
Planning Statement

35 Templewood Avenue NW3





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1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of the applicant, Mr A Sambo, in support of a “**Householder**” application for planning permission and listed building consent at 35 Templewood Avenue for the following development:

“Removal of existing curved roof form and open metal canopy to eastern wing. Erection of extension at first floor level to eastern wing. Installation of plant and ASHP within existing sunken garden area. Refurbishment and works to retained Listed swimming pool to enable re-use as swimming pool. Associated landscaping including reinstatement of earth mound around retained swimming pool building”.

- 1.2. This statement provides the background information relating to the site and a detailed assessment of the proposals in relation to relevant planning policy. Specifically, it sets out that the proposals will result in a development that responds appropriately to the specific characteristics of the site context and the Development Plan.

- 1.3. This document is divided into the following sections:

- **Section 2** describes the existing site and surrounding area;
- **Section 3** outlines the planning history of the site and pre-application discussions;
- **Section 4** provides a description of the proposed development;
- **Section 5** outlines the relevant Planning Policy Framework;
- **Section 6** analyses the main planning and design considerations in the determination of the application; and
- **Section 7** draws together our conclusions in respect of the overall proposals.

2. Site and Surroundings

- 2.1. The property is a large detached single dwelling house (within Use Class C3) located at the junction of Templewood Avenue and West Heath Road. The site is located approximately 400m west of Whitestone Pond and approximately 800m north of the centre of Hampstead. The site lies opposite Hampstead Heath (West Heath) which is directly accessible from West Heath Road.
- 2.2. The site is located within the Redington and Frognaal Conservation Area and with Sub-Area 4 'Redington Road and Templewood Avenue'. The area is characterised by large individual dwelling houses set within their own identifiable plots.
- 2.3. The existing dwelling house on the site is comprised by two integrally linked (but identifiable) elements
 - *an "L-Shaped" red brick structure*
 - *a semi subterranean swimming pool and above ground a glass domed roof*
- 2.4. The history and the origins of the existing dwelling house are well known and are set out in much greater detail within both the Design and Access Statement prepared by StudioThreeArchitects and the Heritage Impact Assessment prepared by Handforth Heritage
- 2.5. In summary, the current house and its garden plot were formally (and originally) laid out as private garden space associated to the neighbouring residential dwelling house, which lies to the west of the application site, known as the Schreiber House (No.9 West Heath Road). The application site plot now forms the north-west corner of the junction of Templewood Avenue and West Heath Road. The adjacent Schreiber House sits within its own (smaller) plot fronting West Heath Road.
- 2.6. The neighbouring Schreiber House was designed in the early 1960's by architect James Gowan for furniture manufacturer Mr. SC Schreiber. Built by CP Roberts & Co, it was completed in 1964 and its subterranean swimming pool in 1968. This was a 30 ft-diameter sunken, domed swimming pool set in a turf mound with two circular rooms containing shower and WC.
- 2.7. Over the years the owners of the Schreiber House sold parts of the garden as development plots. It was decided to remove the connection between the Schreiber House and the pool by creating a corner plot including the pool, and removing the link between pool and house and creating 35 Templewood Avenue which was completed in 1994.
- 2.8. The two elements (the main Schreiber House and the swimming pool) have been completely (and now historically) divorced from each other. Two completely separate and distinct plots and planning units were created. There is no appreciable linkage between these two plots. An existing (and high) yew hedge provides an dense boundary screen between these properties.

- 2.9. In 1994 (after the completion of No.35 Templewood Avenue) the Schreiber House and pool were given a Grade II listing. This was in the context of the modern red brick house and the fact that the swimming pool sits in a completely different plot to its original host, the Schreiber House. The retained swimming pool is linked to and forms an integral element of the main dwelling house that now sits at the plot.
- 2.10. The pool was identified as being on English Heritage's (as was) buildings at risk register in 2002, described as being in a 'poor condition'. At present, the building is showing signs of wear and tear, with a number of tiles missing.
- 2.11. The main body of the dwelling house dating from the early-mid 1990's forms an "L-shape". The existing exterior walls consist of red bricks with white aluminum window frames, beige articulated stone features, brown rainwater pipes and barrel vault roof of dark brown metal, an open heavy set metal canopy exists within the Templewood Avenue Elevations.
- 2.12. Directly to the south of the application lies No 33 Templewood Avenue, a flatted block that also dates from a similar time. It displays a similar use of materials and form to that at No.35. Opposite the site to the east, lies Heath Park Gardens, a large and imposing block of flats rising to 5 floors in height.
- 2.13. The dwelling is arranged over 4 floors, lower ground, upper ground, 1st, and part 2nd floor.
- 2.14. The "front" of the plot (i.e. the northern aspect) is laid to garden set behind substantial hedging. This hedging sits above the heavy set engineering brick boundary wall to West Heath Road. The garden level of the dwelling sits approximately 1.8m higher than grade within West Heath Road. The existing lower ground opens out to an excavated terrace that sits below the main garden level.
- 2.15. Currently vehicle access is from Templewood Avenue, with garage vehicle parking at lower ground level. The site has a PTAL rating of 2, with Hampstead Underground being a 15minute walk from the site.
- 2.16. The site lies within the Reddington and Frognal Neighbourhood with a Neighbourhood Plan adopted in 2021. This sets out policies relating to design/ landscape/ streetscape guidance that reflects the adopted Camden Local Plan.
- 2.17. There are NO site specific proposals for the application site set out in the Local or Neighbourhood Plan.

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3. Planning History

- 3.1. A review of the Council's online planning history records highlighted a number of planning and listed building applications going back to the permission for the original dwelling house in the early 1990's

	Application Number	Description of Development	Decision	Decision Date
1	2024/2910/P	Replacement of all external windows to aluminium; two proposed windows to the west elevation;		
2	2020/1025/P 2020/1115/L	Demolition of existing dwelling house and erection of new 3 storey single dwelling house with basement. Refurbishment of retained Listed swimming pool. Creation of a new vehicular access to proposed basement level via West Heath Road. Associated landscaping including reinstatement of earth mound around retained swimming pool building. Drawing	Approved	16 June 2022
3	2018/3816/L	Demolition and relocation of the Grade II listed swimming pool to the north west of the garden, associated excavation of the garden level and ground floor/basement infill extension to the house.	Refused	04-09-19
4	2018/1295/P	Demolition and relocation of the Grade II listed swimming pool to the north west of the garden, associated excavation of the garden level and ground floor/basement infill extension to the house.	Refused	04-09-19
5	2017/4549/L	Excavation of new basement level; erection of 2 storey extension to south east corner of the site to join the south and east wings; erection of new lift/stairwell to the eastern elevation of the south wing up to third floor level, extension of south wing 3rd floor level; installation of car lift to east elevation; refurbishment of listed swimming pool and associated landscaping.	Granted	11-06-18
6	2017/4498/P	Excavation of new basement level; erection of 2 storey extension to south east corner of the site to join the south and east wings; erection of new lift/stairwell to the eastern elevation of the south wing up to third floor level, extension of south wing 3rd floor level; installation of car lift to east elevation; refurbishment of listed swimming pool and associated landscaping.	Granted Subject to a Section 106 Legal Agreement	11-06-18
7	2004/3607/L	Erection of a front extension to the proposed converted garage, infilling of existing vehicular opening and crossover, plus excavation and construction of an underground garage involving the formation of a new vehicular access and crossover on West Heath Road.	Granted	07-12-04
8	2004/3604/P	Conversion of existing garage into an additional habitable room, erection of a front extension to this habitable room, infilling of existing vehicular opening and crossover, plus excavation and construction of an	Granted Subject to a Section 106 Legal Agreement	07-12-04

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		<i>underground garage involving the formation of a new vehicular access and crossover on West Heath Road.</i>		
9	LWX0002256	Replacement of internal tiles/pool surround, As shown on drawing numbers; 3523 L0 34A and one A4 sheet with a photograph.	Refuse Listed Building Consent	03-05-2000
10	LW9903068	Formation of new openings in the wall surrounding the pool at ground floor level, As shown on drawing numbers; 3523.DE.1BC and 5B.	Grant L B Consent with Conditions	24-02-2000
11	9210047	Approval of details of elevations and facing materials pursuant to Condition 01 of the planning permission dated 26 May 1992 (PL9200115/R1) for the erection of a single family dwelling and new means of access to the highway as shown on drawing No 2589/ DE/11 and sample materials (site on corner of West Heath Road and Templewood Avenue)	Granted	30th Jul 1992
12	PL/9200115/R1	Erection of a single family dwelling with new means of access to the highway as shown on drawing no etc, revised 3rd March 1992	Granted	31st Jan 1992
13	1170	Construction of new swimming pool with glass canopy in garden of 9 West Heath Road, Hampstead, NW3	Granted	6th Mar 1964

- 3.2. Under Items Nos. 7 and 8, this 2004 approval allowed the creation of a vehicle access way to link to a basement level garage. This proposed vehicle access was through the site boundary wall from West Heath Way.
- 3.3. Item Nos.5 and 6 were planning and listed building consents that gave permission for extensions, upgrades and refurbishment to the existing building, including:
- *Excavation of an extensive basement level with car parking for 4 vehicles;*
 - *Two storey extension to the south eastern corner of the site;*
 - *New lift shaft, stairwell;*
 - *Extension to the third-floor roof level;*
 - *Refurbishment of the listed swimming pool;*
 - *Associated landscaping; and*
 - *It also included a car lift accessed by the rear of pavement edge on Templewood Avenue.*

This application consented additional massing and form at the site.

2022 Comprehensive Redevelopment Proposals

3.4. In June 2022, the LPA gave planning and listed building consent (subject to a S106 Agreement) for:

“Demolition of existing dwelling house excluding the existing statutorily Listed swimming pool building and roof structure. Refurbishment of retained listed swimming pool Replacement of dwelling house comprising basement, ground, first and second floors. Creation of a new vehicular access to proposed basement level via West Heath Road. Associated landscaping including reinstatement of earth mound around retained swimming pool building”

3.5. These permissions are live and are capable of implementation until 2025 in planning terms.

3.6. This permission followed detailed pre-app discussion with officers. It consented for a contemporary new dwelling house following the 100% demolition of the existing house (save for the listed pool building).

3.7. The consented scope of this dwelling house is a material consideration in assessing the design/ form/ massing of what the LPA previously considered acceptable at this site.

4. Proposed Development

- 4.1. It has been decided to explore an alternative approach to the house that now focusses on modest alterations and extension rather than comprehensive demolition. This approach is in line with emerging policies of whole life cycle carbon assessment and the concepts of retro-fit first as opposed to the earlier consented proposals for 100% demolition and comprehensive redevelopment.
- 4.2. The pool will be returned to its existing use, as a swimming pool for the enjoyment of the home owner and family, enabling a better integration of the listed pool to its host building
- 4.3. The existing barrel roof over the existing first floor of the eastern wing will be removed above the existing ground floor lounge. The existing heavy set metal canopy that sits above the vehicle access area within the Templewood Avenue (eastern elevation) will be removed. This design feature was an open framed extrusion of the barrel vaulted roof and was a dominant feature in the south western corner of the site.
- 4.4. A new first floor extension will be built above and sitting below a flat roof. An external balcony is added to the north elevation above the existing ground floor bay, but set back within the footprint of the built form. Red brick will be used to match existing. New windows will be bronze coloured metal framed units. Parapet lines will be red brick and stone to match existing. Full details of the design rationale is set out within the accompanying Design and Access Statement prepared by StudioThreeArchitects.
- 4.5. New plant is proposed to be located within an enclosure part of the existing curved sunken garden terrace are in the northern zone of the garden area. This area sits below main garden level and is accessed from lower ground level the existing garden staircase will be remodelled It is located at the furthest possible point from any neighbouring dwelling units.
- 4.6. Landscaping is proposed within the main garden area in terms of the reinstallation of the raised grass mound that surrounds the upstand pool base.

The Retained Swimming Pool

- 4.7. The existing listed swimming pool is in poor condition, its deterioration has led to leaking. The pool will be fully retained in situ and the proposed works will provide the means to repair and put the pool back into swimming use.
- 4.8. Listed building consent is sought to fully restore the function and appearance of the swimming pool. Through observational and non-invasive leak detection surveys, we have ascertained that the following works need to be carried out:
 - *Installation of new air handling equipment within the plant room*
 - *Local repairs to existing 'return line' and 'sump line' pipe work*

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- *Replacement fittings to all existing inlets/ outlets within the existing pool wall*
- *New ventilation ductwork, within existing high-level service 'trough'*
- *Refurbishment of existing wall & floor tiles*

4.9. In addition to this the following enhancements are proposed to complement the use and improve the visual appearance of swimming pool; namely

- *Reinstate the 'grass mound' externally (as featured within the original design)*
- *A new 'spa' adjacent to the original pool structure (accessed via an historic opening, previously fitted with a louvred door)*
- *New glass doors/windows within the existing door openings*

4.10. A detailed Schedule of Works to the pool is submitted as part of the application documentation and is also commented upon within the accompanying Heritage Statement.

5. Planning Policy Framework

- 5.1. The development proposals have taken account of relevant national, regional and local planning policy. This section of the Planning Statement sets out a summary of the relevant planning policy documents and the following section demonstrates compliance with these policies.
- 5.2. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 5.3. The development plan comprises:
- *The London Plan (September 2021);*
 - *Camden Local Plan (July 2017);*
 - *Camden Policies Map (July 2017, updated 2021);*
 - *Camden Site Allocations Local Development Document (2013); and*
 - *Redington and Frognal Neighbourhood Plan (September 2021).*
- 5.4. A number of other planning documents, including the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), as well as supplementary planning guidance and documents are also material to the determination of this application which include, but not limited to:
- *The National Planning Policy Framework (NPPF) (2024);*
 - *Planning Practice Guidance (PPG); and*
 - *Camden Planning Guidance (CPG) “Home Improvements” (January 2021).*

National Planning Policy Framework

- 5.5. At the national level, the Government published its revised National Planning Policy Framework (NPPF) in December 2024. The NPPF provides an overarching framework for the production of local policy documents and at the heart of the NPPF is a presumption in favour of sustainable development (Section 2, paragraph 8).
- 5.6. For decision-taking, Paragraph 11 sets out that, in the context of the presumption in favour of sustainable development, this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

- 5.7. The Government has published Planning Practice Guidance (PPG) to support the NPPF, providing further guidance on specific planning issues and processes.

The London Plan

- 5.8. The London Plan (2021) is the overall strategic plan for Greater London, and sets out the Mayor of London's overall strategic plan for London. The London Plan is supported by a number of Supplementary Planning Guidance (SPG) and London Plan Guidance (LPG) documents.

Local Planning Policy

- 5.9. The LPA adopted their Local Plan on 3 July 2017.
- 5.10. The LPA also has a number of adopted guidance – known as Camden Planning Guidance (CPG) which comprise a material consideration in respect of planning applications.
- 5.11. It is also noted that the LPA are currently reviewing the Camden Local Plan 2017 and published the Regulation 18 Local Plan for consultation. The Regulation 18 Consultation took place from 17 January to 13 March 2024. At this early stage in the Local Plan Review, whilst the draft local plan holds little weight.
- 5.12. The site lies within the Reddington and Frognal Neighbourhood with a Neighbourhood Plan adopted in 2021. This sets out policies relating to design/ landscape/ streetscape guidance that broadly reflects the adopted Camden Local Plan. There are NO site specific proposals for the application site set out in this Plan.

6. Planning Considerations

6.1. Consideration and assessment of the proposed development with regard to local and national planning policies and guidance is set out under the following headings:

- i. Design, Form & Massing of Extension to existing dwelling house*
- ii. Works to the Swimming Pool
Assessment of Impact Upon Heritage Assets*
- iii. Overlooking / Privacy*
- iv. Outlook and Enclosure*
- v. Daylight and Sunlight*
- vi. Amenity of Proposed Dwelling*
- vii. Arboriculture*
- viii. Parking*
- ix. Archaeological Matters*
- x. Plant and Noise Matters*

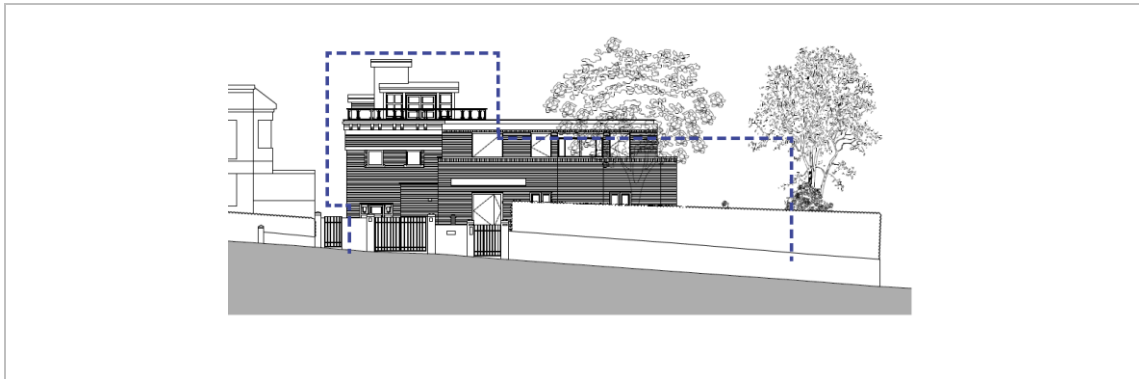
6.2. Further information on a number of these matters is provided within the various supporting documents that are also submitted as part of this application. Due reference is given to relevant supporting documents and these should be considered for a more detailed assessment of relevant matters.

i. Design, Form & Massing of Extension to existing dwelling house

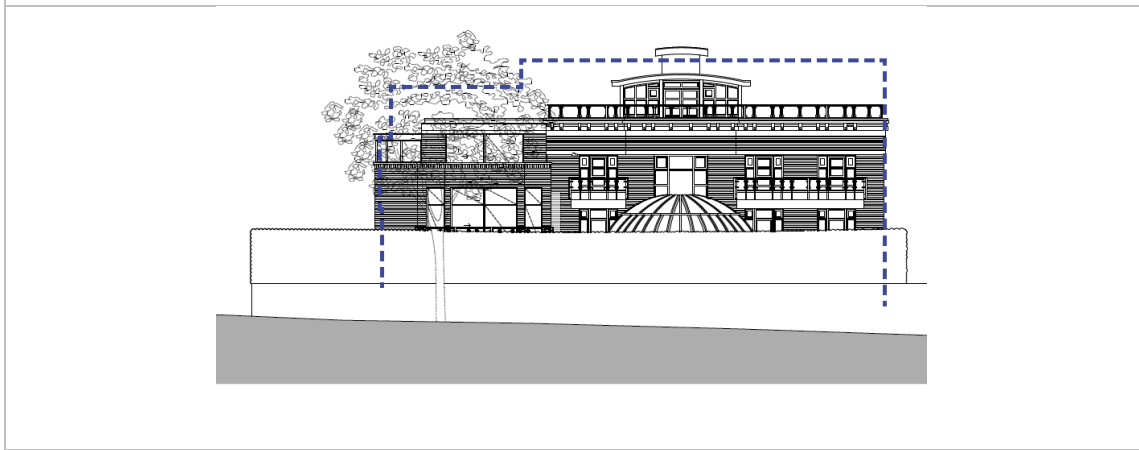
- 6.3. The Design and Access Statement sets out the architectural rationale in detail. It is only the eastern wing that is proposed for extension with a more simple form.
- 6.4. At present, the prominent curved metal roof extends towards the pool and it dominates the site. It encroaches upon the setting of the pool and the roof looms towards the domed pool structure. This roof competes with the pool as a feature, detracting from the pool's historic significance. The removal of the heavy set metal canopy within the Templewood Avenue elevation is also a benefit.
- 6.5. The proposal aim to simply the form of the dwelling house by reducing visual complexity: In essence it is proposed to remove the large dominant curved roof and replace it with a new floor within that space.
- 6.6. The upward extension sits within the existing footprint of the dwelling and the proposed extension is no higher than the main existing building.
- 6.7. The upper floor extension is set back from the footprint of the upper ground floor to create distance from the Grade II Listed pool. It is a subservient, modest and proportionate extension to the existing family dwelling house.
- 6.8. By simplifying the materials and design, and unifying both wings of the existing building, the proposal seeks to restore the Grade II listed pool as the focal point of the site.
- 6.9. In terms of materials, the extension will utilise brick and stone parapet detailing to match existing.
- 6.10. The extension also results is a much reduced massing and form when compared to the consented 2022 new build dwelling. Large areas of massing and built that were previous consented at the south eastern corner of the site, including the vertical stone rotunda detailing are not part of this proposal.
- 6.11. The images below and overleaf show the outline of the consented scheme when compared to this current single roof level extension;

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Proposed Templewood Avenue Elevation



Proposed West Heath Road Elevation

Previously Consented ■ ■ ■ ■



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<p>Existing Templewood Avenue Elevation</p>	<p>Proposed Templewood Avenue Elevation</p>
<p>Existing Section EE</p>	<p>Proposed Section EE</p>
<p>Existing Elevations</p>	<p>Previously Consented Proposed Elevations</p>
<p>Existing Dwelling House Outline</p>	

**ii) Works to the Swimming Pool
Assessment of Impact Upon Heritage Assets**

- 6.12. The development allows for the refurbishment of the retained listed pool and to provide a meaningful and permanent context for its continued usage as part of its residential context and, importantly in use as a pool. This use of the pool will help preserve the pool structure from further deterioration.
- 6.13. The marble within the pool has been found to be in need of treatment if the pool is to adequately retain water, with staining indicating the saturation of the stone. The poolside wall is lined with six-inch square blue glazed tiles, divided by double bands of white tiles split by a row of turquoise tiles. These originally lined up with the outside ground level, now much lowered. At present the building is showing signs of wear and tear with a number of tiles missing.
- 6.14. These proposals offer a significant advancement in consideration of the asset over the 2018 permission and the failed attempts to re-locate the pool refused by the LPA in early 2020. The pool was formally on the English Heritage At Risk Register, and its future must be assured, given that it has been divorced completely from its host building. This application provides this opportunity.
- 6.15. The two elements (the main Schreiber House and the swimming pool) have been completely (and now historically) divorced from each other. This context has dramatically changed since it was originally built to serve the Schreiber House.
- *the plot at No.35 was hived off from the Schreiber House garden. Two completely separate and distinct plots and planning units were created. There is no appreciable linkage (either physically or visually) between these two separate plots*
 - *One cannot even see or view the pool from the rooms within the Schreiber, nor can it be seen from the garden area.*
 - *Given the presence of No.35, (which in itself is a large dwelling now surrounding the pool) There is little appreciation from the public realm (given the radically different style of dwelling and the plot width fronting West Heath Road) that this was once one larger plot.*
 - *The physical and immediate proximity of No.35 to the pool structure renders the physical association very difficult to determine or perceive.*
 - *At the time of listing the Schreiber House and the pool sat within highly obvious and separate plots. The pool is now only associated to the Schreiber House in past historic terms.*

Within the private realm;

- *there is no physical link between the two.*
- *there is no functional link or relationship.*
- *there is no visible link between the two structures across or through the garden boundaries between the two properties.*
- *the house and the pool are not appreciated together as a whole, from either of the private dwellings or their grounds.*

6.16. The Heritage Impact Assessment has assessed the Significance of the Heritage Assets.

Summary of Interest

The significance of the listed building and pool resides in its architectural and historic value, resulting in an overall moderate interest. Unfortunately, however, numerous alterations have been undertaken to the swimming pool that have slowly eroded its significance and contribution to the interest of the complex as a whole. The majority of these works were undertaken as part of the construction of No. 35 Templewood Avenue. These alterations include:

- *The physical separation of the swimming pool from the Schreiber House as a result of the change in ownership. This resulted in the division of the plot surrounding the house from that of the pool, with the creation of a boundary of trees removing the possibility the ability to appreciating the two as a complementary architectural pair;*
- *The construction of No. 35 engulfed the pool at ground level to the east and south, severely cramping its landscaped setting, an essential element of its original external aesthetic;*
- *This work involved the removal of the mound around the pool, replaced by a harsh, solid masonry retaining wall, further eroding the pool's original subtle incorporation into the landscape;*
- *The original lighting scheme for the building has also been removed at this time along with integrated drainage downpipes, replaced with clumsy large hopper topped downpipes;*
- *At basement level, the pool is surrounded by new rooms to the south and east, with new openings being created between the structure and No. 35 Templewood Avenue, this has resulted in the original entrance no longer being used;*

6.17. A schedule of works for the pool accompanies this application setting out works of repair and refurbishment including the repairs to the glass dome. The existing grass mound will be reinstated to reflect the original design, as illustrated on the application drawings. These are clear benefits of the proposals.

6.18. The Heritage Impact Assessment has assessed the Impact of the proposals:

Assessment of Impact

*Conservation and restoration of the existing grade II listed pool keeping it in its original use (rather than changing it as per the previous consented scheme). These changes will preserve and repair the majority of the structure. One small area of historic fabric will be removed to connect the structure to the plant room. This would cause a very small degree of harm to the fabric of the building. However, this would be demonstrably outweighed by the benefits which include the repair and conservation of the structure, helping return it to its original use and the partial reintroduction of the earth mound, an original part of Gowan's design, **resulting in an overall beneficial impact on the listed building and conservation area.***

6.19. The preservation and enhancement of Heritage Assets is a wider public benefit. We do not suggest or consider that there would be any harm to any the designated Heritage Assets; Only beneficial effects will arise. It is important to note that public benefits must be weighed positively whether or not any "harm" is found to exist. The NPPG has been updated to clarify this point and to remove any suggestion that private listed buildings cannot give rise public benefit.

PPG Para 20

What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

Paragraph: 020 Reference ID: 18a-020-20190723

6.20. On this basis, the application fully accords with Camden Local Plan Policy D2 'Heritage'. The proposal would have no harm at all upon the significance of the listed building, nor through an effect on the setting of that building and the neighbouring listed building and would result in beneficial impacts to the listed pool itself. The proposals comply with the guidance and intent of the NPPF Section 16. Conserving and Enhancing the Historic Environment.

6.21. The application proposes a very high quality extension and architectural detailing, all underpinned by a rationale based upon the listed pool and simplifying the built form. For these reasons the application fully accords with all aspects of Policy D1 relating to Design, including:

- *respects local context and character;*
- *preserves or enhances the historic environment and heritage assets;*
- *is of sustainable and durable construction and adaptable to different activities and land uses;*
- *comprises details and materials that are of high quality and complement the local character;*
- *integrates well with the surrounding streets and open spaces;*
- *responds to natural features and preserves gardens and other open space;*
- *incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping;*
- *incorporates outdoor amenity space;*
- *preserves strategic and local views;*
- *provides a high standard of accommodation; and*
- *carefully integrates building services equipment;*

6.22. The Heritage Impact Assessment assesses the significance of the Conservation Area has assessed the impact of the proposals in regards to the effect upon the Conservation Area:

The conservation area is considered to be of both architectural and historic interest for its proliferation of high status, predominantly detached structures constructed in both Gothic and Classical styles (with a number of later structures). A number of later additions, several of which are close to the site present an eclectic mix of sizes, scales and massing. The site itself is not highlighted within the council's conservation appraisal as being either a positive or negative contributor although it clearly detracts from the setting of the listed swimming pool. It should be noted that the site itself was consented for demolition and replacement with a larger modern structure as part of a 2020 application (2020/1025/P).

Assessment of Impact

*It is proposed to provide a configured eastern section of the building, removing the curved roof of the main house, replacing it with a stepped configuration and additional set back roof extension. This extension would respect the scale and proportions of the surrounding buildings, maintaining a subtle and modern form that complements the Grade II listed pool without overwhelming it. The materials used will match that of the main house. These changes overall would also be smaller in scale than the consented 2020 scheme. Whilst the change would increase the massing adjacent to the pool, it would not harm the structure's inherent interest which would be improved aesthetically through the reintroduction of the mound. **These changes would have no impact on the listed building or the conservation area.***

6.23. On this basis, the application fully accords with Camden Local Plan Policy D2 'Heritage'. The proposal would have no harm at all upon the significance of the Conservation area. The proposals would preserve the character and appearance of the conservation area. The proposals comply with the guidance and intent of

the NPPF Section 16. Conserving and Enhancing the Historic Environment.

6.24. For the same reasons, the application also accords with the principles and Guidance set out with CPG ‘*Design*’ dated 2021 and CPG ‘*Home Improvements*’ 2021. Full regard has been had to the *Redington and Frognal Neighbourhood Plan*, particularly in terms of Policy SD5 ‘*Dwelling and Garden Development*’.

<i>Policy SD5 ‘ Dwelling and Garden Development</i>	<i>Applicant Comment</i>
<i>Extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context. This includes the consideration of all of the following, as appropriate</i>	
<ul style="list-style-type: none"> i. <i>Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building.</i> 	<i>Matching brick will be used within the new extension,</i>
<ul style="list-style-type: none"> ii. <i>The massing, scale and set-back of the extension should ensure that it is subordinate to the main building</i> 	<i>The extension replaces the large curved barrel roof form and is set back from the main building lines by the creation of a new parapet to provide a degree of subservience. The scale is relatively modest and is smaller than the massing previously proposed.</i>
<ul style="list-style-type: none"> iii. <i>Extension into garden space, including outbuildings, should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site</i> 	<i>There is no reduction in garden space. The Garden is enhanced by the people grass mound surrounding the retained listed pool.</i>
<ul style="list-style-type: none"> iv. <i>The spacing of houses including the extension should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semidetached or detached houses. Where the established character includes wider gaps, then this will be appropriate in the spacing of new development</i> 	<i>Not applicable</i>
<ul style="list-style-type: none"> v. <i>Recessed porches should not be enclosed, including by glass, where the established character is based on open porches</i> 	<i>Not applicable</i>
<ul style="list-style-type: none"> vi. <i>Hedges (front, side and rear) and front boundary walls, which contribute to the character and appearance of the Conservation Area, should be retained</i> 	<i>All hedges and boundary walls are retained</i>



<p>vii. Balconies should not be added to existing frontages where it would harm the amenity of neighbouring properties or would be out of keeping with the established character of the property and surrounding area.</p>	<p><i>A new balcony is proposed within the north elevation above and existing flat roof area. It has no effect upon any neighbouring property and is largely hidden from view. There are balconies on nearby dwellings and flat blocks at the northern end of Templewood</i></p>
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iii) Overlooking / Privacy

6.25. The dwelling will not give rise to any potential for overlooking to any neighbouring property.

To the north:	<i>lies West Heath Road and the Heath.</i>
To the east:	<i>lies the generous width of Templewood Road. (it is over 35m from the eastern boundary of the application site to the closest residential window at Heath Park Gardens (the large flatted block to the east)).</i>
To the south:	<i>lies 33 Templewood Avenue. This flatted block has a small oriel window at first floor to serve a bedroom and a number of small secondary windows serving kitchens.</i> <i>no new windows are proposed within the southern elevation of the proposed extension, save for windows within the outboard staircore, but this is at least 20m from No.33 and will not serve a habitable room.</i>
To the west	<i>lies the Schreiber House. There are no facing windows either existing or proposed that could be affected. The existing dense planted boundary remains.</i>

6.26. On this basis, no material or demonstrable harm will occur by way of overlooking or loss of privacy to any neighbouring property and as such the application accords with Local Plan Policy A1.

iv) Outlook and Enclosure

6.27. The new extension will not give rise to any adverse effects relating to a loss of outlook or enclosure to any neighbouring property. The proposed first floor extension is set well in away from the southern boundary to No.33 (and perpendicular to No.33) and will have no material or demonstrable harm will occur by way of an undue sense of enclosure or loss of outlook to any neighbouring property and as such the application accords with Policy A1.

v) Daylight and Sunlight

- 6.28. In terms of daylight and sunlight, as the proposed first floor extension lies to north of No.33. The proposed first floor extension is set well in away from the southern boundary to No.33 (and perpendicular to No.33). The path of the sun across the southern sky will not be blocked or impeded by the first floor extension.
- 6.29. Given the location of the extension and the positioning and orientation of the neighbouring properties, noted above there can no material or demonstrable effect upon daylight and sunlight to any neighbouring dwelling and as such the application accords with PolicyA1.

vi) Amenity of Proposed Dwelling

- 6.30. Given the size and scale of the existing dwelling and the proposed extension, the dwelling will continue comply in all respects with the Nationally Described Space Standards and thus the London Plan and the Local Plan in these respects.
- 6.31. The various habitable living spaces of the first floor are of a scale such that they will all receive acceptable levels of daylighting and sunlighting.
- 6.32. The generous garden space remains.

vii) Arboriculture

- 6.33. An Arboriculture Impact Assessment regarding the impact on trees of proposals for development has been prepared by Treescan and forms part of the application documents. A full arboriculture survey had been undertaken of the trees within the site. No trees are proposed for removal as part of this application.
- 6.34. An area of remodelled landscaping is proposed within the existing retained wall of the existing sunken terrace at the north-east corner of the garden. This allows for the remodelling of existing steps and a planted zone. Plant will be located in this discrete area. This will involve very marginal encroachment to the RPA of two trees as set out at page 9 of the Assessment Report. The Assessment concludes:

“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.”

“...conclude that the impact by the scheme proposed on the amenity provided by trees, subject to implementation of the arboricultural method statement’s contents, will, overall be negligible”

- 6.35. On this basis, the proposals will comply with Local Plan Policies A3, A5, D1 and D2 as well as the relevant British Standard relating design, demolition and construction.

viii) Parking

6.36. This application does not propose the intensification of the use of the site. At present the dwelling is served by a vehicle access within Templewood Avenue and this will be retained. Trip generation will remain unchanged from the existing dwelling house and thus there will be no additional trips placed upon the surrounding highway network as a consequence of the proposed extension. No increase in car parking is proposed at this private dwelling house already served by an integral garage.

ix) Archaeological Matters

6.37. The Camden Local Plan 2017 appears to identify the site as lying within an Archaeological Priority Area. However, this is now not the case.

6.38. A review of Camden's Archaeological Priority Areas was undertaken by Historic England in October 2018 "*London Borough of Camden Archaeological Priority Areas Appraisal*" and this now notes that the site no longer lies within such an Area. The boundary to this area is along the northern edge of West Heath Road and covers the West Heath Mesolithic Site.

6.39. In any event, no excavation is proposed by this application.

X) Plant and Noise Matters

6.40. Policy A4 sets out the Council will control development to ensure that it does not lead to inappropriate levels of noise to either new or existing residents. Maximum noise levels are provided and all new development will be assessed against these.

6.41. At present, a range of plant is present at the site and has been positioned externally, alongside the existing western boundary to the Schreiber House. This plant is not acoustically treated nor enclosed. This plant will be relocated to the new position as set out in para 6.42

6.42. The proposed development will require a range of plant machinery to support the facilities within the building, including an ASHP. It is proposed to locate these within the existing sunken terrace at lower ground level, within the garden area. This is located This sits below garden level behind the boundary wall within the main garden area. It is located the further possible distance from neighbouring residential properties. The plant would sit within a screened area for visual amenity.

6.43. A Noise Impact Assessment acoustic report has been prepared by Venta Acoustics and which accompanies this planning application. A background noise survey has been undertaken to establish the minimum and maximum prevailing background noise conditions in order to set the parameters below which the proposed plant must operate. The report also addresses the effect of the proposed new plant upon prevailing background noise levels and neighbouring residential amenity.

6.44. The report concludes:

6. Conclusion

A baseline noise survey has been undertaken by Venta Acoustics to establish the background noise climate in the locality of 35 Templewood Avenue, Hampstead in support of a planning application for the proposed relocation of new building services plant that will provide heating and cooling to the property.

The new units would be at a greater distance from the neighbouring properties, reducing the risk of a noise impact.

Noise emission limits to be set at the most affected noise sensitive receiver such that the proposed installation meets the requirements of Camden Council. The cumulative noise emission levels from the proposed plant have been assessed to be compliant with the plant noise emission limits.

Additionally, the impact on West Heath has been considered indicating a low impact on the public space.

The proposed scheme is expected to reduce the overall impact relative to the existing situation and is not expected to have an adverse noise impact. The relevant plant noise requirements have been shown to be met.

- 6.45. The Venta Acoustics report demonstrates that the proposed plant will operate at noise levels consistent with Camden's standards subject to the installation of adequate mitigation silencing equipment. The application will therefore comply with Policy A4 and Appendix 3 of the Local Plan and CPG6 Amenity.

7. Conclusions

- 7.1 The proposals are modest in nature having regard to the spacious nature of the application site.
- 7.2 The proposals represent a clear and obvious enhancement to the character and appearance of the Conservation Area and the general street scene as well as to the listed pool.
- 7.3 The removal of the heavy set metal canopy and the prominent curved metal roof within the Templewood Avenue elevation is also a benefit. This has benefits for the setting of the pool. The upper floor extension is set back from the footprint of the upper ground floor to create distance from the Grade II Listed pool. It is a subservient, modest and proportionate extension to the existing family dwelling house.
- 7.4 In terms of materials, the extension will utilise brick and stone parapet detailing to match existing.
- 7.5 The extension also results in a much reduced massing and form when compared to the current single roof level extension.
- 7.6 This application represents a scheme of high architectural detail and quality. It will provide a new contemporary building but draws upon the architectural cues of Hampstead, the Schreiber Building and the area as a whole. The materiality and use of appropriately coloured brick will provide a far more contextual relationship to the surroundings.
- 7.7 This application will secure the long term future of unique listed swimming pool. The proposals represent a holistic and cohesive approach to development at this site. The proposed replacement buildings will deliver an appropriate setting for the retained listed swimming pool.
- 7.8 The reinstatement of the grass mound around the exposed pool represents clear benefit and enhancement to the listed structure and its immediate setting.
- 7.9 The Significance of the Designated Heritage Assets has been assessed. The Heritage Impact Assessment has considered the Impact of the proposals upon the listed pool, the Schreiber House and the Conservation Area.
- 7.10 It clearly concludes that the proposed works, removal of the roof, the extension and the works to the pool themselves are beneficial to the Listed pool, will not effect upon the Schreiber House will preserve the Conservation Area.
- 7.11 There will be no material or demonstrable harm to the living conditions of any adjacent neighbour. Matters relating to noise, daylight / sunlight, outlook and enclosure have all been considered fully and assessed appropriate in line with the recognised standards and policies.

Planning Statement

35 Templewood Avenue NW3



- 7.12 Plant and services will be enclosed and acoustically treated in contrast to the plant which sits externally to the Schreiber House.
- 7.13 The application fully accords with the policies of the development plan and on that basis planning permission and listed building consent should be forthcoming.
- 7.14 The application accords with the provisions of the Development Plan and planning permission and listed building consent can therefore be granted on this basis.