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Development Planning
Camden Council
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

06th February 2013

Re: Planning application for 63 Frognal, London, NW3 6YA

To Whom it May Concern,

On behalf of our client, we wish to submit the following information for the purposes of a Full Planning Application in relation to the property at No.63 Frognal, London NW3 6YA;

Architect's Drawings

Drg No.	rev	Title	Scale	Size
236_EX.000	P*	Site Location Plan & Block Plan	1:1250&1:200	A1
236_EX.001	P*	Existing Site Plan	1:50	A1
236_EX.002	P*	Existing Ground Floor Plan/Demolitions	1:50	A1
236_EX.003	P*	Existing First Floor Plan/Demolitions	1:50	A1
236_EX.004	P*	Existing Second Floor Plan/Demolitions	1:50	A1
236_EX.005	P*	Existing Roof Plan/Demolitions	1:50	A1
236_EX.006	P*	Existing Elevations/Demolitions	1:50	A1
236_EX.007	P*	Existing Elevations/Demolitions	1:50	A1
236_EX.008	P*	Existing Elevations/Demolitions	1:50	A1
236_EX.009	P*	Existing Sections /Demolitions	1:50	A1
236_GA.100	P*	Proposed Site Plan	1:50	A1
236_GA.101	P*	Proposed Basement Floor Plan	1:50	A1
236_GA.102	P*	Proposed Ground Floor Plan	1:50	A1
236_GA.103	P*	Proposed First Floor Plan	1:50	A1
236_GA.104	P*	Proposed Second Floor Plan	1:50	A1
236_GA.105	P*	Proposed Roof Plan	1:50	A1
236_GA.106	P*	Proposed Elevations	1:50	A1
236_GA.107	P*	Proposed Elevations	1:50	A1
236_GA.108	P*	Proposed Sections	1:50	A1
236_GA.109	P*	Proposed Sections	1:50	A1
236_GA.110	P*	Proposed Sections	1:50	A1
236_GA.111	P*	Proposed Sections	1:50	A1
236_GA.112	P*	Proposed Sections	1:50	A1
236_GA.113	P*	Proposed Sections	1:50	A1
236_GA.114	P*	Proposed Sections	1:50	A1
236_GA.115	P*	Proposed Lightwell	1:50	A1
236_GA.116	P*	Proposed Lightwell	1:50	A1

Structural Engineer's drawings & Reports - Conisbee Consulting Engineers

Title	rev
Structural Report. planning.Frognal.text	1.0
Structural Report. planning.Frognal.Appendix A	1.0
Structural Report. planning.Frognal.Appendix B	1.0
Structural Report. planning.Frognal.Appendix C	1.0
SSK006 (rear boundary wall)	

BIA & Reports - Geotechnical and Environmental Associates

BIA - Desk Study/Ground Investigation Report

Other Documentation

Cover Letter (incl. record of Pre Application Meeting & additional notes)	NTS	A4
Design & Access Statement	NTS	A4
Construction Management Plan (DRAFT)	NTS	A4
Photographic Survey front and rear	NTS	A3
Arboricultural Report prepared by Landmark Trees	NTS	A4
Completed Community Infrastructure Levy Form	NTS	A4

The above information has been uploaded via the planning portal and associated application form and relevant payment has been completed on line.

Please also refer to the enclosed Pre Application meeting notes which were issued to Ms Aysegul Olcar-Chamberlin on 21st December following Pre Application Meeting at Camden Town Hall on December 20th 2012. Additional correspondence and further information with regard to Pre Application Advice are also attached.

Should any further information be required, please do not hesitate to contact us.

With kind regards

Leighann Heron
Architect

Gregory Phillips Architects

Enc. Pre Application Information (incl. Pre Application Meeting Notes, 20th December 2012)

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Re: Pre Application Meeting - Additional Info

A Pre Application Meeting was held with Ms Aysegul Olcar-Chamberlin on December 20th. A document outlining the items discussed was issued by email to Ms Aysegul Olcar-Chamberlin on December 21st (Ref: Pre Application Meeting Notes, December 20th 2012). There are a number of items contained within this document which require further clarification as outlined in the paragraphs below;

Conservation Area Consent

Based on the information submitted, as there has been no further feedback in relation to this item, we assume that the planning departments original opinion that Conservation Area consent is not required is maintained.

Plant

With regard to the installation of Air Conditioning units which was discussed at the Pre Application meeting, given the weather conditions over the past couple of weeks there has not been an opportunity to carry out the required acoustic survey and report. It is hoped that this can be carried out over the next couple of days and if so - the full report and details will be submitted as part of the application by post next week. Failing this, air conditioning units will not form part of this application.

Design and Approach

There have been no significant alterations to the design which was originally submitted for Pre Application advice and should therefore remain acceptable in principle to the Planning Authority.

Lightwell

As requested, section drawings through each of the lightwells were issued by email to Ms Aysegul Olcar-Chamberlin on January 22nd (Ref: *0236_GA_115 proposed sections through lightwell 01, 0236_GA_116 proposed sections through lightwell 012*). No comments in relation to same were received.

Landscaping

A section has been included within the Design and Access Statement which forms part of the application to highlight the landscaping aspect of the proposal. This includes increasing the usable amenity area by increasing the size of the lawn to the rear garden. The ratio of hard to soft landscaping remains as per existing. A rain water harvesting unit has been introduced to the rear garden to collect rainwater for irrigation purposes - this contributes towards a sustainable form of drainage (SuDS) on the site by retaining rainwater rather than discharging directly to the mains. Combined with no alteration to the ratio of hard to soft landscaping, we believe this to be a satisfactory approach without the employment of permeable paving to the front driveway.

Given the above, we trust that any issues which were raised at the Pre Application meeting have been addressed in our proposal, however should any additional information or clarifications be required, please do not hesitate to contact us at the details above.

Kind Regards,

Leighann Heron
Architect

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PRE APPLICATION MEETING NOTES

PROJECT: 63 Frognal, Hampstead, London NW3 6YA

DATE: 20th December 2012

MEETING: Pre Application Meeting - 12.30pm :
Camden Town Hall Extension, 6th Floor Meeting Room 03

Present:

Architects Gregory Phillips ('GP') Gregory Phillips Architects ('GPA')
Leighann Heron ('LH') Gregory Phillips Architects ('GPA')

Planning Officer Aysegul Olcar-Chamberlain ('AO-C') Regeneration & Planning -
London Borough of Camden ('LBC')

Copies to: All above, Client

Pre Application submission documents including drawings and Draft Design and Access statement were uploaded by GPA via the Camden Council website on 22.11.2012. The application was assigned to Planning Officer Aysegul Olcar-Chamberlain ('AO-C') who reviewed the submitted information. A brief verbal description of the proposal was given by 'LH' to commence the meeting. Each of the proposed elements of the development were identified and described briefly to offer an overall view of the intention to upgrade, refurbish and extend the existing property to accommodate our clients and their 6 children. The following meeting notes are based on the proposal described within the documents submitted:

Conservation Area Demolition Consent

'AO-C' advised that she had liaised with the conservation department to confirm Conservation Area Demolition Consent would **not** be required based on the information and drawings submitted. 'LH' raised query that further to submitting the pre application information on 22.11.2012, the design team have discussed that it may be preferable, both in terms of construction, appearance and quality of structure (increasing the thermal performance), to remove and rebuild the rear elevation using a brick to match the existing. However should this additional demolition work alter the current stated non requirement for Conservation Area Demolition Consent and subsequent referral of the application to Committee, 'GP' and 'LH' advised that it would be preferable to uphold the original proposal of retaining as much of the facade as possible and infilling using brickwork to match existing as required. The option of reusing the existing brick to rebuild the facade was also discussed and indicated as a possibility to remove the existing rear elevation and rebuild without having to apply for Conservation Area Demolition Consent. 'AO-C' to discuss options with Conservation Department and revert to 'GPA' with confirmation of whether Conservation Area Consent would be required if rear elevation was to be removed and rebuilt (either using brick to match existing or reusing as much as possible of the existing material).

Plant

'AO-C' queried the scope and purpose of the plant room to the rear of the property. 'LH' confirmed that the plant room indicated on basement plan to the rear of the property is to be fully enclosed. 'LH' confirmed that the plant room will house boiler, hot water storage along with potential other M&E requirements. 'LH' confirmed that it is proposed to replace the existing air con units to the loft and include additional units to the gym and annexe bedroom. An acoustic survey has been commissioned and a full report will be included as part of the formal planning application detailing relevant elements of the plant, air con units, existing and proposed noise levels and any proposed mitigation measures.

Design and Approach

'AO-C' advised that the planning department has no issues with the proposed design, scope, appearance or scale of the proposed development including basement, extensions and alterations to the existing property as indicated on the submitted drawings, that a contemporary approach to the new extensions was acceptable and that overall the proposal was in line with current development policies and should be acceptable in principle.

Lightwells

Lightwells to the sides and rear (sunken garden) were discussed. 'AO-C' advised that she believed the lightwells and sunken garden to the rear are in keeping with the current development and design policies and that they would not have an adverse impact upon the property or the conservation area as both side lightwells are well concealed behind planting and relatively high existing boundary walls. Further information including sections through the length and width of each of the lightwells is required. 'LH' advised that these will be issued to 'AO-C' as soon as possible and will also form part of the formal application drawing package.

Landscaping

Existing trees adjacent to the site were discussed. 'LH' confirmed that there are no existing trees on the site and that a survey of the existing trees adjacent to the site has been carried out and a report commissioned. 'AO-C' advised that if the survey, report and additional photos of the rear garden are forwarded to her, she will pass on to the relevant department for pre application comment prior to lodging the formal application. 'LH' agreed to issue same by email in the new year.

With regard to the current landscaping, a drawing should be provided identifying the existing grass/soft and hard paved areas. The proposal should at least maintain the existing ratio of hard paved areas to soft landscaped areas. 'LH' confirmed that the required drawings would be produced and that the proposal will maintain, if not improve the ratio of hard to soft landscaping.

Permeable paving to the front driveway and rear sunken garden were discussed. 'GP' confirmed that it would definitely be possible to accommodate permeable paving to the front driveway and the it would be incorporated as much as possible to the rear. To mitigate any potential water issues, it was agreed that the proposal would incorporate the use of SuDS to contain and control water flow on and through the site.

Transport

'AO-C' advised that it is recommended to include a DRAFT construction management plan with the application. It is recognised that until a Main Contractor is appointed, the definitive programme and construction methods cannot be guaranteed but that a DRAFT outline indicating the presumed or intended construction would be very helpful to the council. 'GP' and 'LH' confirmed that a draft plan would be included as part of the formal application.

Basement Impact Assessment (BIA)

'AO-C' advised that a BIA would be required as part of the application and identified Policy DP25 and SPG guidance in relation basement excavation and development to be referred to for the exact requirements and content of the report. 'LH' advised that the soil investigation is currently being carried out, bore holes are being monitored and that a full report would be submitted as part of the formal application. 'AO-C' suggested that the report should include depth of boreholes and locations indicated on a siteplan within the report.

Timescales

'LH' advised that it is intended to lodge the application mid February. 'AO-C' advised that it is most likely that the case will be assigned to her as she has dealt with the pre application stage. It was discussed that it would be preferable for the application to be decided by delegated powers rather than going to committee due to the lengthy timescales to receive a decision via committee. 'AO-C' advised that if it can be decided within the Planning Department, it will. This was very much appreciated by GPA.