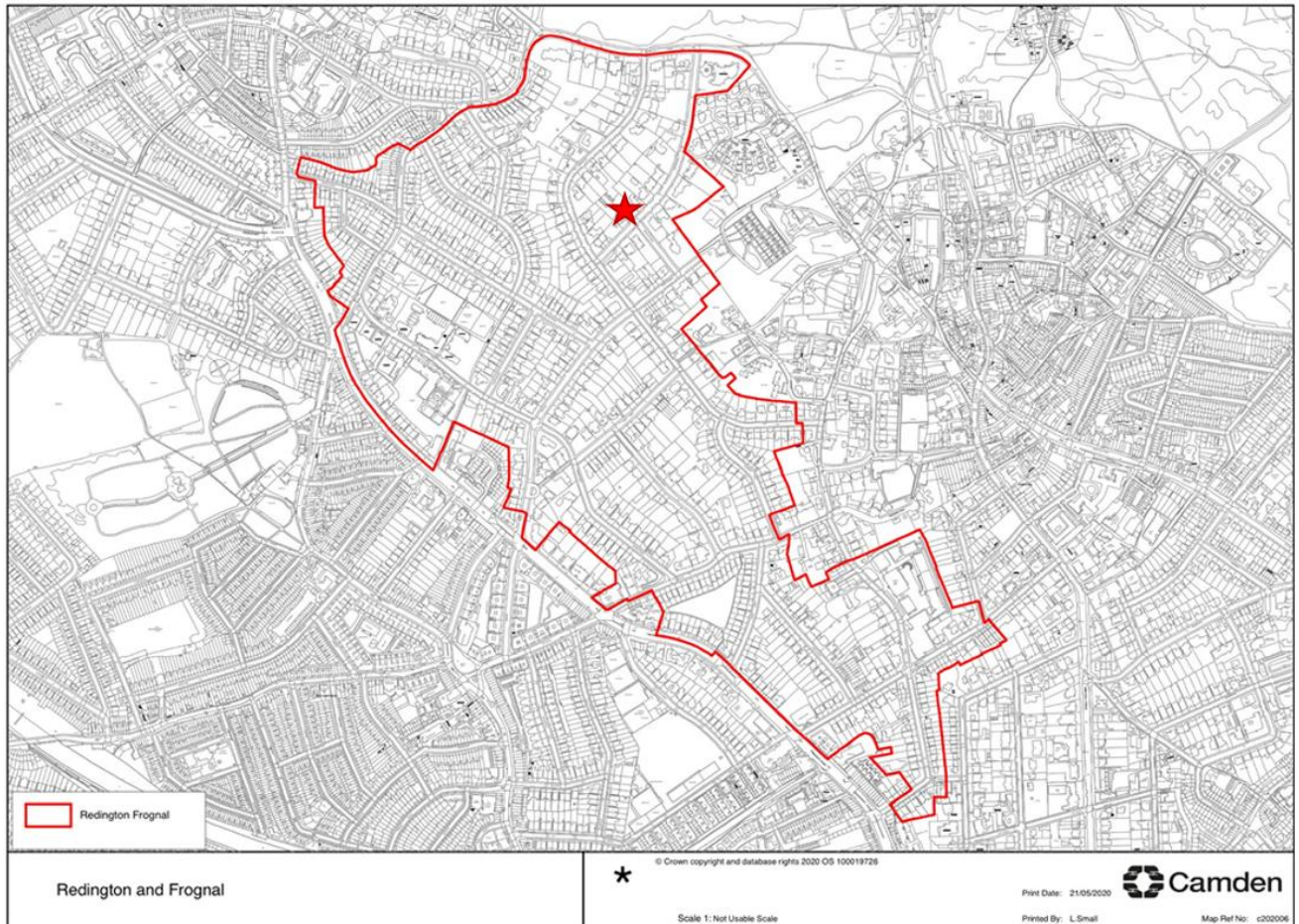


Figure 5. Map of the Redington and Froggnal Conservation Area. The Site is identified with a red star.

- 5.21 With regards to townscape and landscape character, the CAA outlines the following (paragraph 3.4):

'Throughout the Conservation Area the contribution of the streetscape is significant; the trees (public and private), the vegetation, the boundaries between private gardens and the street, the rear gardens. The general layout and landscape character creates a green and leafy character. This is based on layout with front and rear gardens. The glimpses into rear garden spaces between properties are a characteristic of the area.'

An important characteristic is the range of mature trees, including formal avenues of street trees and also more informal garden trees, including rows of trees to rear garden boundaries. Hedges as boundary treatments are another landscape characteristic. In many roads, this results in a very green and leafy character, with properties sometimes partly screened from view.'

5.22 The CAA defines character street by street. In respect of Templewood Avenue, the following is stated (at 4.23 of the CAA):

'Templewood Avenue is a broad avenue with red bricked pavements line with street trees. Trees and hedges in private gardens create a green and leafy character, screening some houses.

Houses are large and detached, with common architectural characteristics giving a strong group value. The houses are neoGeorgian style, in red brick, with prominent decorated chimneys, brick quoins, and projecting open porches, some with classical orders. Boundaries are brick walls and hedges.

The character changes further north on Templewood Avenue to more varied, with some individually designed properties. Stone walls to road frontages on both sides are a unifying characteristic.

No 17. Is more recent, in a Modern style at lower levels, but topped with a variation on a mansard roof. No 33 is a late 20th century Post Modern building complex, of larger scale. These more recent buildings do not add to the special interest of the area, but do not cause harm to the character or appearance.'

5.23 In addition to the above, established variation exists amongst neighbouring properties' side flanks. Indeed, officers acknowledged this at paragraph 2.12 of the Member's Briefing report for the application site's 2023 planning permission ref. 2021/2793/P (**Appendix 2**), in noting:

'Non-Original side extensions and wings are evident at all properties along Templewood Avenue including a particularly large 3-storey-wing at neighbouring property, no.3 Templewood Avenue.'

5.24 The application property, together with neighbouring properties along Templewood Avenue is specifically identified as a building which makes a 'positive contribution to the conservation area' (paragraph 3.7 of the CAA).

5.25 As such, it is evident from the above that the special architecture of Templewood Avenue is principally associated with the prevalence of common architectural features, chiefly associated with the front elevations, boundary treatment and retention of mature trees. Modern additions are noted as not causing harm. Elevations which are not as readily visible from public vantage points are therefore not considered as significant in the makeup of the character of the conservation area.

ii) Contribution of the Application Site

5.26 This sub-section sets out the property's contribution to the above established significance.

5.27 The application property is considered to have architectural merit as a single building and as part of the similarly designed properties along Templewood Avenue, given that it shares the building typology noted above, as well as the detailed design of its principle, front elevation (i.e. a large detached building, red brick, with clay tiles of a Neo-Georgian style). In addition, the application property is set within a generous plot with mature trees visible within the streetscene.

5.28 However, whilst side extensions are commonplace (noted above), the existing two storey side projection at the site (which is not original) is considered out of keeping with the style of the property and neighbouring buildings, particularly in respect of its roof form, which steeply rises to the front and side to a large flat section and irregular

mix of brickwork. At the rear, brickwork rises up the entirety of the two storey façade, with awkwardly formed rooftop massing. Please refer to **Figures 6** and **7**, below.



Figure 6: Photograph of existing projection's rear elevation



Figure 7: Photograph of intersection between main building and side projection

- 5.29 The above element is considered to detract from the quality of the architectural merit of the site and neighbouring building design. Indeed, officers noted the projection's: *'incongruous roof form'*, at paragraph 2.11 of the Member's Briefing report (**Appendix 2**) for the extant permission. This extant consent also sought to remove and replace this projection.
- 5.29 Other than the presence of the large rear garden, the rear elevation of the Site (both individually, or as part of the group of positive buildings along Templewood Avenue) has not been specifically identified for any special architectural or historic significance, nor is it visible from public vantage points (nor is it visible within the streetscene). As such, the rear elevation of the original building, which has been altered significantly with contemporary additions over the years, is considered to make a limited contribution to the significance of the conservation area. Suitable extensions and alterations should therefore be supported by LB Camden officers, as they have been in the past. In addition, the principle (front) elevation of the property contains some non-original, poorly-conceived windows, namely the aluminium framed bay window set (right of the main entrance), and a small window which unbalances the entrance symmetry (left of the main entrance).
- 5.30 Overall, the application site is considered to make a moderately positive contribution to the character of the conservation area. However, there are clearly opportunities to enhance the property through the replacement of the current incongruous side extension, and with sensitive upgrades to the front and rear.

iii) Impact of the Proposals on the Conservation Area

- 5.31 This sub-section of the statement assesses the impact of the proposed works upon the identified significance.

Demolition of side projection and construction of side and rear extensions

- 5.32 The removal of the existing side, two storey side projection is considered appropriate given that this is a non-original later addition, and particularly given that it detracts from the high quality elements of the application. Indeed, as referenced at paragraph 2.11 of the Members' Briefing report for the extant permission, officers

considered the roof form of this addition as: *“incongruous”*. As such, the demolition of this element should once again be supported by officers in heritage terms.

- 5.33 The proposed development involves construction of a new, albeit modestly larger, side extension in place of the existing, which suitably reflects and celebrates the building’s special character. The principle of side extensions has already been established at this site (with the current projection), and has been supported by officers in heritage terms in granting planning permission for the extant permission.
- 5.34 Indeed, the principle of LB Camden’s support for large side extensions to properties along Templewood Avenue is prevalent with many of the neighbouring properties benefiting from such additional accommodation. This prevalence of large side extensions (included at the site’s immediate neighbour) is specifically identified in the extant permission’s Member’s Briefing Report (paragraph 2.12): *“Non-original side extensions and wings are evident at all properties along Templewood Avenue including a particularly large 3–storey wing at neighbouring property, no.3 Templewood Avenue. The proposed extension would therefore not increase the size of the property to a size out of scale with the surrounding context.”*
- 5.35 As detailed at Section 2 of this Statement (and at **Figure 5**), there are a number of properties in the immediate vicinity with existing large side extensions or indeed have extant permissions to build these out, namely at nos. 2A, 3, 5A Templewood Avenue and 1 Templewood Gardens. The side extension, across basement, ground and first floor levels would continue to respect the larger scale, form and dominance of the application building and importantly its principle elevation.
- 5.36 At the rear, the central part of the ground floor would extend outwards between the existing closet wing and new side extension. This proportionate addition (which aligns with the rear extension of the extant permission, would again be nestled between the two wings and therefore not legible in the wider environment. This, together with the modest extension would in effect square-off the northwest corner of the building and assist in rationalising the reconfigured internal areas. Similarly, the additions are considered subordinate in scale to the host dwelling and would not detract from the prevailing form in the wider area.
- 5.37 In terms of detailed design, the side extension would closely reflect the traditional architectural language of the main property owing to the proposed matching materials (i.e. brickwork, slate roof [of a traditional hipped form] and timber sash windows to the Streetview-visible elevations). The rear central extension and the ‘squaring off’ works would also be built with brick and mortar to match that of the host building to respect its architectural quality.
- 5.38 Across the rear elevation (at ground and lower ground floor levels within the lightwell), a complementing mix of timber framed, and contemporary style windows and doors (with aluminium-framing) are proposed. Modern rooflights are also proposed across the extended elements. The fenestration of a traditional style would reflect the period windows and doors currently on the property, whereas the more contemporary style of fenestration would be sensitively located at low-lying, discreet positions on the building and as such will not be obtrusive. These contemporary additions would only be visible from acute angles from neighbouring, elevated private vantage points and would not form part of the local streetscene.
- 5.38 It is noted that LB Camden officers supported the use of full-height, aluminium-framed glazed doors in the granting of the extant permission. The Members’ Briefing report (at paragraph 2.13) confirmed officers acceptance of the design in noting: *“The extension would have full height aluminium framed glazed doors on its rear elevation which are considered acceptable in this location as they would have limited prominence.”* Accordingly, we trust that officers will once again consider the detailed design of these elements acceptable.

Extended basement with side and rear lightwells

- 5.39 The application proposes to excavate a basement under an area broadly covering the new side extension, together with lightwells at the side and rear. This is a considerable reduction in scale and extent of basement excavation (circa 210 sqm reduction in newly excavated area) when compared to the extant permission, given the omission of the large swimming pool and car lift. Externally modestly-scaled lightwells will be created to the side and rear, with traditional black painted metal railings and existing boundary walls to delineate them and soften their appearance (as previously supported).
- 5.40 The property benefits from a large rear garden and had a large expanse of existing hard landscaping to the side and rear, which assists in ensuring that no notable area of soft landscaping is to be removed in order to accommodate the works. No trees will be removed, with the soft landscaping removal limited to some minor clearing of shrubs (which themselves do not contribute to the local character of the conservation area). Indeed, the removal of shrubs at this location is limited to a shallow strip of 0.5m in length along the boundary with no.5a. However, this is considered more than compensated for with the propose raised planter, in addition to the five trees to be planted in the rear garden. Notwithstanding this, the proposal would see the soft landscaping within the forecourt maintained and would introduce a permanent raised planter in front of the side extension and lightwell, which would further soften views of the extension from Templewood Avenue.
- 5.41 The principle of the basement excavation and introduction of lightwells has already been established by the grant of the extant permission. The host property already benefits from accommodation at the lower ground level. As such, it is considered these works would be entirely appropriate within the streetscene context and would continue to preserve the significance of the conservation area.

Alterations to the front and boundary treatment

- 5.42 At the front of the building, restorative works are proposed, including replacing the existing aluminium framed bay window (right of the main entrance) for a period-specific timber famed bay window set. In addition, the proposal would reinstate the small opening left of the main entrance, with a traditional-styled arched head window, together with brickwork and mortar to match, in order to reflect and celebrate the symmetry with the right hand pair.
- 5.43 These fenestration works are considerable enhancements to the appearance of the property and will (given their prominent position on the front elevation) positively contribute to the architectural design of this part of the conservation area. Similarly, the front façade of the side extension will be finished with fenestration, brickwork, roof materials, detailing and planting to again celebrate the specific qualities of this conservation area.
- 5.44 For completeness, the enhancements to the low brick wall, modest widening of the openings, installation of metal railing gates (of a traditional style), with brickwork refurbished where necessary as implemented under ref. 2020/3419/P have been shown on plans for completeness.
- 5.45 Notwithstanding the permission in place (and implementation of the boundary / forecourt works), officers noted in the granting permission ref. 2020/3419/P (at Informative 1 of the Decision Notice/Delegated Report): *“Given the local variation in the boundary treatment, including height, materials and design, there is no objection to the proposed alterations.”*. The report goes onto to conclude: *“These alterations are all considered sensitive to the appearance and setting of the property and would be of limited prominence. As such, they are considered to preserve the character and appearance of the Redington/ Froggnal Conservation Area.”* It is once again considered that officers should support the proposals to the sensitive and high quality works proposed to front boundary/forecourt area.

iv) Heritage Conclusion

- 5.46 Overall, it is considered that the demolition and construction works to the side and rear represent a considerably scaled-back quantum of development compared to the extant permission and so should once again be supported. Removal of the existing, incongruous side projection for a more architecturally-appropriate extension for the building typology is considered to **enhance** the quality of the built environment and significance of the conservation area. Similarly, replacing fenestration on the property's front (principle) elevation for more traditional, period-specific timber style fenestration is also considered an **enhancement** to the conservation area, as is the introduction of additional landscaping within the raised planter and five new trees at the rear.
- 5.47 The works to modestly extend at the side and rear, together with the introduction of discreet, contemporary additions (such as modern fenestration at ground floor level [rear] and conservation-style rooflights [rear and side roof slopes], together with upgrades to the front entrance/boundary treatment) is considered to suitably **preserve** the significance of the conservation area, reflecting other high quality forms of the development on neighbouring properties.
- 5.48 The current proposal is therefore considered appropriate in heritage terms and in accordance with heritage policies and guidance at national, London-wide and local levels detailed at Section 5, part a) of this Statement.

SECTION 6 | PLANNING CONSIDERATIONS

6.1 The following section examines the proposed development in relation to the relevant planning policies. The key issues in considering this application are:

- Principle of the development;
- Design considerations;
- Basement, structure and hydrology;
- Residential amenity;
- Trees and landscaping;
- Sustainability;
- Archaeology.

6.2 These are dealt with in turn below.

a) Principle of Development

6.3 The application site comprises three family-sized residential dwellings, and the proposals seek to modestly extend Flat 1 at the side, rear and basement level, with associated works to provide a valuable uplift in the quantum and quality of residential living accommodation.

6.4 The principle of sensitively upgrading and extending family dwellings has already been supported a number of times by officers in the grant of planning permissions at the site (and at neighbouring properties) as detailed within the under 'Planning History' of Section 2 of this Statement.

6.5 The proposals will make efficient use of this substantial plot in replacing the existing incongruous side projection with an architecturally more appropriate extension, together with well-sited alterations to uplift the quantum of floorspace to the rear and at basement level.

6.6 Retaining and uplifting family accommodation at this site will directly benefit the borough's housing stock for years to come and should be supported in accordance with London Plan policies GG2, D6, SI 2 and Local Plan Policy CC1.

6.7 Accordingly, the principle of this modest development is considered acceptable.

b) Design Considerations

6.8 Heritage considerations have been considered in depth at Section 5 of this Statement and as such are not unnecessarily duplicated. In terms of design considerations, policies at national and local level require development proposals to employ high standards of design, ensuring that development responds well to its setting and is appropriately designed in relation to existing Site setting.

6.9 The development proposes alterations and extensions which are of a subordinate scale to the host property and have been designed to neatly fit-in with the established character and comparable developments along Templewood Avenue and the neighbouring streets. The detailed design of the brickwork, roofing, fenestration, boundary treatment respects the architectural quality of the host property and seeks to make a valuable continuation to the appearance of the streetscene.

6.10 In light of the above, the proposals are considered to be of a high-quality and would maintain the character and appearance of the host property and surround area, in accordance with the relevant sections of the NPPF, Policy D4 of the London Plan and policies D1 and D2 of the Local Plan, as well as the principles set out in the Council's Home Improvements SPD.

c) Basement, Structure and Hydrology

6.11 The application is supported by a Basement Impact Assessment ('BIA') prepared by Matt Dean, a Structural Report prepared by Cambell Reith and a Drainage Report by Base Energy.

6.12 Local Plan Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal will not cause harm to neighbouring properties or the structural, ground, or water conditions of the area. The policy goes on to require the following criteria to be met (Table X), with a conformation of compliance provided for the current proposal.

Local Policy A5 Requirement	Response
<ul style="list-style-type: none"> <i>“not comprise of more than one storey</i> 	Complies. Limited to one storey.
<ul style="list-style-type: none"> <i>not be built under an existing basement</i> 	Complies. To be constructed under existing ground floor areas only.
<ul style="list-style-type: none"> <i>not exceed 50% of each garden within the property;</i> 	Complies. Extensive areas of gardens retained without sub-terranean works beneath.
<ul style="list-style-type: none"> <i>be less than 1.5 times the footprint of the host building in area</i> 	Complies. The basement will not exceed this.
<ul style="list-style-type: none"> <i>extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation</i> 	Complies. The basement will not exceed this.
<ul style="list-style-type: none"> <i>not extend into or underneath the garden further than 50% of the depth of the garden;</i> 	Complies. The basement will not exceed this.
<ul style="list-style-type: none"> <i>be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and</i> 	Complies. The basement will be suitably set back in this instance.
<ul style="list-style-type: none"> <i>avoid the loss of garden space or trees of townscape or amenity value.”</i> 	Complies. The basement will not involve the loss of garden space or trees of townscape or amenity value.

6.12 The principle of the proposed basement is therefore in accordance with Policy A5. Indeed, officers supported the significantly larger basement proposal (under ref. 2021/2793/P).

6.13 The BIA confirms that no significant issues needing further investigation as part of the planning application have been identified to prohibit the construction of proposed basement. The residual impact from the proposed basement is considered to only present a **negligible** risk given the size and scale of the proposed scaled back basement design, compared to the already permitted scheme (under ref. 2021/2793/P).

6.14 Similarly, the enclosed Structural Report confirms the feasibility of constructing the proposed basement and associated extensions, and provides the methodology for undertaking the works, raising no concerns.

- 6.15 furthermore, the enclosed Drainage Report, which cross-references the above assessments, confirms acceptable of the proposed works in respect to the flooding and drainage. This report concludes that as a result of the works, there will be no material impact upon the existing drainage of surface level run-off or below surface water drainage.
- 6.16 Accordingly, the development is considered acceptable in respect of the principle of the basement, the structural integrity of the building, feasibility of the proposed methodology and in respect of the resultant drainage system, for officers to support the proposals.

d) Residential Amenity

- 6.17 Firstly, it is important to consider that officers supported the impact of the development brought forward by the extant permission. Overall, the current proposal is considerably smaller in scale and nature than the extant permission scheme. However, the proposed side extension would extend modestly more forward than the previous scheme. The application is supported by the enclosed Daylight and Sunlight Assessment by Devla Patman Redler.
- 6.18 The accompanying report has considered the development's proximity, orientation and impact in relation to the neighbouring properties (nos. 3 and 5a Templewood Avenue). This assessment followed the latest BRE guidelines and confirms: *"...the daylight and sunlight results indicate that the proposed scheme will not cause a noticeable reduction in daylight and sunlight to the neighbouring residential properties, and fully complies with the BRE guidelines."*
- 6.19 In addition, given the window positioning on the proposed extensions, in relation to neighbouring properties (including the use some obscure glazing to roof lights) it is not considered that the scheme would impact upon the existing level of privacy enjoyed at neighbouring either property. Similarly, the distances to be maintained between neighbouring property windows and the proposed extensions (and when bearing in mind the existing situation) would not result in any discernible overbearing impact.
- 6.20 In light of the above, the proposals are designed to suitably preserve residential amenities of neighbouring properties in accordance with the relevant sections of the NPPF and Policy A1 the Local Plan, as well as the principles set out in the Council's Home Improvements SPD.

e) Trees & Landscaping

- 6.21 The application is supported by the enclosed Arboricultural Impact Assessment ('AIA') Report (including Tree Survey, Tree Protection Plan and Arboricultural Method Statement) by John Cromar's Arboricultural Company Ltd, which should be read alongside this Statement and submitted plans.
- 6.22 Policy A3 of the Local Plan requires protection of trees and vegetation of significant amenity value, with Policy SD1 requiring provision of trees to offset significant impacts upon existing buildings. Policy UD1 instructs applicants to avoid impact upon trees as a result of underground development.
- 6.23 As summarised with the executive summary of the AIA report (at Page 1): *"The impact on public amenity connected to how trees will be affected by the scheme is found to be negligible. The scheme will require no trees to be removed. All retained trees will be easily protected from harm during the project. Tree planting (proposed indicatively) will mitigate the loss of one dying tree, proposed for safety reasons unconnected with the development"*
- 6.24 In relation to building with the root protection areas of the existing trees, the AIA confirms (at page 6) that with only upto 2% of a RPA being built within; *"In view of the above, as the changes do not involve significant root cutting, and in view of tree friendly methods as proposed below, I see no basis to conclude that the trees will*

suffer harm, if these methods are followed carefully". Accordingly, the scheme will suitably protect the health and long-term stability of the trees surveyed within and neighbouring the site.

- 6.25 The side extension will require removal of a shallow, 0.5m section of informal shrubs along the boundary with no.5a. However, this loss is more than compensated for with the propose raised planter, in addition to the five trees to be planted in the rear garden. The remainder of the forecourt planting, hedgerows and trees will be retained in full and well-maintained, (other than the loss of the dying tree unrelated to the proposal included in the AIA for completeness).
- 6.26 The extant permission involved a significantly larger scale development and was supported by officers in this respect. Once again, retaining the mature trees and landscaping of value has been central to the design of this development. Accordingly, it is considered once again that LB Camden officers should support the development in respect of trees and landscaping, as the development is in accordance with the relevant sections of the NPPF and policies A3, SD1 and UD1 the Local Plan.

f) Sustainability

- 6.27 The application is supported by the enclosed Sustainability Statement by Hodkinson.
- 6.28 This report confirms that a series of sustainable design and construction measures have been designed-in to the proposals from an early stage. Specifically, it is concluded that the development is considered a sustainable form of development owing to the following:
- **Water efficiency** – installation of water meters and water efficient fixtures;
 - **Waste and recycling** – adequate facilities exist onsite for the extended floorspace to utilise;
 - **Circular economy** – principles incorporated where possible;
 - **Materials** – where practical new materials will be sourced locally and their selection based upon their environmental credentials;
 - **Pollution** – no additional noise, light or air pollution created;
 - **Flood risk and SuDS** – low risk from flooding at this location and SuDS proposed (rain planter and water butt);
 - **Sustainable transport** – site is located in close proximity to public transport infrastructure; and
 - **Sustainable construction** – the scheme will be registered and adhered to the Considerate Contractors Scheme, as per the details in the CMP.
- 6.29 Accordingly, it is considered that LB Camden officers should support the development in respect of sustainability, as the development is in accordance with paragraph 8 and 131 of the NPPF and policies S15 and S17 of the London and Policy G1 of the Camden Local Plan.

g) Archaeology

- 6.30 The site lies within an Archaeological Priority Area. The application is supported by the enclosed Desktop Archaeological Investigation Report by Archaeology South East.
- 6.31 The enclosed assessment states that there are no known heritage assets of archaeological interest within the site, nor are there within the wider study area.
- 6.32 The report concludes that given the limited archaeological potential, previous disturbance, and reduced scale of the proposals (in comparison to an earlier consented development); no archaeological mitigation is advised.

- 6.33 In addition, the Greater London Archaeological Advisory Service ('GLAAS') were consulted upon the extant permission, which comprised a basement excavation of a considerably larger scale. Paragraph 2.48 of the Member's Briefing report confirms that GLAAS fully supported the proposals in this respect in noting: *"The proposal is unlikely to have a significant effect on heritage assets of archaeological interest and therefore no further assessment or conditions are necessary."* The current application comprises a basement of a significantly smaller scale. In light of this (and bearing in mind the conclusions of the enclosed Archaeological Investigation report), we consider that officers should once again support the proposals.
- 6.34 Accordingly, it is considered the development should once again be supported in this respect as it is in accordance with the relevant sections of the NPPF, London Plan Policy HC1 and Local Plan Policy DC2.

SECTION 7 | CONCLUSIONS

- 7.1 This Planning and Heritage Statement has been prepared to support an application for full planning permission for demolition and residential extensions at side, rear and basement levels, internal re-configuration, boundary alterations, landscaping and associated works at 5 Templewood Avenue.
- 7.2 The proposed works are considered to be high-quality, modestly-scaled and discreetly positioned. The side extension would replace an incongruous non-original extension which currently detracts from the quality of the property with an architecturally appropriate addition which complements the main building.
- 7.3 This Statement has demonstrated the following:
- The acceptability in heritage terms of removing the existing side projection for a better quality, more architecturally appropriate replacement extension, and associated improvements, which will bring forward visual enhancements.
 - The development not only preserves but enhances the character and appearance of the Conservation Area, increasing the positive contribution of this building.
 - The enhancement to the quality of the residential floorspace of this family-sized dwelling at the side, rear and at basement level.
 - The acceptability in design terms of this high-quality, subordinate extension in maintaining the character and appearance of the host property and surrounding area.
 - The impact from the basement works including construction processes, structural integrity and drainage would be acceptable.
 - The proposed extension will not result in any undue loss of daylight or sunlight neither will it result in an overbearing impact from neighbouring properties, or create any undue sense of overlooking.
 - New trees will be planted within the rear garden, a raised planter installed at the front and the mature trees and hedgerows which contribute to the character of the locality would be retained.
 - The proposed extensions and upgrades will provide for significant improvements in water, energy and thermal efficiency for the building.
 - The development is acceptable in respect of archaeological considerations.
- 7.4 As such, the proposals are considered in accordance with national and local policy requirements, and we respectfully request that planning permission is granted at the earliest opportunity.

