

London Office:

80-83 Long Lane

London, EC1A 9ET

17 April 2025

Via planning portal only

Dear Sir/Madam,

FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

DEMOLITION AND REPLACEMENT OF GARAGE AND LINK WITH GARDEN ROOM REINSTATED ABOVE, NEW BASEMENT, ENLARGEMENT OF LIGHTWELL, PARTIAL UNDERPINNING, REINSTATEMENT OF PORTICO, REPLACEMENT FRONT DOOR AND FAN LIGHT BASED ON ORIGINAL DESIGN, INSTALLATION OF FRENCH DOOR, REPAIR AND REFURBISHMENT OF EXISTING WINDOWS AND DOUBLE GLAZED WINDOWS TO GARDEN ROOM, REMOVAL OF FIBERGLASS ROOF COVERING AND REPLACEMENT WITH A HIPPED ROOF, FAÇADE CLEANING, REPAIR AND REPOINTING, HARD AND SOFT LANDSCAPING INCLUDING INSTALLATION OF EXTERNAL STAIRCASE, REPAIR AND ALTERATION OF BOUNDARY TREATMENTS, REPAIR AND CLEANING OF BOUNDARY WALLS, RAILINGS AND COPING, REPLACEMENT GATES AND CANOPY OVER ENTRANCE GATE, REPLACEMENT AND RATIONALISATION OF RAINWATER GOODS, REMOVAL OF INTERNAL PARTITION, RAISING OF FIRST FLOOR BEDROOM CEILING, COVERING AND PRESERVATION OF HALL WAY MURAL AND ASSOCIATED WORKS AT FROGNAL RISE HOUSE, LOWER TERRACE, LONDON, NW3 6RE.

Please accept this covering letter as an accompaniment to this planning and listed building consent application for extensions, alterations and repairs at Frognal Rise House, Lower Terrace, London, NW3 6RE.

Please also find enclosed a completed application form, CIL questions form, a full set of existing, demolition and proposed plans and sections, detailed window elevations and sections, a heritage statement and design and access statement.

1.0 The Site

- 1.1 The site is comprised of a much altered detached three storey, grade II Listed property built in the early 19th century. The property is located at the junction of Frognal Rise and Lower Terrace.

The surrounding area is largely residential, characterised by leafy, suburban streets and a myriad of period properties interspersed with modern buildings and interventions.

- 1.2 The site is located within the Hampstead Conservation Area and an archaeological priority area and is in an area with a public transport accessibility level (PTAL) rating of 3 and a flood zone 1 of the Environment Agencies flood risk map for planning.

2.0 Planning History

- 2.1 On 30 January 2025, pre-application advice was provided in respect of internal and external alterations to the house, conversion of the loft floor to habitable space including the erection of new dormers, a new conservatory and link structure at ground floor level and extension to the lower ground floor. The advice provided a range of comments and this formal planning application focusses solely on the positive aspects of the guidance provided.

3.0 The Proposal

- 3.1 The proposal is to demolish and replace the garage and existing interlinking gallery and reinstate a garden room above, excavate to create a new basement, enlarge the existing lightwell, partial underpinning of the main house, reinstatement of a portico to the original main entrance, replacement of the main front door and installation of a fan light above, installation of French door, repair and refurbishment of existing windows including installation of heritage double glazing in garden room, removal of fiberglass roof covering and replacement with a slate hipped roof within the existing retained parapet, façade cleaning, repair and repointing, hard and soft landscaping including installation of external staircase, repair and alteration of boundary treatments, repair and cleaning of boundary walls, railings and coping, replacement gates and canopy over main entrance gate, replacement rainwater goods, removal of first floor bedroom partition, covering and preservation of hall way mural and associated works.

4.0 Planning Legislation and Policy:

Legislation

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Section 16/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy

- 4.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application:

- Section 9 (promoting sustainable transport)
- Section 12 (achieving well designed places)
- Section 14 (managing the challenge of climate change)
- Section 15 (conserving and enhancing the natural environment)
- Section 16 (Conserving and enhancing the historic environment).

Local Planning Policy

- 4.5 For the purposes of this application, the adopted development plan for the London Borough of Camden comprises the London Plan (2021) and the Local Plan (2017). Camden's Supplementary Planning Guidance Documents and emerging Local Plan are material planning considerations.

London Plan (2021)

- D3: Delivering good design
- D6: Housing quality and standards
- HC1: Heritage conservation area and growth
- CE4: Biodiversity

Local Plan (2017)

- A1: Managing the impact of development
- D1: Design
- D2: Heritage
- A5: Basements
- CC1: Climate change and mitigation
- T2: Parking and car-free development

Hampstead Neighbourhood Plan (2018)

- DH1: Design
- DH2: Conservation and listed buildings
- NE2: TreesNE4: Supporting biodiversity
- BA1: Basement impact assessments
- BA2: Basement construction plans
- BA3: Construction management plans

- TT4: Cycle and car ownership

Supplementary Planning Guidance Documents

- Amenity (2021)
- Basements (2021)
- Developer Contributions (2019)
- Design (2021)
- Energy efficiency and Adaption (2021)
- Home Improvements (2021)
- Trees (2019)

5.0 Planning Analysis

5.1 *Design, visual, heritage and character impacts*

- 5.1.1 Sections 16/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving listed buildings, its setting and any features of special architectural or historic interest which it possesses. Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 5.1.2 London Plan Policy D3 advocates making the best use of land by optimising the capacity of sites through a design led approach. Policy HC1 reiterates that development affecting heritage assets and their settings should conserve their significance by being sympathetic to the assets significance and appreciation in their surroundings.
- 5.1.3 Local Plan Policy D1 sets out that the Council will seek to ensure that all new development constitutes high quality design. Local Plan Policy D2 states that the Council will preserve and where appropriate enhance heritage assets including listed buildings and conservation areas. The policy continues to set out that the Council will not permit development that results in harm unless the public benefits of the proposal convincingly outweigh the harm.
- 5.1.4 The Hampstead Neighbourhood Plan policies DH1 and DH2 emphasise the importance of development scale, sensitive design and materiality to the character of the area. The Hampstead Conservation Area Statement (2002) specifically notes the significance of Frognal Rise House, stating that it's a "detached early 19th century villa (listed) at the junction with Lower Terrace.
- 5.1.5 The slated hipped roof with projecting eaves can be seen over the high brick boundary wall, as can the large greenhouse/ conservatory that is in a very poor state of disrepair". It is noted however that the conservatory was demolished by 2008 – please refer to the supporting Heritage Statement for full details.

- 5.1.6 The existing building is grade II listed. The listed description describes the building as: *“Detached villa. Early C19, wing added 1884 by Marshall N Inman who may have modernized and extended the house c1900 with Art Nouveau style and “Tudor” stone features on the Lower Terrace front. Yellow stock brick and slated hipped roof with projecting eaves. Former central doorway now French window approached by stone steps. Entrance in stone-faced northwest corner; segmental arch with splayed reveals, hoodmould and carved decoration above of foliage and nest with birds – the roots of this tree-like feature form a keystone. Above, a 3-light transom and mullion window with small panes. Other windows C20 sashes; ground floor in round-arched recesses. INTERIOR: not inspected.”*
- 5.1.7 Notwithstanding the above, it is noted that the listing description is misleading in that little remains of the wing added by Inman c.1884 and the c.1900 extension was designed by architects Barry Unwin and Raymond Parker and not Inman.
- 5.1.8 Despite the building being heavily altered, with very little original surviving fabric remaining, the building derives some architectural and historic interest from its age, alterations that were designed by notable architects Barry Parker and Raymond Unwin. The setting of the building has been significantly altered through the subdivision and development of its former grounds.
- 5.1.9 Remnants of the site's former boundaries and buildings and associating with other historic buildings in the locality contributes positively to its setting although development over the last century limits how easily the existing remnants can be read as part of the original Froggnal Rise House estate. The partially demolished conservatory and unsympathetic C20 alterations detract from the interest of the building and its setting. The building is a notable building in the townscape, conservation area and contributes positively to its special interest. The partially demolished conservatory and inappropriate plate glass to the early 18th century southwest façade impacts the conservation area negatively.
- 5.1.10 The garage and link are later 1920's additions that are of no special historic or architectural interest. The removal of these elements would not detract from the special interest of the building or the contribution it makes to the character of the conservation area. The garage is to be replaced with an extended garage which sits below the existing boundary wall. A garden room will be erected above with a new link to the main house. The garden room is predominantly glazed and has been designed to reflect the former 1870's conservatory. The link and garage are to be designed and constructed in materials that are harmonious with the main house. The proposed replacement garage with garden room above and link would greatly enhance the appearance of the listed building and the contribution it makes to the character of the conservation area.
- 5.1.11 The removal of the fiberglass roof covering to the south-east wing and reinstatement of hipped roof finished in slate behind the existing parapets in line with the roof as evidenced in the Parker and Unwin drawings as existing in 1907, will enhance the appearance of the property and the contribution it makes to the character of the conservation area. The reduced basement would not be visible from the public realm and would have no impact on the appearance of the building or the contribution that the building makes to the character of the conservation area.

The proposed enlarged lightwell is modest and in the same position as existing light wells. It would not harm the appearance or special interest of the building or the contribution it makes to the character of the conservation area. The proposed excavation will accord fully with Camden's policy on basement development.

5.1.12 The reinstated portico and refurbished door with new fan light above modelled on the likely historic design is architecturally appropriate for the façade and reinstates lost heritage elements to the original 19th century property and therefore legibility to the principal entrance of the house. The replacement of the C20 plate glass sash windows to the south-west elevation with new thermally coated single glazed timber sashes would not result in the loss of any historic fabric and will in fact enhance the early 19th century original façade while also enhancing the thermal efficiency of the building. The reinstatement of oriel window to the northwest elevation, at first floor level, will improve the appearance of the façade and also reinstate the early 19th century character of the principal elevation in line with Parker and Unwin's as built design. The proposed cleaning and repairs to retained windows will improve their appearance, efficiency and longevity. The cleaning and repointing of the facades and replacement of uPVC rainwater goods would improve the appearance of the building. The proposed French doors to the northwest elevation at ground floor level are architecturally appropriate for the building, respecting Parker and Unwin's original design, such that the special interest of the building is enhanced.

5.1.13 The proposed landscaping works include the removal of two external staircases, both of which have been heavily altered and are of little special interest. The proposed staircase, to the less significant northeast façade, facilitates improved access to the garden and would not result in the loss of any historically sensitive fabric. The repair and cleaning works to the boundary walls, railings and coping would improve the appearance of the boundary treatments and improve their longevity, ensuring they continue to contribute positively to the setting of the listed building and the character of the conservation area. The replacement of the non-original gate and canopy with appropriate Edwardian style gate and canopy finished in timber, tile and copper would not harm the setting of the building or the contribution it makes to the character of the conservation area. The works will reinstate high quality formal hard surface and landscaped gardens which will enhance the setting of the main house.

5.1.14 The covering of the mural with a reversible wall covering would ensure the murals protection and retention. The intervention is readily reversible and would not harm the special interest of the building. For full detail about the mural please refer to the supporting Heritage Statement.

5.1.15 Existing windows such as leaded lights will be repaired and refurbished. New glazing as indicated to the existing building will be single glazed heritage thermally coated glass. New additions such as the garden room will be heritage double glazed.

5.1.16 Overall, the proposed development will enhance the listed building and the contribution that it makes to the character of the conservation area. The proposed alterations will ensure the longevity of the building and improve its thermal efficiency wherever possible.

5.1.17 Whilst the site is located in an archaeological priority area and the proposed works would result in some ground disturbance, the works primarily take place on previously developed parts of the site whereby any below ground remains would have likely been previously disturbed. As a result, it is unlikely that the proposal will have adverse impacts on potentially significant archaeological remains.

5.1.18 The proposal accords with London Plan Policies D1, D2 and HC1, Camden Local Plan Policies D1 and D2 and Hampstead Neighbourhood Plan policies DH1 and DH2 and sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 Neighbour amenity impact

5.2.1 London Plan Policy D3 states that development should deliver appropriate outlook, privacy, and amenity for neighbours. Policy D6 seeks to ensure that new development achieves a good standard of amenity for all.

5.2.2 Local Plan Policy A1 seeks to protect the quality of light of neighbouring occupiers by only granting permission for development that would not harm amenity. This includes impacts such as overlooking, overbearing, light, outlook, sense of enclosure, light pollution and noise. The site is bound by residential development to the north and east. The shared boundaries are well planted with established trees and hedges. Given the design and juxtaposition of the proposed extensions with the neighbouring properties and primary amenity areas, the proposal would not give rise to any material adverse neighbour amenity impacts with respect to loss of light, outlook, privacy, overbearing impacts or other disturbance.

5.2.3 The application is supported with a Construction Management Plan and associated contributions will be secured by legal agreement. This will ensure that adverse impacts during construction are minimized.

5.2.4 The proposal accords with London Plan Policies D3 and D6 and Local Plan Policy A1.

5.3 Basement impact

5.3.1 CLP Policy A5 (criteria a-e) states that the council will only permit basement development where it is demonstrated that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area and the significance of heritage assets.

5.3.2 In determining proposals for basements and other underground development, the council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA).

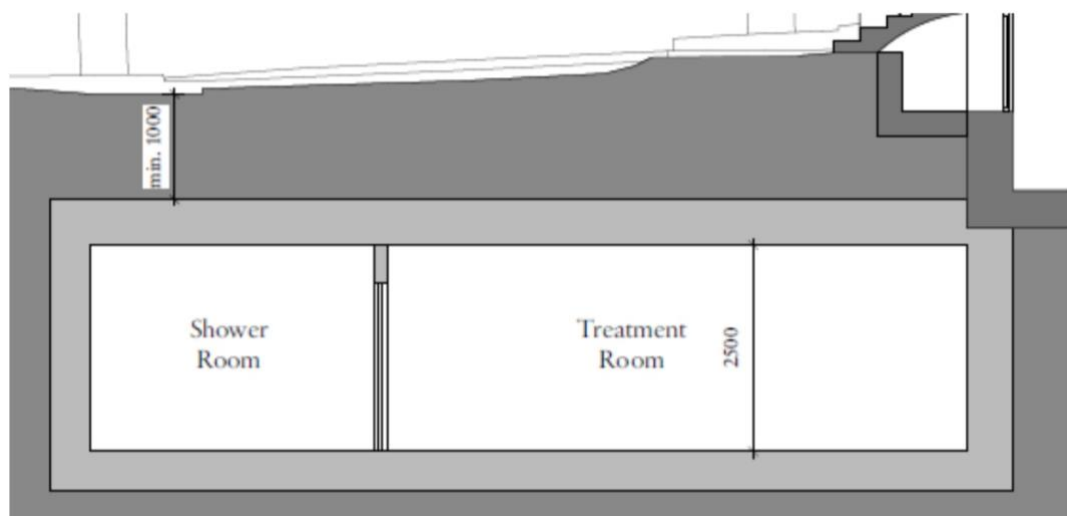
5.3.3 As part of this assessment, it requires criteria n-u of Policy A5 to be considered. These criteria require the applicant to demonstrate a 'very slight' risk of damage to neighbouring properties, to avoid adverse drainage or water environment impacts, avoid harm to amenity of neighbours,

to provide satisfactory landscaping and soil depth, avoid harm to the property and the established character of the area, protect archaeological remains and not prejudice the ability of the garden to support trees, where are part of the character of the area. Camden's adopted planning guidance on basements (CPG Basements) provides further detail on the application of Policy A5.

- 5.3.4 In light of the above, the application is supported with a Basement Impact Assessment. The content of the assessment is structured to determine any residual impact that might arise from the proposed development. The methodology used in assessing impact relies on technical guidance provided by the Council in November 2010 to assist developers which is known as the Camden Geological, Hydrogeological and Hydrological Study – Guidance for Subterranean Development (CGHHS).
- 5.3.5 Taking into account the relatively low depth of excavations to be performed in order to accommodate the basement development, it is concluded that any residual and cumulative long-term impacts of the construction on the stability of the site will be negligible, therefore ensuring the proposed development complies with the development plan in this regard. For full details, please refer to the Basement Impact Assessment.
- 5.3.6 CLP Policy A5 also states that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property, and provides a set of specific criteria (criteria j-m) which needs to be met. Below is an assessment of the proposed development against the aforementioned criteria:

f. not comprise of more than one storey:

Passes – Camden CPG on basement development confirms that for the application of the policy, a single storey is considered to be no more than 4metres in height. The proposed basement excavation does not extend beyond 4metres (see section drawing below) and therefore aligns with criterion f.

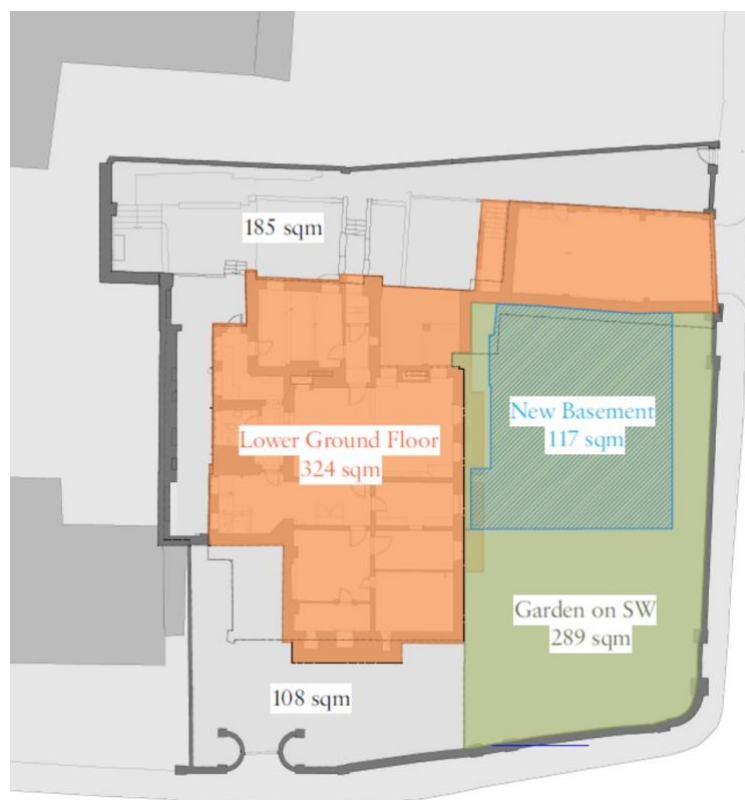


g. not be built under an existing basement:

Passes – The proposed basement is below the existing lower ground floor which has openings to the front and rear. The proposal will not be built under an existing basement (see section drawing above) and therefore aligns with criterion g.

h. not exceed 50% of each garden within the property;

Passes – Camden's CPG on basement development confirms that this criterion applies to individual gardens to the front, sides and rear of a property rather than an aggregated garden area for the whole property. The proposed basement covers an area of less than 50% of the side garden of the property in this instance and the proposal therefore aligns with criterion h. Please refer to image below:

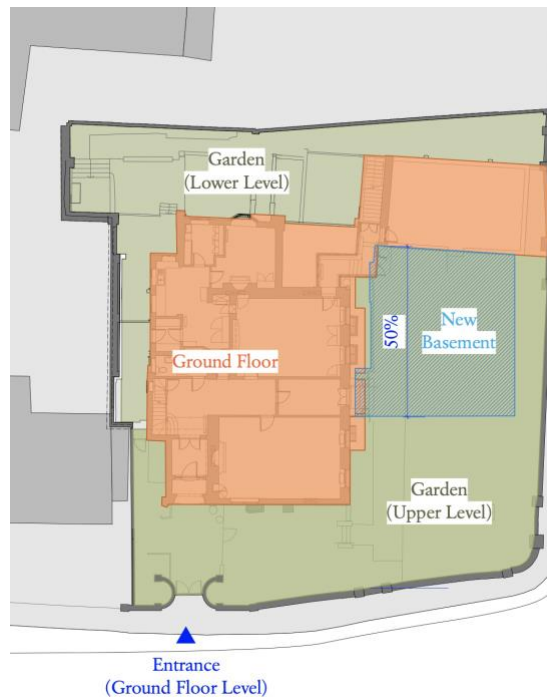


i. be less than 1.5 times the footprint of the host building in area;

Passes – The proposed basement has a footprint of less than 1.5 times the footprint of the host building – see image above – the proposal therefore aligns with criterion i.

j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;

Not applicable / Passes: The proposed basement does not extend beyond the rear elevation of the host building and this criterion is not therefore applicable. In any event, the proposed basement would extend less than 50% of the depth of the host building as demonstrated in the image below:



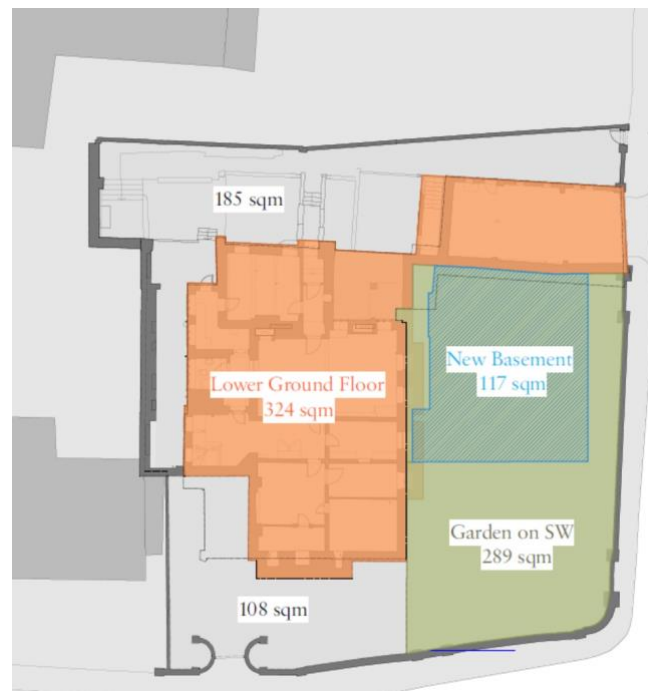
k. not extend into or underneath the garden further than 50% of the depth of the garden;

Passes: The proposed basement would not extend into the garden, further than 50% of its depth, as highlighted in the image below. The proposal therefore aligns with criterion k.



l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;

Not applicable / Passes – While the proposed basement extends beyond the footprint of the host building, it does not share a boundary with neighbouring properties. In any event, the proposed basement would be set back from all boundaries, see image below. The proposal therefore aligns with criterion l.



m. avoid the loss of garden space or trees of townscape or amenity value.

Passes – The proposed basement will not result in the loss of any existing garden space or result in the loss of any trees of townscape or amenity value. To the contrary, the proposed development includes provision for additional landscaping.

5.3.7 As demonstrated above, the proposed basement meets the requirements of local plan policy A5. The supporting Basement Impact Assessment concludes that no adverse residual or cumulative stability, hydrological or hydrogeological impacts are expected to either neighbouring structures or the wider environment as a result of the development and the proposal aligns with all other site specific criteria prescribed by Policy A5. The basement will be proportionally appropriate in the context of this substantial, yet unconventional plot and therefore, is acceptable with regard to both general principle and specific detail.

5.4 Arboricultural impacts

5.4.1 Local Plan Policy A3 advises that the Council will protect and enhance sites of biodiversity value and protect trees of amenity value.

- 5.4.2 In general terms, soft landscaping, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. In site specific terms, soft landscaping is an integral part of the application site and wider surroundings.
- 5.4.3 The proposal reduces the extent of the consented basement excavation. The existing consented tree protection arrangements would ensure that the existing trees of merit would be suitably protected during development.
- 5.4.4 The quality and inconspicuous nature of the built development and the extent of planting proposals ensure that the development would not only preserve but enhance the garden space and wider heritage assets.
- 5.4.5 The proposal would not have any adverse arboricultural impacts in line with Local Plan Policy A3.

5.5 *Access and Parking*

- 5.5.1 CLP Policies T1 and T2 highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim. This is also echoed in the Transport CPG.
- 5.5.2 The proposed development does not increase the parking demand for the site and in this instance, there is proposed to be no net increase in parking provision at the site. The applicants are returning residents who are currently eligible and will continue to be eligible for parking permits. The proposed development accords with Camden Local Plan Policies T1 and T2.

5.6 *Sustainability*

- 5.6.1 CLP Policies CC1 and CC2 encourage developments to minimise the effects of climate change by, amongst other things, supporting and encouraging sensitive energy efficiency improvements to existing buildings.
- 5.6.2 The proposal includes repairing and refurbishing windows. New proposed single glazing will be thermally coated and these will make improvement towards the thermal efficiency of the existing building. The proposed soft landscaping will contribute positively to urban greening and biodiversity gain. The proposal accords with Local Plan Policies CC1 and CC2.

6.0 Summary & Conclusion

- 6.1 As demonstrated within this letter and supporting documents, the proposed works enhance the appearance of the listed building and the contribution it makes to the character and appearance of the conservation area. The proposal enhances the thermal efficiency of the building and improves its fabric to help ensure its longevity whilst ensuring neighbour amenity highway safety and existing trees are preserved.

- 6.2 The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission and listed building consent is granted.
- 6.3 I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning