



Planning Solutions Team
Planning and Regeneration
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Date: 22/10/2024
Our ref: 2024/3513/PRE
Contact: Miriam Baptist
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Dear Sir/Madam,

Re: Quality Hotel Hampstead, 5-7 Frognal, NW3 6AL

www.camden.gov.uk/planning

Thank you for submitting a pre-planning application advice enquiry for the above property.

Development Description

Landscaping the front garden of the hotel, rebuilding retaining walls, re-laying paving and hard landscaping, removal of ash tree to accommodate services layover spaces, new lighting scheme, new railings to the street, and advice on reinstatement of TPO tree.

Relevant Constraints:

- Redington Frognal Neighbourhood Forum/Plan Area
- TPO Crab Apple
- Historically Flooded Street
- Underground constraints - surface water flow and flooding, subterranean (groundwater) flow, slope stability

Relevant History:

- **2024 – 2004/1865/A – REFUSED** - Removal of existing freestanding sign within front garden and erection of a new double sided internally illuminated sign.
- **2024 – 2024/1226/A - GRANTED** - Display of 1 x internally illuminated fascia sign, 1 x non-illuminated wall panel sign, and 1 x internally illuminated reception sign.

Relevant Policies and Guidance:

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

- A1 - Managing the impact of development
- A2 - Open Space
- A3 - Biodiversity
- CC2 – Adapting to climate change
- D1 - Design
- D2 - Heritage

Redington Frognal Neighbourhood Plan 2021

- Policy SD4: Redington Frognal Character

Camden Planning Guidance

CPG Design 2021
CPG Amenity 2021

Assessment

The application site is located on the northwest side of Frognal. The application building is a large 5 storey block which is in use as an hotel. There is a car park located to the rear of the site which is used by hotel guests.

The site is not located within a conservation area but is situated to the immediate west, south and north of the Redington Frognal Conservation Area, and is within the Redington Frognal Neighbourhood Plan area.

Design and Heritage

1. Trees and Landscaping

Local Plan Policy D1 Design states the Council will seek to secure high quality design in development, requiring that development incorporates high quality landscape design and maximises opportunities for greening for example through planting of trees and other soft landscaping.

Local Plan Policy A2 Open Land states the Council will 'protect non-designated spaces with nature conservation, townscape and amenity value, including gardens'. Policy A3 of the same document states that the Council will protect, and seek to secure additional, trees and vegetation.

The Local Plan highlights that open space and greenery can limit the risks to human health and the economy from extreme weather events and environmental threats through cooling the air, the absorption of pollutants and attenuating run-off. This will become even more important if climate change results in more extreme weather events.

It is clear that greenery is a key part of the character of the area. Two of the six objectives of the Redington Frognal Neighbourhood Plan are considered particularly relevant:

- to preserve and enhance the Redington Frognal characteristics as a picturesque garden suburb, supporting a diverse population;
- protecting and improving green space and biodiversity;

The Design CPG section 'Landscape and public realm' is relevant to this application. It describes how the *'long term success of planting schemes will determine species selection suitable for local growing conditions (soil conditions, temperature ranges, rainfall, sunlight and shade) and provision for on-going maintenance. Generally native species are considered to be most adapted to local conditions, however there are a range of exotic plants which are at least equally adaptable to the ecology of urban areas and which can provide an important contribution to a site's biodiversity. Maintenance requirements should be considered at the design stage in terms of ensuring there is access for maintenance, whether maintenance materials need to be stored on site and that there are available sources of water. Water conservation should be intrinsic to the design of a planting scheme whether it is by selecting drought tolerant plants, maintaining soil conditions conducive to water retention with, for example, mulching or providing for on-site water harvesting and grey water recycling.'*

The scheme involves the removal of trees that are highly visible from the public realm. The plans show replacement planting which does not sufficiently mitigate the loss of canopy cover provided by existing trees and shrubs. The visual amenity provided by these features would also be lost. The Council will resist the loss of significant trees, particularly those that provide public amenity.

A full arboricultural report has not been submitted so it is not possible to fully assess the scheme from an arboricultural perspective. Any application subsequently submitted should be accompanied by a tree survey and an arboricultural impact assessment in accordance with BS5837:2012.

The replacement of the Tree Preservation Order Crab Apple tree is necessary. A TPO exists on a site in perpetuity unless amended or revoked. If a tree protected by the Order dies then the owner is obliged to replace it. In this case the requirement for the tree is as follows:

*In the next planting season, i.e., between October 2024 and March 2025, a Crab Apple (*Malus sylvestris*) shall be planted in the front garden of the property as a heavy standard with a girth size of 12-14cm at 1m above the root collar and no less than 2m from the location of the original tree and no less than 1m from structures unless otherwise agreed with the council in writing. The tree shall be planted and maintained in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape – Recommendations.*

Please note that failure to plant an appropriate replacement tree may result in the Council serving a Tree Replacement Notice.

2. Hard Surfaces

Alterations to hard surfaces are proposed. Tarmac is not supported. Any new surfaces proposed should be permeable in line with Local Plan Policy CC2 and should not detract from the appearance of the adjacent conservation area. It is noted that the street has a history of flooding (2002) and is within an area where surface water flooding occurs and as such the provision of permeable surfacing is particularly necessary in this location.

3. Walls and railings

The rebuilding of the retaining walls is acceptable in principle. If railings are to be installed on top of this raised boundary treatment vertical black metal railings would be preferred in this location. However, these should be kept as low as possible so as not to appear excessively defensive.

4. Building elements to be removed

There is no objection to the proposed removal of the sign above the main fascia sign, the fluorescent and flood lighting to the side elevation or the flower baskets and associated irrigation system.

5. Transport

There is no objection in principle to the appropriate provision of the delivery bays as this would remove servicing vehicles off Frogal and allow all servicing to take place from within the site. However, further justification in the form of a written statement should be provided to support this arrangement. For example, it is unclear why a hotel of this size would require 2 bays, when the rear car park could be used for servicing and 1 bay would appear to be sufficient for expected levels of servicing. Further details explaining service requirements of the business must be provided to justify the proposed layout.

The provision of disabled (blue badge holders) and servicing bays is supported by Policy T2 of the Camden Local Plan. However, the provision of standard parking bays is not supported as the policy requires on-site parking to be limited to disabled and essential operational/service parking only. Therefore the proposed bays should only be used for servicing and disabled staff/visitors.

There are no objections to the upward lighting in respect of their impact on highway safety, as long as the proposed lighting levels are within reasonable limits. The repairing of the front wall and the proposed low boundary fencing would also have no significant transport impacts.

6. Neighbouring Amenity

Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

The works are generally minor in nature and unlikely to cause significant material harm to neighbouring properties, however it is noted that the new external lighting should not be excessively bright or shine towards neighbouring residences and thereby cause disturbance. Any application should identify windows on neighbouring sites that may be affected and provide clarity as to what that potential impact might be.

7. Conclusion

The following elements of the proposal are considered acceptable, subject to comments in previous sections:

- Lighting
- Rebuilding of retaining wall
- New railings
- Removal of building elements to elevations: signage, lighting, flower baskets and associated irrigation system,

The following elements of the proposal are currently considered unacceptable:

- Loss of trees and area covered by shrubs
- Impermeable tarmac/surfacing
- Replacement of the TPO tree with anything different in species and maturity
- 2 parking bays to the front (although these may be acceptable on receipt of adequate justification)

8. Validation requirements:

Should you choose to submit a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application as well anything else set out in the Camden Local Area Requirements:

- Completed form – Full Planning Application
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Tree survey/Arboricultural Impact Assessment. *Submission should include planting plans indicating species, planting patterns, planting size and density; and a management plan as appropriate.*
- Lighting fixtures and specifications (not a validation requirement but will help with the assessment of your application)
- The appropriate fee

This advice is based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the London Borough of Camden.

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal planning application is submitted to the Council.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Miriam Baptist

Planning Officer
Planning Solutions Team