

Planning and Borough Development
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Date: 05 February 2025

Our ref: NTH/CHST/HDA/U0013857

Your ref: PP-13718445

Dear Sir / Madam

82 Fitzjohn's Avenue, London, NW3 6NP

**Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Application for Full Planning Permission**

We write on behalf of our client, Mr Ross ('the Applicant'), to enclose an application for Full Planning Permission in respect of the creation of a car port and the installation of an EV charging point at the above address.

Specifically, Full Planning Permission is sought for the following:

"Creation of a car port and installation of an EV charging point, and associated works."

The Site

The Site, comprising a residential home, is situated to the rear of 84 Fitzjohn's Avenue.

The Site is located within the Fitzjohn's and Netherhall Conservation Area and within the Hampstead Neighbourhood Plan Area.

Planning History

Reference	Development	Status	Notes
<u>82 Fitzjohn's Avenue</u>			
2019/4229/P	Erection of two storey side, front and rear extensions, replacement pool house, and associated works	Approved 04 Oct 2019	This permission was not implemented.
2021/1394/P	Alterations and extensions including erection	Approved 01 June 2021	This permission

	of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees		was not implemented.
2021/1787/P	Alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement	Approved 12 Jan 2022	This was the extant permission which is being built out on site (in addition to the subsequently approved amendment applications set out below) which was updated via Section 73 application (ref. 2023/3626/P) below.

	sheds and garage and removal of trees		
2022/0190/P	Dismantling of the existing boundary wall for site access and construction purposes in association with development at 82 Fitzjohn's Avenue and like for like reconstruction following completion of works.	Approved 23 May 2022	This was a standalone application to enable the works approved above to be built out.
2022/5132/P	Amendments to Full Planning Permission (ref. 2021/1787/P), namely the addition of a low boundary wall and minor extension of the consented hermitage in the northeast corner.	Approved 13 Dec 2022	Non-Material Amendment
2023/1829/P	Amendments to Full Planning Permission (ref. 2021/1787/P), namely the alteration and enlargement of the approved dormer to the southeastern corner and replacement of existing rooflights, changes to the second floor window and roof design over the spiral stair on the northeastern elevation and a	Approved 15 June 2023	Non-Material Amendment

	change to the design of the second floor window to the southeastern elevation.		
2023/3626/P	Variation of conditions 2 (approved drawings) and 4 (tree protection details) and approval of condition 6 (landscaping details) of planning permission 2021/1787/P granted 12/01/2022 for alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and	Approved 10 July 2024	As agreed with Officers prior to submission, this Section 73 application picked up both amendments to the permission i.e., removal of additional trees, and the details of the hard and soft landscaping required to be submitted pursuant to Condition 6 attached to Full Planning Permission (ref. 2021/1787/P). This permission is now the extant permission.

	removal of trees; namely, amendments to proposed garage, changes to landscaping and driveway, removal of consented shed, changes to tree protection method and removal of additional trees.		
2023/4543/P	Erection of a greenhouse, installation of 3 x ASHPs (1x ASHP within the garden and 2 x ASHP at roof of existing dwelling), a generator and associated acoustic enclosures.	Approved 20 Aug 2024	This is a standalone application for plant equipment.

Proposed Development

It is proposed to secure details of a car port and an EV charging station in the rear garden of the Site.

These elements have been considered by the Applicant in the context of wider proposed adjustments to the approved landscaping scheme at the Site, which are subject to separate applications. The proposed landscaping adjustments are shown on the plans submitted in support of this application to provide context for information purposes only, but it is understood that only the works sought under this application would be approved.

The car port is proposed to provide weather protection for car drop offs. The proposed design takes inspiration from classical stone and timber pergolas, notably those at West Dean Gardens in Chichester, designed by Harold Peto, and the Hampstead Pergola in London, built in the early 20th century. The design seeks to integrate seamlessly with the historic character of the area while offering a refined, elegant solution for weather protection.

The structure will be composed of high-quality natural materials that harmonize with the existing architectural fabric of the main house:

Stone Columns: Crafted from limestone or a similar natural stone in a colour carefully matched to the existing arcade arches and pillars, ensuring visual continuity with the historic façade.

Timber Pergola Framework: The pergola beams and supporting structure will be timber-clad and painted in a tone that complements the stone pillars, creating a cohesive aesthetic.

Glazing: Overhead weather protection will be provided by antique-look textured or wavy glass panels, which will introduce a sense of craftsmanship while allowing natural light to filter through.

Trellis and Planting: Arched trellis elements, inspired by the house's arcade, will support evergreen climbing plants. These will grow over tensile cables beneath the pergola, creating an abundant green canopy that enhances the pergola's character and blends the structure into the surrounding landscape.

This approach ensures that the car port is not only functional but also enriches the garden setting, respecting historical precedents while introducing a refined, timeless intervention.

An EV charging station is also sought in connection with the Applicant's occupation of the home.

As the application relates to a householder application, the statutory requirement to deliver 10% Biodiversity Net Gain does not apply.

Pre-Application Discussions

A Pre-Application Meeting was held with the Camden Case Officer and Design Officer on Thursday 16 January 2025. Officers were comfortable with the proposals and agreed that the changes could be dealt with through the submission of an application for Full Planning Permission.

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

Planning policy operates at national, regional, and local levels. At a national level, Central Government updated the National Planning Policy Framework (NPPF) in December 2024. The statutory development plan for the Site comprises, at a regional level, the London Plan (March 2021) and at the local level Camden's Local Plan (2017).

Planning Considerations

Design and Heritage - Policy

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

Policy D4 of the London Plan requires development to incorporate exemplary standards of high-quality and sustainable urban design. Policy D1 of the Camden Local Plan seeks to secure high quality design in development, which respects the local context and character, and preserves or enhances the historic environment and heritage assets. The Policy goes on to require the use of high-quality materials which complement the local character and contribute positively to the street frontage.

Policy D2 (Part E) of the Camden Local Plan requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Policy DH1 of the Hampstead Neighbourhood Plan expects development proposals to demonstrate how they respond and contribute positively to the distinctiveness and history of the area and should respect and enhance the character and local context of the relevant character area. Policy DH2 states that new development should take advantage of opportunities to enhance the Conservation Area by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Area.

Design and Heritage – Assessment

The proposed design of the car port takes inspiration from classical stone and timber pergolas, notably those at West Dean Gardens in Chichester, designed by Harold Peto, and the Hampstead Pergola in London, built in the early 20th century. Neither the car port, nor the EV charging station will be visible from the street scene and as such, will continue to preserve the special character of the Fitzjohn's and Netherhall Conservation Area in line with the obligations set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals are considered acceptable on this basis.

Sustainability – Policy

Policy CC2 of the Camden Local Plan requires all development to adopt climate change adaptation measures such as measures to reduce the impact of urban and dwelling overheating, including the application of the cooling hierarchy.

Sustainability – Assessment

The proposed EV charging point will contribute to the adaption of the property in respect of climate change and is therefore considered acceptable on this basis.

Summary

It is for these reasons that Full Planning Permission should be granted accordingly. For the avoidance of doubt, the proposals do not comprise over 100 sqm of GIA and therefore do not trigger the requirement for CIL.

Documentation

On the basis of the above, and in addition to this cover letter, the following documentation is submitted in support of this application:

- Application Forms (ref. PP-13718445), prepared by Newmark Gerald Eve LLP;
- CIL Form, prepared by Newmark Gerald Eve LLP;
- Site Location Plan (ref. A-PL-00-000);
- EV Charging Point Data Sheet;
- Porte Cochere Plan & Sections (ref. LA_046_013 Rev 0); and
- Proposed GA Plan (ref. LA_046_001 Rev D).

The requisite fee of £328.00 (including the £70.00 Planning Portal fee) has been paid concurrently to the submission of this application.

We trust that the above is acceptable for the purposes of the registration and validation of this application and look forward to confirmation of receipt and validation in due course. Please do not hesitate to contact Chloe Staddon (0203 486 3417) or Hannah Davies (0207 333 6221) of this office should you have any questions in the meantime.

Yours faithfully,



Newmark Gerald Eve LLP