MONTAGU EVANS

TOWN AND COUNTRY PLANNING ACT 1990, S. 78 (1) (a)

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)

ACT 1990, S. 20 (1) (a)

APPEALS BY KARAWANA LIMITED AGAINST THE REFUSALS BY CAMDEN COUNCIL OF PLANNING PERMISSION AND CONSERVATION AREA CONSENT FOR REDEVELOPMENT AT 29 NEW END, HAMPSTEAD, LONDON NW3 1JD (CAMDEN REFS. 2012/3089/P and 2012/3092/C)

APPELLANT'S FULL STATEMENT OF CASE AS REQUIRED BY ARTICLE 33 TOWN AND COUNTRY PLANNING DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2010 (AS AMENDED)

1. The case for this development

- The existing building is no longer in beneficial occupation;
- The existing building makes a negative impact on the Hampstead Conservation Area
- There is a need for more housing in Camden and Greater London;
- Given the existing value of the appeal property compared with the residual value of the proposed development, any contribution to affordable housing would render the development unviable (as confirmed by the Council's own adviser) and thus undeliverable;
- The massing and scale of the proposed building is similar to those of the existing building;
- The building has been carefully designed to make a positive contribution to the Hampstead Conservation Area and to respect the setting of nearby listed buildings (thus an enhancement to the existing situation);
- The proposed basement has been the subject of rigorous review by the Appellant's consultants, by Arup as independent consultants, and by the Council's consultants who all conclude that the scheme should not cause harm to the built and natural environment and local amenity, or result in flooding or ground instability, subject to prudent and usual protective measures being incorporated through the detailed design process and execution of the project;
- All trees worthy of preservation will be retained and the existing open space will be retained and enhanced by careful landscaping;

- The proposed flats will comply with lifetime home standards and will generally enjoy a high standard of private amenity;
- The development will have an acceptable impact on neighbour amenity;
- The development will generate an acceptable level of additional traffic in peak periods and will provide reasonable car parking and cycle accommodation;

2. Responses to the Council's Reasons for Refusal

Reasons for Refusal of Planning Permission with Responses

"1. The proposed development, by virtue of its design, bulk and massing, would detract from the character of the streetscene and townscape and would fail to preserve and enhance the character and appearance of the Hampstead Conservation Area and the setting of nearby listed buildings, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies".

Response

- The bulk and massing is virtually identical to those of the existing building, but by virtue of careful articulation of the elevations and other design features will provide greater visual interest and vibrancy within this part of the Conservation Area. The design was carefully negotiated over a lengthy period with the Council's design officers who concluded that the new building will not only preserve the character and appearance of the Conservation Area but also enhance it; and furthermore that the setting of existing listed buildings will not be harmed.

" 2. The proposed development, in the absence of any onsite affordable housing and of sufficient justification for this lack of provision in accordance with the Council's targets, and in the absence of a legal agreement to secure affordable housing, would fail to ensure the provision of the required amount of affordable housing for the scheme, 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 DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies."

Response

- This is a manifestly unsustainable and unsupportable reason for refusal. The Council, through its Planning Committee, had clear written advice from its own independent consultants, reiterated orally at the Planning Committee meeting considering these applications, that the residual value of the scheme is below the benchmark value and that the scheme is unable to incorporate

affordable housing onsite or offsite or justify a financial contribution to affordable housing. The appellants will for completeness update the viability exercise shortly before the inquiry as is good practice.

"3.The proposed development, by virtue of the provision of new car parking in the basement, and in the absence of a legal agreement to secure car-free housing units, would be likely to contribute unacceptably to increased traffic generation, parking stress and congestion in the surrounding area and create an over-dependence of use on motor vehicles, which would fail to promote more sustainable and efficient forms of transport, 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 DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies."

Response

- The scheme will incorporate 17 car spaces, including 2 for disabled, together with 28 cycle spaces. The site has a PTAL rating of 3 (medium accessibility). The Council's guidance remains that car-free housing is more easily supported and promoted from PTAL 4 and above. As set out in the Officers' Report to Committee, the existing building, if brought back into use as a hostel, could notionally generate demand for a significant level of on-street parking, which this development will not, since the appellants are prepared to have a prohibition on on-street parking permits.

"4. The proposed development's basement flats, by reason of their location and layout, would fail to provide an adequate level of outlook to the detriment of the amenities of future residential occupiers, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies."

Response

- It is not accepted that the development's basement flats fail to produce an adequate level of amenity. The amenity of these flats falls to be considered in proper context. This is an urban area where efficient use of land is necessary. The proposals do not produce unacceptable residential configurations in this context. This is recognised by officers Council decisions and on appeal. This is not a sustainable reason for refusal of this development

"5 The proposed development and its associated excavation works would result in the removal of a number of trees on the site which are considered to have a high amenity value in the townscape, which would be detrimental to the character and appearance of the streetscene and conservation

area, contrary to policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies."

Response

- The development will see the loss of trees which are described in the Officers' Report as being either of low quality or limited visual amenity. They will be replaced by more healthy trees and other planting. An expert report dealing with such issues (not taken into account by the Council or officers) is submitted herewith.

"6.The proposed development, by virtue of its scale and size and the level of excavation associated with its new basement accommodation, and the consequent associated impact of works and traffic throughout the demolition and construction period, would be harmful to the amenities of neighbouring occupiers and the area in general, contrary to policies CS5 (Managing the impact of growth and development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies".

Response

- It is to be noted that this reason does not allege direct harm from the basement works e.g. on groundwater flow, surface flow and flooding or land stability, but rather relies on the amenity impact on neighbours (and the area in general) by reason of the extent of the works during the construction period. The proposed basement works were the subject of detailed and rigorous scrutiny by experts acting for the then applicants (now appellants) and by the consultants appointed by the Council as well as an independent report by Arup. All concluded that no harm should arise from the basement development. This reason is confined to the impact during the demolition and construction period by virtue of the scale of the project. It is well-established that the effect of such impacts would not ordinarily be a reasonable reason for refusal of a project which is otherwise acceptable in planning terms. The appellants accept the need for relevant mitigation and will commit to a comprehensive Construction Management Plan as outlined in the Officers' Report.

Reasons 7 to 11 inclusive are stated to be capable of being satisfied by way of obligations under s. 106 of the Planning Act. It is intended that a Deed of Unilateral Obligation will be completed by the appellants. Accordingly these reasons are not commented on at this stage.

Reason for Refusal of Conservation Area Consent with Responses

The sole reason for refusal is:

In the absence of an acceptable replacement scheme, the proposed demolition of the existing building would harm the character and appearance of the conservation 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 DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

Response

- It is to be noted that this reason demonstrates a standard holding position pending a positive outcome to the acceptability of the replacement building. It does not amount to an in principle objection to demolition of the existing building by reason of alleged contribution to the Conservation Area. Consequently it should be common ground between the parties that if the Inspector finds the replacement building acceptable, this reason will fall away.

3. Conditions

1. The development hereby permitted must be begun not later than the end of three years from the date of this permission.

   Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

   a. elevation drawings at a minimum scale of 1:10 of each window type, door type, balcony and balcony balustrade/handrail;
   b. plans and sections at a minimum scale of 1:2 of all typical fenestration and door details (jambs (including stone surrounds), heads (including stone surrounds), cills, frame profiles);
   c. plans, sections and elevations at a minimum scale of 1:2 of all dressing details (including parapet copings), and of junctions;

3. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

   Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

4. No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

   Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

5. A sample board (and where necessary product information), showing all facing materials including facing brickwork (demonstrating the proposed colour, texture, face-bond and pointing), natural slate, stone dressings, balcony and handrail sections, windows and external doors shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

   Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

6. Details of the following privacy measures shall be submitted to and approved in writing by the local planning authority:

a. 1.8 metre high screens on the eastern side of the 1st floor side terrace facing Carnegie House and for the eastern sides of the 2nd floor side terrace and 4th floor rear terrace facing Christ Church Cottage.
b. measures to prevent the use for amenity purposes of the areas of roof shown with planters on the approved plans and of the 4th and 5th floor side roof terraces facing Carnegie House.

They shall be installed in accordance with the approved details prior to commencement of use of the roof terraces and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

7. Details of fixed obscure glazing or other privacy measures (as considered appropriate in location and extent for each individual window) shall be submitted to and approved in writing by the local planning authority for the windows facing west and east as marked 'O' on the 'overlooking analysis' plan NEN-SK-05 hereby approved. The approved measures shall be installed prior to occupation of the units and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

8. The development shall not be occupied until full details of hard and soft landscaping and means of enclosure (including external gates and lighting) of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local

Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

9. All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

   Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

10. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage. The trees shall be protected in general accordance with the recommendations of the Tree Projects Arboricultural Report hereby approved and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

    Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

11. Prior to the commencement of any works on site affecting trees, evidence in the form of photographs and an arboricultural report, demonstrating that tree protection measures have been implemented in accordance with the approved details, shall be submitted to and approved in writing by the local planning authority.

    Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

12. Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any excavation works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

    Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

13. Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

    Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

14. Before the units are occupied, details of any external roof plant, ventilation and air-conditioning equipment shall be submitted to and approved by the Council.

    Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

15. Before the development is occupied, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

16. The development shall not be occupied until the whole of the car parking provision (including the 2 disabled bays) shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development. The 2 disabled bays shall also only be used by occupiers with a valid Camden issued blue badge.

    Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

17. Before the relevant part of the development commences, details of the cycle storage area for 28 cycles in the basement and of additional cycle stands for occupiers and visitors at ground level within the site shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently retained.

    Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

18. Prior to the commencement of excavation work, a programme of archaeological investigation including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.

    Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent

recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

19. Prior to first occupation of the development, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

    Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

20. Prior to the first occupation of the building, a plan showing details of the biodiverse roof (including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

    Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

21. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

22. The development (including both excavation and construction) hereby approved shall not commence until further details relating to the basement construction (including further investigations, condition surveys, construction methodology and detailed design, mitigation measures, monitoring methods, etc), as itemised in section 5 of RKD's report dated 27.9.12 (titled 'Assessment of Basement Excavation Justification at 29 New End London NW3 1JD'), have been submitted to and approved by the Council. The development shall thereafter be constructed and monitored in accordance with such approved details and with the various Basement Impact Assessment reports hereby approved.

    Reason: To safeguard the structural stability of neighbouring buildings and the water environment of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

23. No development shall commence before a contract has been entered into with the Local Highway Authority to secure the proposed changes to the highway and parking layout, as shown on drawing no.2011-1007-CR-004 (or any other variation subsequently approved by the Council). The new units hereby permitted shall not be occupied until the works that are the subject of that contract have been completed.

    Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

24. The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

25. Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

    Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

26. Prior to commencement of development, details of a Sustainable Urban Drainage System (SUDS) shall be submitted to and approved in writing by the local planning authority. The system shall be implemented as part of the development and thereafter permanently retained and maintained.

    Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

27. The development hereby permitted shall be carried out in accordance with the following approved plans:

    - Site plan- NEN-PL-001B;
    - Proposed plans- NEN-PL-003B, 090P, 100M, 110L, 120L, 130L, 140K, 150J, 160I, 200E, 210N, 220H, 230G, 240G, 300E, 310G, 320F, 330E, 340E, 350D, 370D, 380D;
    - Landscaping plans-1375-11-01 rev 1, 1375-11-02 rev 1;
    - On street parking layout- 2011-1007-CR-004;
    - Overlooking plan- NEN-SK-05;
    - Design and Access Statement (plus addendum regarding NPPF) by KSR May 2012;

- Planning Statement by DP9 June 2012;
- Historic Environment Assessment by KM Heritage May 2012;
- Sustainability Statement revision 1 March 2012;
- Energy Statement (plus addendum regarding NPPF) by Hoare Lea March 2012;
- Code for Sustainable Homes Pre-assessment report by Hoare Lea August 2012;
- Transport Statement (plus addendum regarding NPPF) by TTP Consulting April 2012;
- Construction Traffic Management Plan (plus addendum regarding NPPF) by TTP Consulting April 2012;
- Tree report by Tree Projects March 2012;
- Daylight and sunlight report by GIA April 2012;
- Internal daylight and sunlight assessment by GIA March 2012;
- GIA letter on Lawn House dated 17.9.12;
- Air quality assessment by Arup April 2012;
- Archaeological Desktop assessment by Preconstruct Archaeology (plus addendum regarding NPPF) July 2011;
- Basement Impact Assessment by TWS (May 2012);
- Arup letter review of BIA dated 12.6.12;
- Letter from TWS dated 8.10.12;
- Addendum to BIA by TWS 25.9.12;
- Addendum to BIA by TWS April 2013;
- Arup letter review of BIA dated 3.5.13;
- Internal daylight and sunlight report by GIA April 2013;
- Building Regulations report revision 2 by MLM 24.4.13;
- Opinion on works adjacent to Lawn House by KM Heritage 28.5.13.

Reason: For the avoidance of doubt and in the interest of proper planning.

Conclusions

The appellants and their advisers agree with the Council's Officers that this development is acceptable in planning policy terms, will make a useful contribution to the housing provision for Camden and will make a positive contribution to the character and appearance of the Hampstead Conservation Area and respect the setting of nearby listed buildings.

The Inspector is respectfully requested to allow the appeal.