

## Via Planning Portal

email address: summer.wong@cgms.co.uk  
direct dial: 020 7832 1399

Our Ref: KJ/SYW/19134

Development Management  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

140 London Wall  
London EC2Y 5DN

Tel: 020 7583 6767  
Fax: 020 7583 2231

[www.cgms.co.uk](http://www.cgms.co.uk)

Offices also at:  
Birmingham, Cheltenham,  
Dorset, Edinburgh,  
Kettering, Manchester,  
Newark

22<sup>nd</sup> June 2015

Dear Sirs

**HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION FOR  
WORKS OR EXTENSION TO A DWELLING  
10 ROSSLYN HILL, LONDON, NW3 1PH  
PLANNING PORTAL REF: PP-04278432**

On behalf of our client, Mr Mert Alas, a householder application has been submitted via the Planning Portal for the following:

“Widen existing opening on the front boundary wall to create a vehicular entrance with new timber sliding gate and associated dropped kerb.”

The application documents submitted via the Planning Portal comprise:

- Application Form
- CIL Form
- Application Covering Letter
- Design and Access Statement including landscaping details
- Heritage Statement
- Transport Report including Parking Survey and Vehicle Tracking
- Arboricultural Impact Assessment, ref: MJC-15-0105-02, 1:200@A2
- Trial Pit Root Inspection Report
- Site Location Plan
- Alterations to Front Garden, ref: RH.PK.01.A, 1:100@A2
- Existing Elevation to Rosslyn Hill, ref: RH.PK.02.A, 1:50@A2
- Proposed Elevation to Rosslyn Hill, ref: RH.PK.03.A, 1:50@A2
- Existing Section Through Garden, ref: RH.PK.04.A, 1:50@A2
- Proposed Section Through Garden, ref: RH.PK.05.A, 1:50@A2

A payment of £172 in respect of the householder application fee has been paid via the Planning Portal.

## **Application Site**

The site, 10 Rossllyn Hill, is a five storey semi-detached dwelling house with front and back gardens. Currently there are two existing pedestrian accesses situated at the either ends of the front boundary wall. The property is not listed but it is located within the Hampstead Conservation Area.

The property forms the northern edge of a row of matching stuccoed buildings between 4 and 10 Rossllyn Hill, with historic low walls and gate posts running the length of the front boundaries at 4-10 Rossllyn Hill, which reflects the channelled stucco detailing of the main buildings. The Conservation Area Statement identifies this group as marking a positive contribution to the special character and appearance of the area.

Immediately adjacent to the site to the north-west is 12 Rossllyn Hill, a Grade II listed building. 12 Rossllyn Hill is a detached five storeys red brick property, dating to 1876.

Rossllyn Hill is located within a predominantly residential area, consisting of grand detached and semi-detached residential properties set back from the street, with low walls along the front boundary. The site is in a relatively accessible location with a Public Transport Accessibility Level (PTAL) of 4 'Good', and is within walking distance to Hampstead Heath, Belsize Park, and Hampstead stations.

## **Application Proposals**

The application seeks permission for alterations to the existing opening on the front boundary wall to create a vehicular access and associated landscaping for the creation of one off-street parking space.

It is proposed to enlarge the existing opening to the west, from 1170mm to 2100mm, installing a new timber sliding gate and the creation of a dropped kerb to provide vehicular access and subtle storage of waste disposal bins to the western side of the front garden of No.10. This will be accompanied by a small area of hard standing (significantly less than 50% of the area) in appropriate material.

The proposals will rebuild the stuccoed gate posts to match the existing and repair the existing walls and posts which have suffered from poor maintenance and are currently showing signs of the destabilising action of trees planted in close proximity which have undermined the existing foundations. The proposed gate will be constructed of painted black timber to resemble those at No. 8 Rossllyn Hill.

Further details of the design proposals are set out in the Design & Access Statement and the submission drawings. The proposed opening has been designed in a sympathetic style which will preserve the character and appearance of the wall and in turn the surrounding conservation area and host properties.

## **Planning Considerations**

The current proposal is materially different from the previous scheme under application reference 2007/6411/P, which was refused by the Council in July 2008. The 2008 scheme sought the insertion of a 2.4m wide new opening and wrought iron gate located in the middle of the front boundary wall. The Council refused the 2008 proposals on two grounds:

- 1) *The proposed forecourt hardstanding and associated vehicle entrance, by reason of the introduction of a new gated opening and of the partial loss of landscaped garden space and of the partial loss of landscaped garden space and of historical front wall (both characteristic of the streetscene), would erode the character of the streetscape and would harm the setting of the row of properties at nos. 4-10 and the character and appearance of the conservation area.*
- 2) *The proposed vehicular entrance would effectively remove two on street parking bays and therefore reduce the capacity of the Hampstead Controlled Parking Zone which would be detrimental to local parking conditions.*

The current application has been designed to fully address the issues raised in the 2008 scheme. Instead of creating a new opening, the proposal now intends to widen a much later and therefore less sensitive opening in the western part of the front boundary wall at No.10.

## **Parking**

Camden Core Strategy CS11 and Development Management Policy DP18 seek to minimise provision for private parking, and Development Management Policy DP19 states that the creation of off-street parking will be resisted where it would cause unacceptable parking pressure, or negative impacts on highways safety and the environment. The site is situated within the Hampstead Controlled Parking Zone (CPZ). A Transport Report and Parking Survey have been prepared by transport consultant TTP.

The application seeks to provide a single off-street parking space that would result in the loss of up to two on-street parking spaces located in front of the site. The applicant currently owns a resident's permit and is willing to enter in a permit free agreement to restrict any on-street parking. Therefore the net loss of parking would be one on-street space.

A parking survey was carried out on Wednesday 17<sup>th</sup> and Thursday 18<sup>th</sup> September 2014 in order to identify the existing level of residential parking demand on Rosslyn Hill and in the immediate vicinity of the site. The survey was undertaken in accordance with the 'Lambeth Methodology'. The parking beat surveys demonstrate that during the weekday evening periods when residential parking will be highest, there were between 84 and 88 available parking and circa 25% spare capacity within 200m of the site.

In addition to the above, there were a minimum of 10 available spaces on Rosslyn Hill recorded during the parking survey beats. If the proposed off-street parking is taken into account, there would be even less parking usage, equating to parking stress of 68% and 65% for the two overnight beats.

In light of the above, it is considered that the removal of two on-street parking bays would have no material impact on the availability of parking and, therefore, residential amenity along Rossllyn Hill. It is also pertinent to note that a number of houses on both sides of the road along Rossllyn Hill already have their own off street parking space for one or two cars.

The vehicle tracking plan showing the proposed vehicular crossover and existing tree, appended to the Transport Report, demonstrates that there are adequate visibility splays at the Site which would not result in harm to highway safety. The Transport Report point out that the provision of obstacles in visibility splays (in this case, in the form of parked cars and the existing tree on the pavement), is quite common in built-up areas and currently occurs on Rossllyn Hill and in neighbouring roads. The Transport Report therefore concluded that the proximity of parked cars to the proposed crossover at No.10 should not prevent a driver from being able to safely manoeuvre to and from the street.

### ***Heritage and Design***

Core Strategy Policy CS14 and Development Management Policies DP24 and DP25 seek to preserve and enhance the character and appearance of Conservation area. A Heritage Statement has prepared to set out the architectural and historic appraisal.

The proposal is considered to have no impact upon the setting of the listed No. 12 which relates to the properties at Hampstead Hill Gardens rather than those at Rossllyn Hill. Furthermore, the proposals seek to simply widen an existing late opening in the wall, causing no change to the listed property's boundary wall and railings.

The proposals recognise that Nos. 4-10 Rossllyn Hill make a positive contribution to the conservation area, offering an attractive group of stuccoed villas with a continuous front boundary wall. The proposals offer to preserve this appearance by widening the opening at the termination of the wall, rather than at the centre, and inserting a sympathetic gate in accordance to those along the wall. This will preserve the continuity, pattern and visual integrity of the wall, thus preserving the character of the streetscene and Conservation Area.

The proposals will also repair the fabric of the destabilising boundary wall, considered to be an improvement within the conservation area. It is therefore considered that the proposals comply with the Core Strategy Policy CS14, Development Management Policy DP24 and DP25, the Camden Planning Guidance CPG1 Design and guidance found within the Hampstead Conservation Area Statement.

### ***Trees***

Development Management Policy DP25 seeks to preserve trees and garden spaces which contribute to the character of a conservation area. An Arboricultural Impact Assessment and Tree Protection Plan have been prepared by MJC Tree Services Limited.

There are currently three mature trees and a group of lineal shrubs located within the front garden of No.10. The proposal involves the removal of two trees (T2 and T3) along the site's northern boundary. These trees have been assessed as Grade U and Grade C which are considered of low desirability for retention. The submitted Arboricultural Impact Assessment and Tree Protection Plan set out the necessary steps to ensure adequate protection of the retained trees.

A Trial Pit Root Inspection was carried out in March 2015 to examine the pit of the existing Platanus on the pavement, which is located adjacent to the proposed crossover. The Camden Tree Officer inspected the trial trench and was content that this tree would not be affected by the proposed crossover.

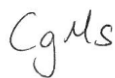
Moreover, the proposals also seek to preserve the character of the front garden by limiting hard landscaping to significantly less than 50% of the area and providing an attractive front garden which will preserve the character of this portion of the conservation area.

### **Conclusions**

The proposal has been designed to address the issues raised in the 2008 scheme. The design team recognise that the site and its front boundary wall is a positive contribution to this part of the conservation area. Thus, the scheme seeks to enlarge the existing opening, in order to minimise visual impact on the historic wall and the proposals to repair the fabric of the boundary wall would be an improvement to the conservation area. Moreover, the parking survey demonstrated that the area has surplus parking capacity and that the proposals would not have no material impact on the availability of parking on Rosslyn Hill.

We trust that the submitted information will be sufficient for you to register and determine the application. If you have any questions or require any further information please do not hesitate to contact Karen Jones ([karen.jones@cgms.co.uk](mailto:karen.jones@cgms.co.uk)) or Summer Wong ([summer.wong@cgms.co.uk](mailto:summer.wong@cgms.co.uk)) at this office.

Yours faithfully



CgMs Consulting  
For and on behalf of Mr Mert Alas

Enc.