

Appendices - Index

Appendix A – Minutes from Development Control Committee 27th February 2014

Appendix B – Deputation requests, extracted from Supplementary agenda of Development Control Committee 27th February 2014

Appendix C – Gondar Gardens Reservoir LDF site designations

Appendix D – Context photos

Appendix E – The Reservoir Inquiry Appeal Decision dated 1 Nov 2012
(APP/X5210/A/11/2167190)

Appendix F – The Frontage Inquiry Appeal Decision dated 03 June 2013
APP/X5210/A/12/2188091

Appendix G - Consultation responses from Miles Seaman (dated 16th Dec 2013) and Christine McCormick (dated 18th Dec 2013)

Appendix H – Proposed conditions

Appendix I – Draft S106 legal agreement

Appendix A – Minutes from Development Control Committee 27th February 2014

GONDAR GARDENS RESERVOIR, GONDAR GARDENS, LONDON

Meeting of Development Control Committee, Thursday, 27th February, 2014 7.00 pm (Item 7(4))

Application No: 2013/7585/P **Officer:** Conor McDonagh

Proposal: Redevelopment of reservoir street frontage to provide 28 residential units in 2 blocks from lower ground to 3rd floors with basement parking, following substantial demolition of roof and internal structure of reservoir and subsequent re-landscaping. This application is subject to an Environmental Impact Assessment.

RECOMMENDATION: Grant conditional planning permission subject to a Section 106 legal agreement.

Minutes:

Consideration was also given to the additional information contained in the supplementary agenda and to the deputations referred to in Item 4.

In response to questions, the applicant team made the following comments:-

- The bay windows would be ventilated by perforations in the reveals which would allow air to flow and prevent condensation forming. Each would also have a sliding door on the side which could be opened to increase air flow.
- There had been discussion about putting an element of fritting into the balconies to restrict views in. The balconies had been enclosed in order to give a greater degree of privacy, in response to criticism of the previous scheme by local residents.
- There would be no objection to a Section 106 obligation securing the involvement of the Gondar and Agamemnon Residents' Association in the ongoing management of the retained habitat land. However, the terms and timing of this would need to be agreed with the London Wildlife Trust.

The Conservation and Design Officer commented that the introduction of glass bay windows represented a modern interpretation of the Victorian bays of the surrounding properties and the design picked up on the use of stucco work. The vertical stacking of the windows and the projection of the bays also reflected the neighbouring buildings.

The Planning Officer confirmed that there had been no policy changes since the Inspector's decision, except for a change to the London Plan regarding sustainability and carbon reduction. That change had been acknowledged in this application. There had been no relevant changes in basement policy which affected the application.

In discussion Members made the following comments:-

- This proposal appeared to be largely the same as the previous scheme and the overall impression was still of four squat cubes amongst the surrounding tall, narrow houses.
- It was disappointing that the changes seemed to be quite minimal.
- Some of the changes made were an improvement but others, such as the balconies that attempted to replicate the original terrace in a modern way, were unattractive.
- Some lengths had clearly been gone to in order to address the concerns of the Planning Inspector but there was still little visible connection to the detailing found in the surrounding buildings.
- If the application was approved, there should be a working group to look at construction management and landscaping issues, to be convened by the developer and to include local residents.
- The covenant for the habitat land transfer to the London Wildlife Trust should be secured by the Section 106 agreement before development commenced.

The Legal Adviser confirmed that both the working group on construction management and landscaping and the land transfer to the London Wildlife Trust would effectively be picked up in the Section 106 agreement and the land transfer would be on terms that would secure its future use as a nature reserve.

On being put to the vote, with 4 in favour, 4 against and 1 abstention, the Chair exercised her casting vote and it was

RESOLVED –

THAT the application be refused for the following reasons:-

- 1 The proposed development, by reason of its detailed design, would be detrimental to the streetscape and the character and appearance of the wider area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, in the absence of a legal agreement to secure affordable housing on-site in addition to a contribution in lieu, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policies CS6 (Providing Quality Homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy, policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local

Development Framework Development Policies and Policy 3.12
(Negotiating affordable housing) of the London Plan July 2011.

3 The proposed development, in the absence of a legal agreement for car-capped housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and sufficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

4 The proposed development, in the absence of a legal agreement securing a contribution towards educational infrastructure, would place an unacceptable strain on local educational resources, contrary to policies CS10 (Supporting Community Facilities and Services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.

5 The proposed development, in the absence of a legal agreement securing a contribution for public open space, would be likely to contribute to pressure and demand on the existing open space in this area, contrary to policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

6 The proposed development, in the absence of a legal agreement to secure a contribution towards community facilities, would be likely to result in unacceptable additional pressures on existing facilities in the area, contrary to policy CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.

7 The proposed development, in the absence of a legal agreement to secure the submission of, and implementation in accordance with, a demolition and construction management plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users, and would be detrimental to the

amenities of the area generally, contrary to policies CS11 (Promoting Sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP20 (Movement of goods and materials) and DP32 (Air Quality) of the London Borough of Camden Local Development Framework Development Policies.

8 The proposed development, in the absence of a legal agreement securing the provision of an Ecology and Habitat Plan, including measures to secure the transfer of the retained protected land to a third party in perpetuity with a financial contribution towards long term management and maintenance, would fail to secure acceptable short, medium and long term measures to protect and improve the site of nature conservation and on-site habitats and species and to provide for public accessibility, contrary to policies CS15 (Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 (Provision of, and improvements to, open space, sport and recreation) of the London Borough of Camden Local Development Framework Development Policies and policy 7.19 (Biodiversity and access to nature) of the London Plan 2011.

9 The proposed development, in the absence of a legal agreement to secure local labour and procurement, would fail to contribute towards the creation of local employment and business opportunities and to contribute to the regeneration of the area, contrary to policies CS8 (Promoting a successful and inclusive Camden Economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.

10 The proposed development, in the absence of a legal agreement requiring a contribution to secure associated highways works to be undertaken adjacent to the site, would be likely to result in an unacceptable impact on the local transport system, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP19 (Managing the Impact of Parking) and DP21 (Development Connecting to the Highway Network) of the London Borough of Camden Local Development Framework Development Policies.

11 The proposed development, in the absence of a legal agreement securing financial contributions towards pedestrian and environmental

improvements in the area, would fail to mitigate the impact of the development created by increased trips contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway) of the London Borough of Camden Local Development Framework Development Policies.

12 The proposed development, in the absence of a legal agreement to incorporate environmental sustainability measures, with a view to reducing carbon energy emissions and minimised use of energy, water and resources, including the submission of post-construction reviews demonstrating compliance with Level 4 of the Code for Sustainable Homes, would fail to take sufficient measures to minimise the effects of, and adapt to, climate change contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies and policy 5.2 (Minimising carbon dioxide emissions) of the London Plan 2011.

13 The proposed development, in the absence of a legal agreement to secure fully fitted wheelchair accessible affordable housing, would fail to take account of the need to contribute to supporting the independence and quality of life of wheelchair users, contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

**Appendix B – Relevant Items from the Development Control Supplementary
Agenda.**

**Camden DCC 27th February 2014 – Agenda Item 7(4) – 2013/7585/P GONDAR GARDENS RESERVOIR
Written statement submitted by Gondar and Agamemnon Residents' Association (GARA)**

Gondar and Agamemnon Residents' Association (GARA) is a formally constituted organisation. Our aims are “*To preserve and improve the quality of life and amenities in Gondar Gardens, Agamemnon Roads and the surrounding area*”. We have consistently supported the application of Camden policy CS15 in relation to the protection of this Open Space and Site of Nature Conservation Importance (SNCI). We believe that proper application of this policy would result in the site remaining undisturbed, with open views into and across the site from the street and from neighbouring properties.

However, we recognise with deep regret that the loss of Open Space, disruption to SNCI and the height and bulk of the ‘frontage’ scheme have been accepted by planning inspectors. Our focus is therefore on protecting and enhancing our environment in the event of the planning application being accepted.

We are not yet content with the proposed conditions or the anticipated S106 agreement (we have not seen a draft S106 and so our comments refer to the previous draft put before the planning inspector in April 2013).

Conditions related to design, townscape and views

We note, positively, that the car lift has been lowered – to allow views east over it into the Open Space and beyond. ***A maximum height must be set on drawings to guarantee preservation of this important view.***

The Applicant has identified to us that the proposed design prevents access to the rear Open Space via the basement car park (or by other means), there being secure railings and two doors – one through the locked maintenance and storage locker and as an alarmed fire exit (although their most recent email suggests only one door). ***This must be guaranteed by inclusion of a clear drawing as the current plan is insufficient.***

There is considerable resident concern and distaste over the enclosed glass balconies / ‘wintergardens’. These are uncontextual, cumbersome and reduce neighbours’ privacy. ***This detail must be further developed and specifically conditioned to improve townscape appearance and maintain privacy. Condition 3c is currently insufficient.***

Conditions and S106 legal agreement relating to construction

Should the Borough be minded to grant consent, GARA wish to see, in addition to the Conditions listed in the Officer’s report and the points above, the following;

- a) Condition 2: the range of materials in the façade cannot be accurately represented in a 1m x 1m sample panel. The Applicant has said to GARA “we will endeavour to provide a large[r] sample where feasible. It is most likely that this will be fixed on the site hoarding / street frontage”. This positive approach should be confirmed through a condition which requires, ***“at least 9m² of sample panel(s)*** (we recognise that a single 3m x 3m panel may be inappropriate) ***comprising all street façade materials in true relationship to each other, prominently displayed at the site***”, and the developer must be obliged to consult with residents prior to discharge of the condition.
- b) ***Record with photographs and drawings the dimensions and construction of the Victorian Reservoir***, and lodge these with the Greater London Industrial Archaeology Society or similar body. The Officer’s report considers this is unnecessary (para 4.5 bullet 14) but the Applicant should be required to honour the commitment in their Environmental Statement para 7.35.
- c) Condition 30 is insufficient in its current wording and should be strengthened to include taking ***baseline condition surveys and monitoring for movement of all neighbouring properties*** to ascertain whether demolition and construction causes damage.

- d) The Construction Management Plan (a S106 obligation) should:
- Oblige the developer to establish and conduct, with their contractor, ***frequent, regular Community Liaison Group meetings*** (e.g. fortnightly or monthly) throughout the pre-commencement and construction stages - this is referred to only generally in Camden's standard CMP wording but a specific obligation to hold such meetings must be secured
 - Include specific obligations to ***limit air, noise and vibration pollution with continuous recording*** of each aspect, available to the Council
 - ***Prevent weekend construction work as this is inappropriate in a solely residential area.***
- e) Please confirm that the Council will ensure that ***the S106 "Environmental Improvements" sum is used to improve the footpath between Gondar Gardens and Sarre Road*** (as per Officer's report para 4.5 bullet 16) and to improve the public realm in the immediate vicinity of the site (para 6.55).

Conditions and S106 legal agreement relating to ownership, protection and management of the Open Space

We note that the Applicant commits to transferring the land to the London Wildlife Trust (LWT). GARA has a strong commitment to the site, and a strong desire to be involved with the long term management of the site: this is commensurate with the aims and objectives of the Association.

Should the Borough be minded to grant consent, then GARA request the following apply:

1. ***The boundary of the proposed "gifted" land must be made clear before the Committee meeting – without this the retention of "93%" of the SNCI is at risk.*** The plan ("Plan 5" in the previous draft s106) must be affirmed.
2. ***The absolute transfer of the land must be completed as a condition prior to commencement of all development including demolition.*** It must be made clear that payment of the Habitat Contribution (clause 4.13.2 in the previous draft S106) is insufficient to allow Implementation unless and until the transfer of land (4.8.3) has taken place.
3. ***The land transfer should include a covenant to preclude any future development in perpetuity*** (even development considered ancillary to the Open Space such as storage for maintenance equipment, classrooms, toilets etc.). The Officer's report (para 4.5 'Open Space offer') suggests that this *"is unnecessary as any development would require full and proper assessment under a planning application"*. We consider this to be wholly inadequate and we see no impediment to such a covenant: there is no cost to the Applicant in including such a covenant; and no loss to LWT in having this imposed. We see this as a test of the Applicant's claims of commitment to protecting the Open Space; and we seek a legally binding safeguard that the remainder of the site cannot be developed. We therefore urge you to require (in the S106 agreement) that ***"the land transfer to LWT (or similar body) shall include a covenant preventing any development on that land"***.
4. ***A role for GARA on the body responsible for management and operation of the site:*** In the agenda papers for the DCC on 10th May 2012, the Officer commits that "local representation will be included in the Trust management". This commitment must be honoured. The current Officer's report (para 6.15) reinforces this but the obligation is missing from the previously drafted S106 and this must be addressed.
(The Officer suggests (para 4.5 'Open Space offer' bullet 1) that GARA should be excluded as it may not exist in perpetuity. We suggest that this can be addressed with wording such as "for as long as GARA exists with a formal constitution and has at least [20] members, then GARA shall be represented on the Trust").

We urge you to insist that the draft Conditions and S106 are strengthened as set out above prior to this application being considered at the DCC.

Sarre Road Residents' Request for a deputation to DCC on 27 February 2014

Re: Planning Application 2013/7585/P (Gondar Gardens Reservoir)

We refer to your letter of 17 February (received by some of the affected households on 20 February). We hereby request deputation to the DCC on 27 February 2014. We set out our reasons below:

1. We note that 11 documents, some with substantial technical content, were posted on the website Case File as late as 20 February. One of these is a flood risk assessment, which, in view of recent events, deserves careful consideration. Residents have not had sufficient time to assess this important documentation.
2. The properties in Sarre Road that back on to the reservoir site will suffer the greatest impact from this proposed development. You have received at least 25 letters or emails objecting to the plans. In addition the considerable number of people who walk along Gondar Gardens will be denied the pleasant open aspect of this road. This is contrary to policy CS15 and was noted as Refusal reason 1 of 2012/0521/P. This current application 'would be detrimental to the open nature of the site as viewed from the public realm'.
3. This is a new proposal in which all Urban Planning issues once again deserve full consideration. Paragraph 6.47 under 'Neighboring Amenity' has not been addressed. With specific regard to the harm, through increased light, overlook and privacy suffered by neighboring properties we contend that this new proposal is significantly worse, particularly by virtue of the extent of glazing and glass boxes, than the previous scheme and this should have been assessed for light pollution and intrusiveness, rather than summarily dismissed. It is our view that the sort of elements introduced in this design are more appropriate for developments overlooking public open spaces, non-residential developments or along high streets, and are not appropriate for close proximity to back gardens.
4. This new application was submitted because the previous one failed on poor design. We assert that the new application with change of design is in fact worse than the previous application for the following reasons (paragraphs 6.32 to 6.35 of the Officers' report):

Point 1 – The varying size of the projections: The 'projections' referred to by the Inspector are the bay windows of the existing mansion blocks. The Officers are wrong here - these are much smaller than 10m. The proposed projections are too wide – at 10m - and the sharp-edged design has no resonance with the angled bays of the existing mansion blocks. The design is cumbersome, bulky and has none of the elegance of the existing mansion blocks.

Point 2 – The large expanses of brickwork: The claim that large expanses of brickwork have been ameliorated by the inclusion of the 'glass boxes' is not evident. Though figures on the proportion of brickwork are not presented, it's immediately evident that the extensive use of glass in this Application creates an unharmonious imbalance between solid and void areas.

Point 3 – The combination of geometric shapes and four storey sections with flat roof: The newly proposed design is not significantly different in terms of evident geometric

shapes; illustrations in the Design and Access report (p34) are not clear. It is still highly rectilinear and the effect is a muddled lack of coherent design.

Point 4 – No visible connection to the intricate shapes found in the surrounding townscape: The inclusion of small areas of recessed brickwork are an entirely inadequate response to the concerns of the Inspector. This is absolutely clear from the photos presented on page 39 of the Design and Access Statement. Furthermore, the large expanses of glass in the proposed design are not present in *any* of the surrounding buildings. This is exacerbated by introduction of the ‘glass boxes’.

Point 5 – No visible connection to the decorative detailing found in the surrounding townscape (including red brick and white mouldings): The illustrations on pp 38-39 of the Design and Access document fail to provide any connection with the detailing present on the surrounding townscape. If anything, these photos serve to accentuate the rectilinear character of the proposed design. By contrast, the decorative detailing of the surrounding townscape is artfully employed to offer a contrasting juxtaposition to the rectilinear features of the buildings.

Point 6 – No visible connection to the strong vertical emphasis found in the surrounding townscape: We refer to page 42 of the Design and Access document where the new application is compared with the previous one. In terms of vertical emphasis it is impossible to tell the schemes apart. Furthermore, when considering the application in three dimensions, the addition of protruding ‘glass boxes’, which are small in scale, actually diminish the vertical emphasis.

5. Additionally, in paragraph 19 the Inspector makes a very clear point about the detrimental impact the scheme would have on the neighbourhood and community: ‘...the appeal scheme would stretch some 70m along Gondar Gardens, filling most of this section of the road along one side. It would impose a long development of a *very different character*, thereby *significantly harming* the distinct and attractive character of this part of West Hampstead and its contribution to the wider area”. This view of the Inspector has been given no consideration by the developers and is ignored completely in the Officers’ report. We argue the points above specifically for this reason.

February 25, 2014

Camden DCC 27th February 2014 – Agenda Item 7(4) – 2013/7585/P GONDAR GARDENS RESERVOIR
Written statement submitted by Fortune Green and West Hampstead Neighbourhood Development
Forum

Dear Development Control Committee,

You have so much to read on this development and others that I doubt you will have much time to read this, if at all, (you have the officer's 50 page report to digest). Still I hope to speak on Thursday and want to submit brief written comments.

Note to the committee - in his report, point 3.6 he stated that the previous scheme was turned down (but failed to mention that this was *against* the officers recommendation, who had recommended approval). The inspector agreed with committee not the officer.

The Fortune Green and West Hampstead Neighbourhood Development Forum (NDF) was formally recognised by LB Camden in May 2013. It has been consulting widely and developing policies for the past 2 years. It currently has 300 registered members. The final draft of the plan is now out for consultation. A referendum on the plan is proposed for autumn 2014.

Glass balconies and winter gardens

A concern we have is with the proposed development is the proportion of glass in the proposed development. I don't think that the officer has given this sufficient consideration - he has clearly produced a lengthy report but I think this has got lost in all the detail. It is an important detail and one that bears wider consideration as it is cropping up elsewhere in West Hampstead and across Camden.

These glass balconies and winter gardens have been added to this scheme to overcome the inspectors concern about a lack of verticality in the scheme. However, in solving one problem they have created another. Many proposed developments at the moment have glass balconies, they are very trendy at the moment. I don't think they will stand the test of time and we are allowing a new set of planning mistakes.

Floor to ceiling glass with glass balconies and winter gardens seem like a good idea in theory but in practice not everyone lives clean and tidy like an architect or an urban hipster. The glass causes two problems; inhabitants want their privacy so cover the windows with blinds or curtains (take a look at the Pulse on the Finchley Road - it looks terrible). Neighbours have to look at the clutter people end up storing on their balconies. Recently in his column Tyler Brule - a commentator on many things including urban design - called for the removal of *'unimaginative and occasionally dangerous glass balconies ... The glass panels should be replaced by intricate metal railings... At the same time the residents will be invited for inspirational talks on how to decorate outdoor spaces rather than use them as excess storage space for unwanted toys and other unsightly objects that belong in basement storage not on display for the world to see.'*

This site is on the cusp of inner and outer London, the glass balconies and winter gardens are simply out of place here. The probable residents will not be urban hipsters but professional couples and families who will be concerned about the lack of privacy (and cover the windows with curtains) and probably will allow clutter onto the balconies. A good architect would have acknowledged this and designed accordingly, balancing the desire for light, privacy and context.

On page 43 of the evidence Linden (but not in your report) shows a modern building further down Gondar Gardens - in support of its proposal - but in which the bedroom window of the building has the blinds down. All day and night. People don't like large windows in bedrooms facing the street! Matching floorplans with elevations of this proposal it seems that of the fifteen glass balconies that will face Gondar Gardens nine are bedrooms. People in them won't want people looking in. Of the six that adjoin living rooms at least three will probably prefer open balconies (as discussed below) as they have

no other outdoor space. The issue of privacy applies both ways. Neighbours won't want to feel looked upon. There was a very heartfelt plea from the residents of Sarre Road that if this development is to go ahead that their privacy should also be protected. Being looked down on by these glass balconies and winter gardens will be intrusive.

There is a further problem (pointed out by Cllr Rea, who has some experience on these matters) with the proposed six winter gardens is that they are west facing and will become ovens in the summer. Why not open them up as balconies? They won't get so hot and there will be somewhere for residents to sit out and read the paper. Residents could have the door open from the living room on to the balcony but still be private because of the privacy afforded by the balcony (provided it had added metal work railings)? Opening up the balconies would still maintain the verticality because of the negative (or implied) space.

Sustainability

The NDF also notes that this scheme does not meet the target emission reduction rates. The officer doesn't think this is a major problem. We are not so sure. To be honest this is not an issue that has come up much in our consultations but there is a very confused position on this, within the Council, within Government and within the general population. I'm surprised that this development is so short of emission target rates; in Germany new urban developments meet a 70% reduction target but in England we can't even meet a 40% target and are 'fiddling while the planet burns'. Even where schemes are being built (such as the Sager building) there are problems, Sage is so insulated that the residents have to leave the windows open all year round to allow heat to escape. Furthermore in West Hampstead, as in Camden, much of the housing is leaky Victorian and Edwardian stock. Little if anything is being done to improve this. As I say, it is a confused position without (oddly) much sense of urgency.

Consultation

Linden Wates claim in their report that they have undertaken consultation as required by law. The evidence this by a photo of a poorly attended exhibition on the latest design in a church the other side of the Finchley Road. This was *after* they lost an appeal on design! If they had engaged in more real consultation they might have listened to residents concerns and come up with a better design (although I agree you are not going to make everyone happy).

However this is significant not just for the past but also for the future. One major issued raised in the NDF consultation is that developments get approved at planning and then significant alterations are made at details design stage (e.g. brick colour for Sager and Emmanuel School or currently for Ballymore on landscaping and trees). The residents need to vigilant on this scheme; on changes to design, brick colour and the green space behind the scheme. Any help from Development control would be most welcome.

Summary

It is clear (excuse the pun) that the glass balconies should be replaced by another material that provides privacy. I wondered about brick but I think that will be too heavy visually so I think either repeating the material used elsewhere in the panels on the front (I'm not quite clear what this is; concrete?) Better yet some some of metalwork. GARA have suggested this too. This is certainly for the first floor projecting balconies but also for those on the second floor too. I sent an annotated page of the elevations with some suggestions to the officer. He didn't include it in his package. I would ask that the committee recommend that the design of the balconies and winter gardens is considered again and improved at detailed design stage from the existing proposal.

Thank you.

Wemyss-Cooke, Vicky

From: Jan Donovan [REDACTED]
Sent: 25 February 2014 13:29
To: RSCDevelopmentControl
Subject: Planning Committee - Friday 27th Feb

Dear Vicky

We would like to register the following to speak at Planning Committee in support of the application for the redevelopment of Gondar Gardens.

We are representing the Applicant – Linden Wates (West Hampstead) Ltd

Jan Donovan – Rolfe Judd Planning
Jason Rudolph – Rolfe Judd Architecture
Dr Chris Miele – Montagu Evans

We look forward to hearing from you

Regards

Jan

Jan Donovan
MRTPI
Director
[REDACTED]



Architecture Planning Interiors
[REDACTED]

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Appendix C – Gondar Gardens Reservoir LDF site designations

1. With the exception of a 60m long strip of frontage along Gondar Gardens (narrowing from 21m deep in the north to 13m in the south) the site is designated as two Private Open Spaces, identified in LDF map 1. The designations are numbered 188 ‘Gondar Gardens’ and 189 ‘Gondar Gardens Reservoir’ as set out in diagram 1 below.
2. Most of the site is also a designated Site of Nature Conservation Importance (SNCI) of Borough importance II and identified as such in Map 8 of the LDF and shown in the extract in diagram 2 below.
3. The designated SNCI description is as follows: *“A covered reservoir, mostly neutral grassland dominated by false oat-grass (*Arrhenatherum elatius*), with a moderate diversity of wild flowers. Spiked sedge (*Carex Spicata*), which is uncommon in Camden, is present in reasonable quantity. Typical grassland butterflies, including common blue and meadow brown are present. The site is the only known location in Camden for slow-worms. There are small areas of woodland, mostly of sycamore (*Acer pseudoplatanus*) and ash (*Fraxinus excelsior*), with hawthorn (*Crataegus monogyna*) and plum (*Prunus domestica*) below, on the slopes of the eastern and western ends. This provides habitats for common birds. There is no access to the general public.”*



Diagram 1: Extract and key from LDF Proposals Map 1.

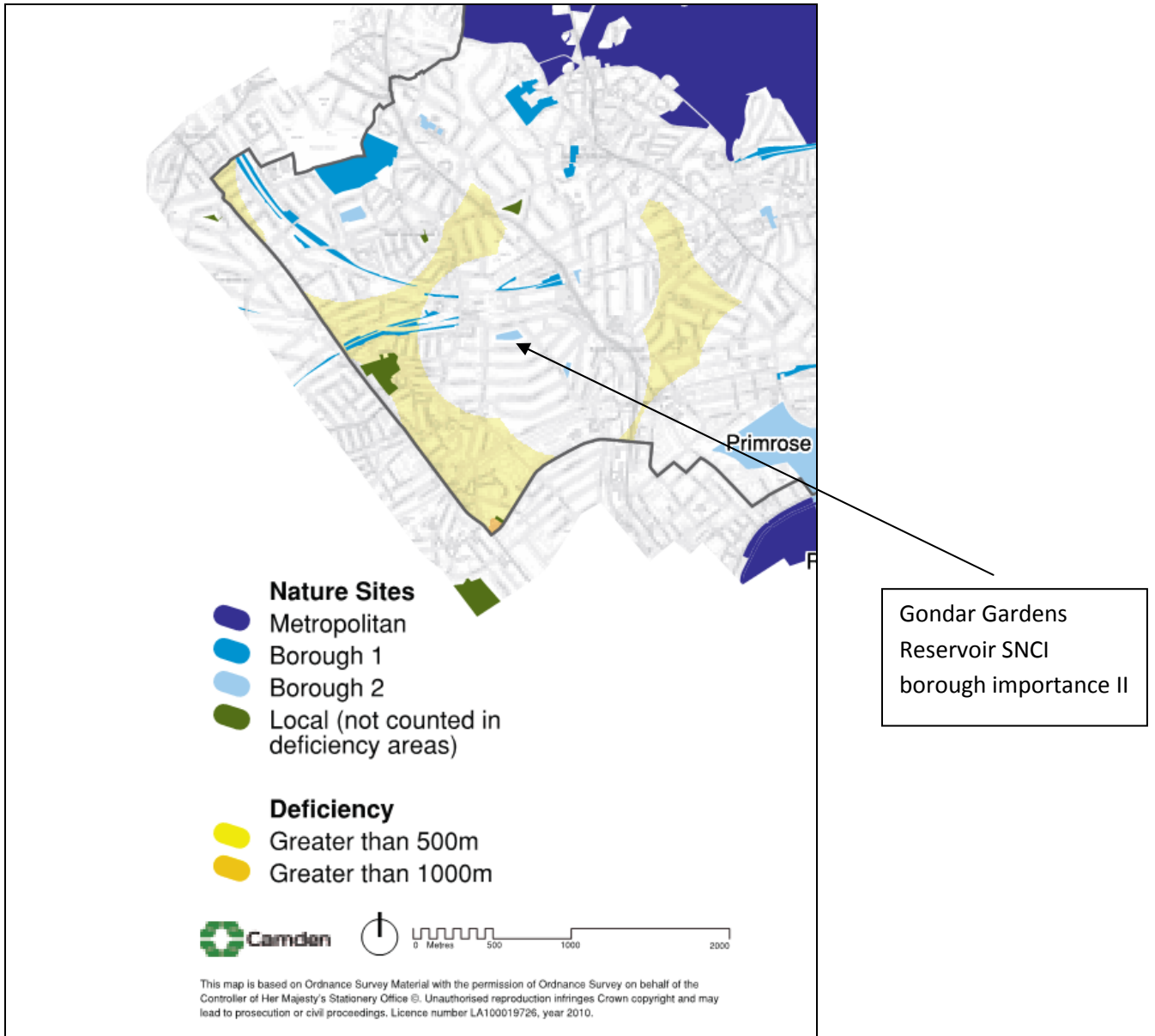


Diagram 2: extract from LDF Map 8 (Locations deficient in Access to Nature Conservation Areas)

Appendix D – Context photos (including extracts from appellant’s DAS)

1.00 Background

1. The Bay Window

An obvious and strong characteristic was the incorporation of a bay window. The bay window adds verticality and animation to the long terraces. A key observation was the variety of types of bays.



Bay windows with faceted roof capping



Bay windows stopping at first floor. Upper storey breaks the eaves line and animates the roof line

Extract from DAS page 9



Feature Bays breaking through the eaves line



Eaves line follows curved profile of the bays.

Extracts from Das page 9



Flat roof and upper storey significantly breaking the eaves line



Variety of bay designs within the same street

Rolfe Judd Gondar Gardens Design and Access Statement

www.rolfe-judd.co.uk



Roof line articulated with chimney, parapet and faceted bay tiled capping



Roof line significantly broken with 4 storey brick plane



Roof line articulated with extended bays and parapet dividing walls



Roof line articulated with chimney, parapet and faceted bay tiled capping



Photo 1: Gondar Gardens. This shows one of the building types found on the street and demonstrates the narrow plot width, vertical proportions, typical detailing, materials and rhythm found in Gondar Gardens.



Photo 2: Gondar Gardens.



Photo 3: Gondar Gardens.



Photo 4: Gondar Gardens



Photo 5: Chase and St Elmo Mansion, Gondar Gardens, immediately to the north of