

Appearance:

2.6.1 East Frontage

With regards to the East elevation, the proposed ground floor extension will complement the existing street view while remaining subservient to the existing house and relating to its historical character.

Windows will be of similar style to the existing but smaller in size as per the smaller scale of the extension. Dormer windows will be placed below the level of the existing dormer on the historic building.

The new front fence will be extended and the front gate position will be preserved so as to enhance the importance of the original Georgian building. They will be in the same style as shown in historic pictures of the house.

Two small new lightwells, aligned along the front elevation will be introduced to draw natural light into the proposed basement.

2.6.2 Materiality

As discussed above, the materials have been sensitively chosen to be sympathetic to the existing building and others in the neighbourhood. The palette would include brick, painted brick and render, the intention being not to compete with the brickwork of the listed building.



Fig 9: Proposed East Elevation

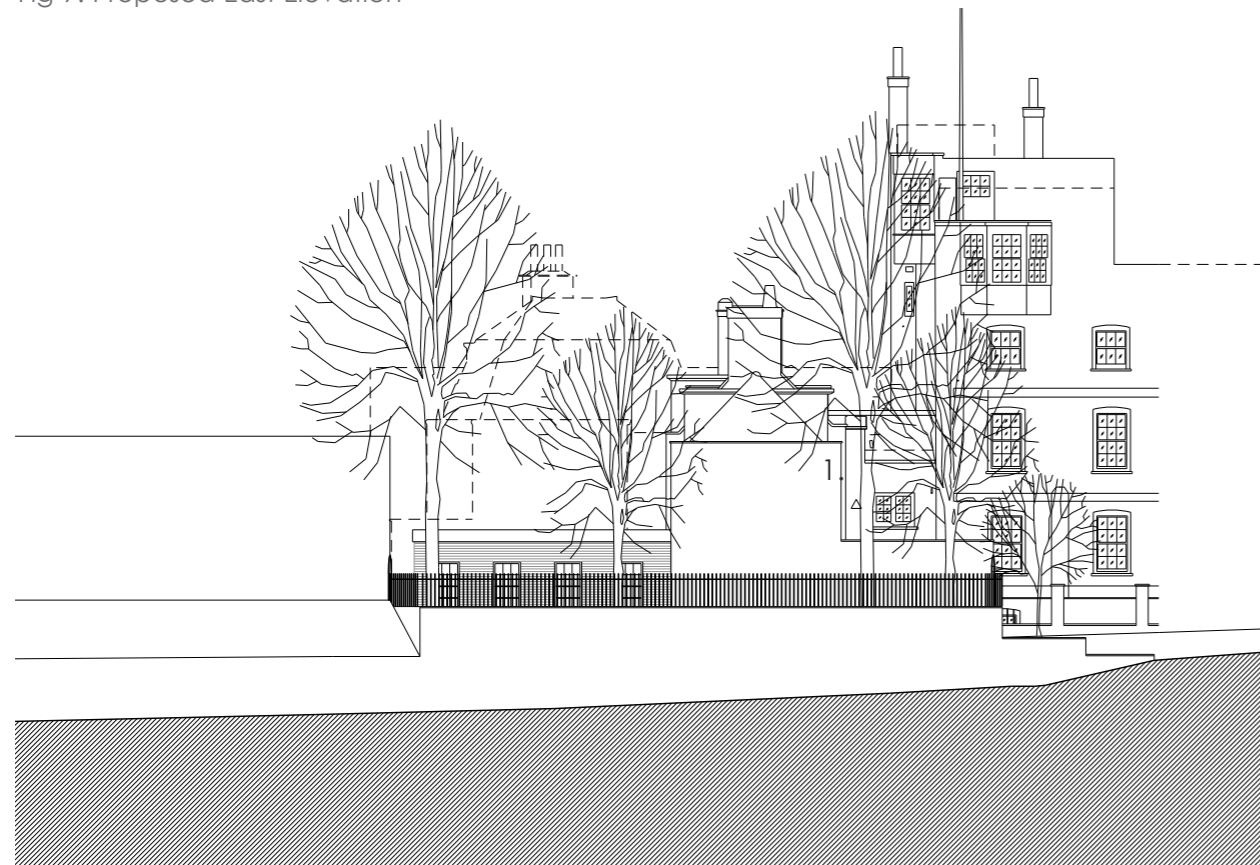


Fig 10: Proposed South Elevation

1. New painted render side Extension

3.0

Engineers Reports

Structural Engineer's Report by Michael Barclay Partnership;
 Basement Impact Assessment by HR Wallingford;
 Geotechnical Interpretive Report by Card Geotechnics Ltd.

The Key Conclusions are:

- The proposed works will not affect ground water flows and levels;
- It is proposed that the existing surfaces and drainage systems will be reinstated with no changes to the volumes of run-off or discharge rate;
- There will be no changes to flood risk at the site or elsewhere;
- There are no issues anticipated with underground services running close to the site;
- There are no slope stability issues;
- There are no significant issues associated with the trees.

The proposal involves the partial excavation of the site and the provision of a basement extension. The basement would not be beneath the existing footprint of the house, having just a small incursion underneath the existing Dining Room but would connect to Grove Lodge's existing basement. In addition a small below ground store is anticipated underneath the orangery. The design of both basements takes into account the data and recommendations from the Site Investigations and Interpretive Geotechnical Reports. The proposed basements would be constructed using piling techniques. This method would minimise the plan extent of excavation and so minimises the impact on adjacent properties, trees and the highway. Steps have been taken to minimise

the impact of the development on existing groundwater and this has resulted in the proposed works having a negligible impact on the existing groundwater regime.

3.1

Archaeological Desktop Assessment

Prepared by Mills Whipp Projects

The Key Conclusions are:

- There is no indication that significant archaeological deposits are present;
- The archaeological survival on the site is likely to be poor and any archaeology would not be disrupted by the proposed scheme.

The proposed site lies within an Archaeological Priority Area but there is no indication that significant archaeological deposits are present. The area of the proposed basement extension has been a garden since at least 1700. Maps show the land being repeatedly landscaped and cultivated. Any pre-18th century deposits are likely to have been extensively disturbed. The remodelling of the garden during the past 300 years will have resulted in the loss of the earlier garden features. The archaeological survival on the site is therefore likely to be poor and any archaeology would not be disrupted by the proposed scheme.

3.2

Arboricultural Assessment

Prepared by Simon Jones Associates

The Key Conclusion is:

- The removal of some specimens will not be of long term detriment to the character or appearance of the conservation area because they are to be replaced with new semi-mature trees.

A total of 11 individual and one group of trees have been surveyed as part of the arboricultural assessment. An assessment of the impact of the proposed development on these trees shows that one individual tree and the group of trees are to be removed. The removal of these specimens will not be of long term detriment to the character or appearance of the conservation area because they are to be replaced with new trees of the largest possible size.

As the felling of the trees identified for removal will represent only a partial alteration to the key arboricultural features of the site, the proposals will result in a medium magnitude of impact on the character and appearance of conservation area in the short term, and only a negligible impact in the long term, once the replacement semi-mature planting has become established. Therefore, the proposal does not conflict with national planning policy guidance.

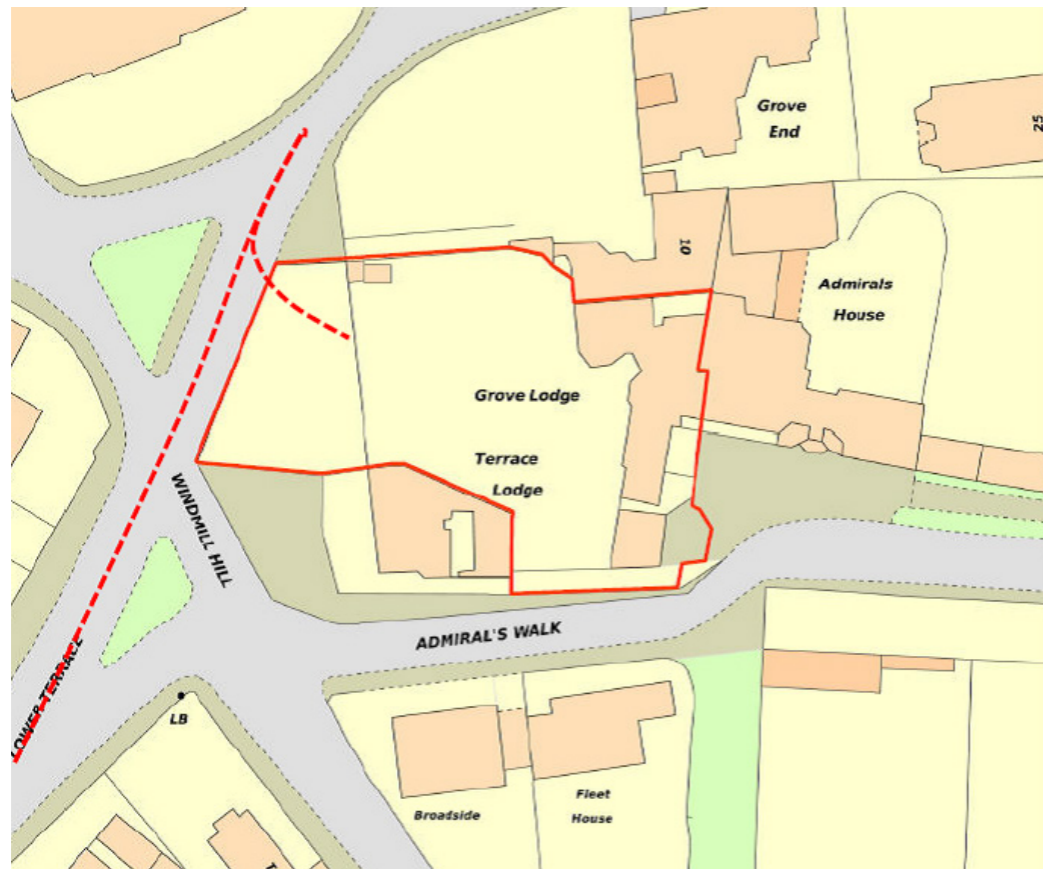


Fig 11: Proposed Access

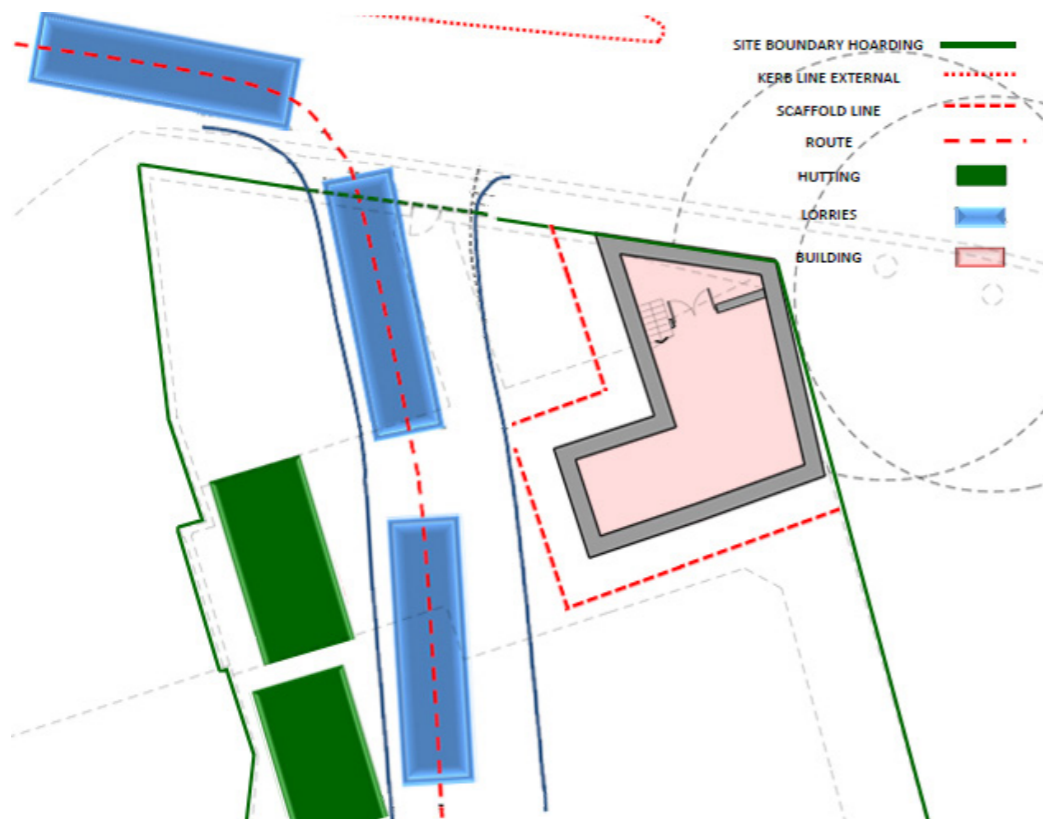


Fig 12: Proposed Site Establishment

4.0 Construction Management Plan

Prepared by Walter Lilly and Co.

Maintaining good communication with neighbours and third parties is very important to the project.

Regular newsletters will be produced to keep neighbours advised of future events, general progress of the works and the requirements for any abnormal works.

Appropriate signage and information boards will be displayed on site hoardings.

Upon taking possession of the site a 2.4m high painted plywood hoarding will be erected to the site entrance of Lower Terrace. An entrance will be formed and security gates installed to provide site access.

A hoarding will be erected to the front of Grove Lodge off Admiral Walk for site security and segregation of the works prior to the removal of the garage and adjoining structures.

A temporary access road and hard standing will be established in the rear garden area off Lower terrace to enable initial delivery and positioning of the site hutting situated in the rear garden area following the initial site clearance works. This road and hard standing will then provide access for plant and equipment prior to the commencement of the sub-structure and ground works.

4.1 Access

Access to the site as stated above will be from Lower Terrace which is off Frognal, a less restrictive route for vehicle than access via Admiral Walk and Hampstead Grove.

Pedestrian access can be permitted off Admiral Walk to the front of Grove Lodge to segregate pedestrians from vehicular access.

Careful consideration has been given to the site logistics and sizes of vehicles entering the site given the constraints of the existing road layouts.

4.2 Traffic Management Plan

Walter Lilly will endeavour to ensure that all heavy vehicle traffic is limited to times outside the rush hour, namely between 10 am and 4 pm, Monday to Friday.

Walter Lilly will liaise with the other Main Contractors operating in the adjoining roads to ensure, so far as is reasonably practical, that deliveries and other construction operations are coordinated to minimise any negative impact on the residents and users of the roads.

There will be no on street parking of heavy vehicles. Deliveries will be managed on a 'just-in-time' basis. Deliveries will be carefully planned, pre-booked and managed on site to ensure no back up of vehicles in Lower Terrace or the adjacent roads and timed to minimise disruption to neighbours.

5.0

Conclusion

The proposed scheme has developed through the careful consideration of a variety of factors, as set out above. An assessment of the existing site and its context has been undertaken which has fully informed the final design. This assessment has included site investigation, structural engineering requirements, an archaeological study, a heritage appraisal, consideration of the site's trees and landscape and the preparation of a construction management plan. The design is both appreciative and responsive to the existing building and its local context. In addition, the design has of course taken into account the London Borough of Camden's planning policies. In delivering an appropriate home for a large family, it is believed that the scheme meets the requirements of those policies.

Dear Neighbour,

On behalf of my wife Celia and I, we would like to inform you that we will be applying for planning permission for refurbishment and restoration of our house in Admiral's Walk. This leaflet is meant to show you that you will not be impacted in any significant way, and let you know where you can find us if you have any questions on any of it. Perhaps a leaflet is a bit unusual but we felt it is probably more polite than intrusive so hopefully you don't mind.

Celia and I grew up in Spain and the Netherlands, respectively, but we have been living in London since 1999. We have lived in Hampstead, in Holly Place, since February 2007 and whilst not born in Hampstead, we have many local friends, and Celia is running her own business, La Coqueta Kids, from home and from the shop on 5 Heath Street.

We are married and have 5 children, aged 6, 5, 4, 3, and 2. (Yes, it is a busy life.) When we purchased our house in Holly Place in February 2007, just before we got married, we thought our 4 bedroom cottage would be large enough forever, but we have plainly outgrown it. And so we have been looking for a new house in Hampstead, as we could not consider moving out of the little village we've grown to love. Our next house, we agreed, would be the house we'd like to grow old in and raise our children. This house is Grove Lodge, in Admiral's Walk, and we are very happy with it!

Unfortunately it needs quite a bit of work, for example the day we moved in on 11 August last year it was raining a lot and we had leaks in 5 different places. We are committed to the restoration of Grove Lodge and part of the reason why we love Hampstead so much is the historic character of Hampstead village. We have for example also fully restored our previous home in a lot of detail, enhancing the Georgian cottage. This leaflet will give you an overview of the plans, and hopefully address any potential concerns any neighbour could have. If it does not address a concern, please feel free to contact me on the contact details below.

Kind regards,

Caspar Berendsen

Caspar.Berendsen@cinven.com

Mobile: 07748 704 557



Fig 1: Proposed Site Plan

Introduction from the Architects

Our proposals consider the property as a whole, rationalising and unifying it through internal renovation and improvement, rear extension, excavation and rebuilding. With very little impact to the building's historic external envelope, our proposals treat Grove Lodge appropriately and sensitively; using the highest quality materials to create a well-designed residence for a large family.

The planning application outlines a proposed scheme for Grove Lodge that seeks to strengthen and enhance the significance of the listed building, rationalise a long history of alteration and extension to the existing building and the site and to deliver a 21st century family home. A great deal of preparatory work has been undertaken in advance to help inform the design development and the scheme. This work has included a full assessment of the existing building and significant investment in various reports as detailed later. Specific extension's elements of the proposals involve:

- Rationalisation of the existing *ad hoc* extensions to the south elevation which effectively create the southern wing – this includes the modern games room, conservatory and garage and 1920s addition. A high-quality extension that respects the existing building while minimising its footprint will replace these *ad hoc* extensions;
- Extending the existing basement underneath the new south extension and a bit into the garden;
- The removal of all existing garden buildings which are of no architectural or historic value and replacement with an orangery in the North west corner of the garden;
- Removal of a lime tree currently situated on the property boundary to the south of Grove Lodge and replacing with a new semi-mature tree.

Massing, Scale and Appearance

Height

The scale of the development has been carefully considered to ensure that our proposal conforms with the respective size and scale of the surrounding context, and is subordinate to the mass and height of the existing building. We propose a basement extension in addition to the existing basement to provide accommodation and floor space with minimal impact to the external envelope of the building. The height of our proposals is lower than the existing layout and will not impinge on neighbouring properties, nor overpower the existing property.

Mass

The massing of the scheme has also been carefully considered. We have succeeded in achieving a solution that provides accommodation without adding mass to the existing building. The proposals adhere to the existing building lines and heights, thus sitting sympathetically into the existing fabric.

Ground Cover

The scheme slightly decreases the amount of built up area compared to the existing ground cover, and therefore fully addresses any potential concerns around overdevelopment of this part of Hampstead.



Existing

Proposed

Fig 2: Building Ground Cover Area Comparison



Fig 3: Proposed East Elevation

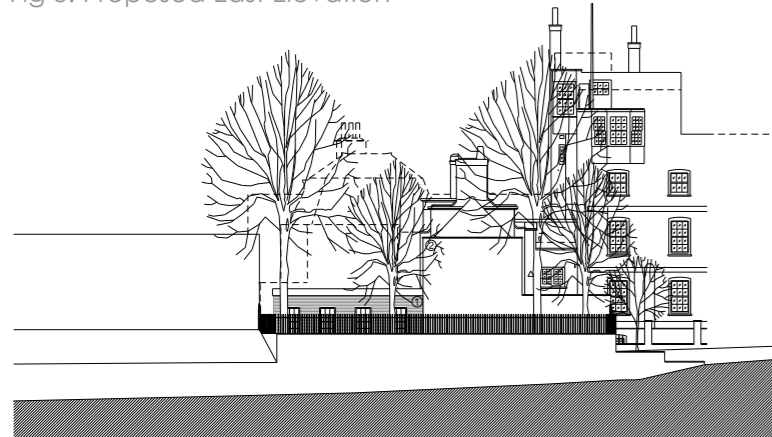


Fig 4: Proposed South Elevation

Appearance

The scheme keeps fully in line with existing design, is not modern in presentation or choice of materials, and fits seamlessly into the existing area.

With regards to the East elevation, the proposed ground floor extension will complement the existing street view while remaining subservient to the existing house and relating to its historical character. Windows will be of similar style to the existing but smaller in size as per the smaller scale of the extension. Dormer windows will be placed below the level of the existing dormer on the historic building.

The new front fence will be extended and the front gate position will be preserved so as to enhance the importance of the original Georgian building. They will be in the same style as shown in historic pictures of the house.

Materiality

As discussed above, the materials have been sensitively chosen to be sympathetic to the existing building and others in the neighbourhood. The palette would include brick, painted brick and render, the intention being not to compete with the brickwork of the listed building.

Engineers Reports

- The proposed works will not affect ground water flows and levels;
- The existing surfaces and drainage systems will be reinstated with no changes to the volumes of run-off or discharge rate;
- There are no changes to flood risk at the site or elsewhere;
- There are no issues with underground services running close to the site;
- There are no slope stability issues;
- There are no significant issues associated with the trees.

Traffic Management

A Construction Management Plan (CMP) has been prepared in support of the application by Walter Lilly and Co. The proposed works would be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities. It is proposed that the construction traffic will enter the site from the west, through the existing modern garden wall. It is anticipated that this would have the least impact on the surrounding area. It is expected that at peak time no more than 3 medium sized lorries per work day will enter and leave the site. Traffic to and around the site would also be very carefully managed. The site itself would obviously be carefully managed, kept clean and with minimal impacts on the site edges. A site waste management plan will be prepared prior to the works commencing.

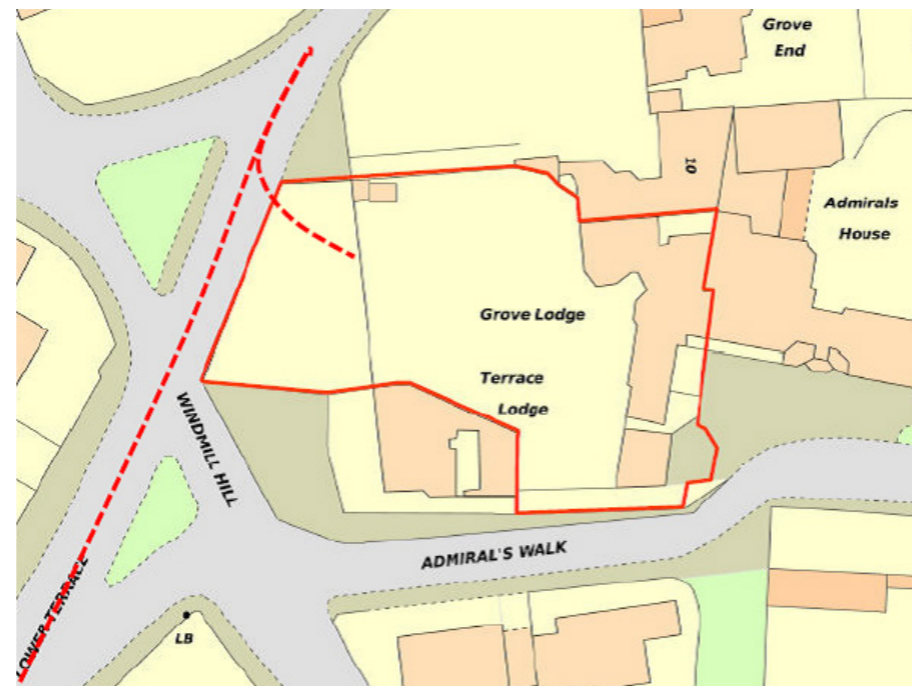


Fig 5: Block Plan showing site entrance

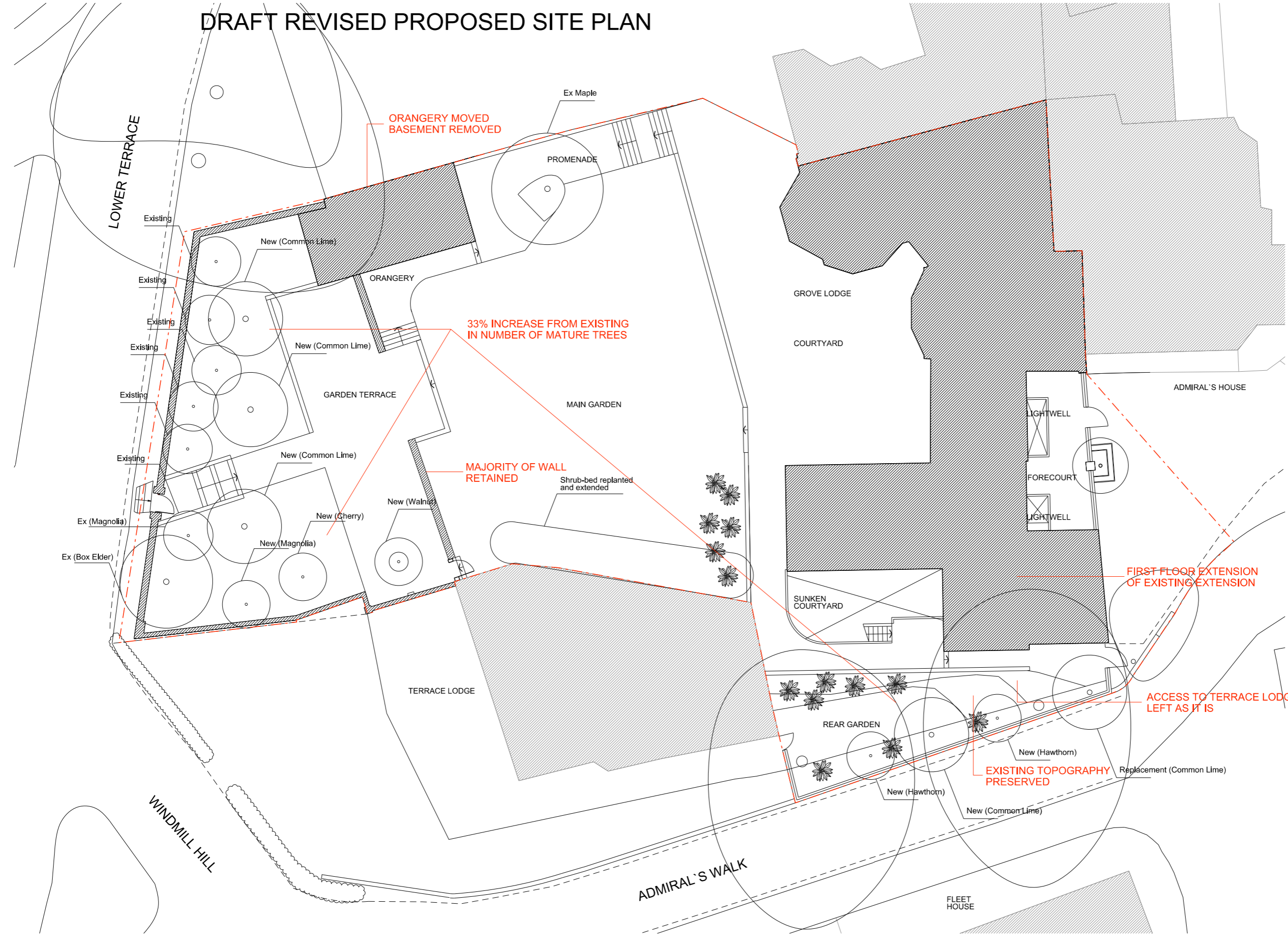
GROVE LODGE PLANNING PROPOSALS

Grove Lodge
Admiral's Walk, Hampstead
London, NW3 6RS



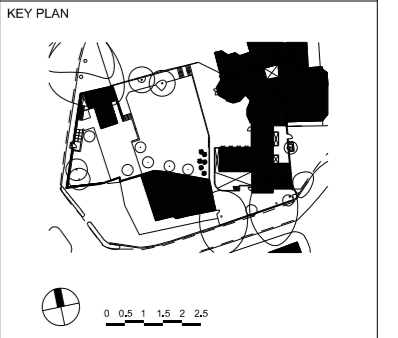
DRAFT REVISED PROPOSED SITE PLAN

GENERAL NOTES
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| P0 | ISSUED FOR PLANNING | 04/02/15 | NA |

STATUS
FOR PLANNING



design-NA architects
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 London EC1M 6EJ
 T: +44 (0) 20 7870 7767
 E: info@design-NA.com

PROJECT
 CASPAR AND CELIA BERENDSEN
 GROVE LODGE

DRAWING TITLE
 PROPOSED PLAN
 SITE

SCALE AT A3
 1:200

DATE
 MAY 2015

DRAWING NO
 dNA GLR 01 002

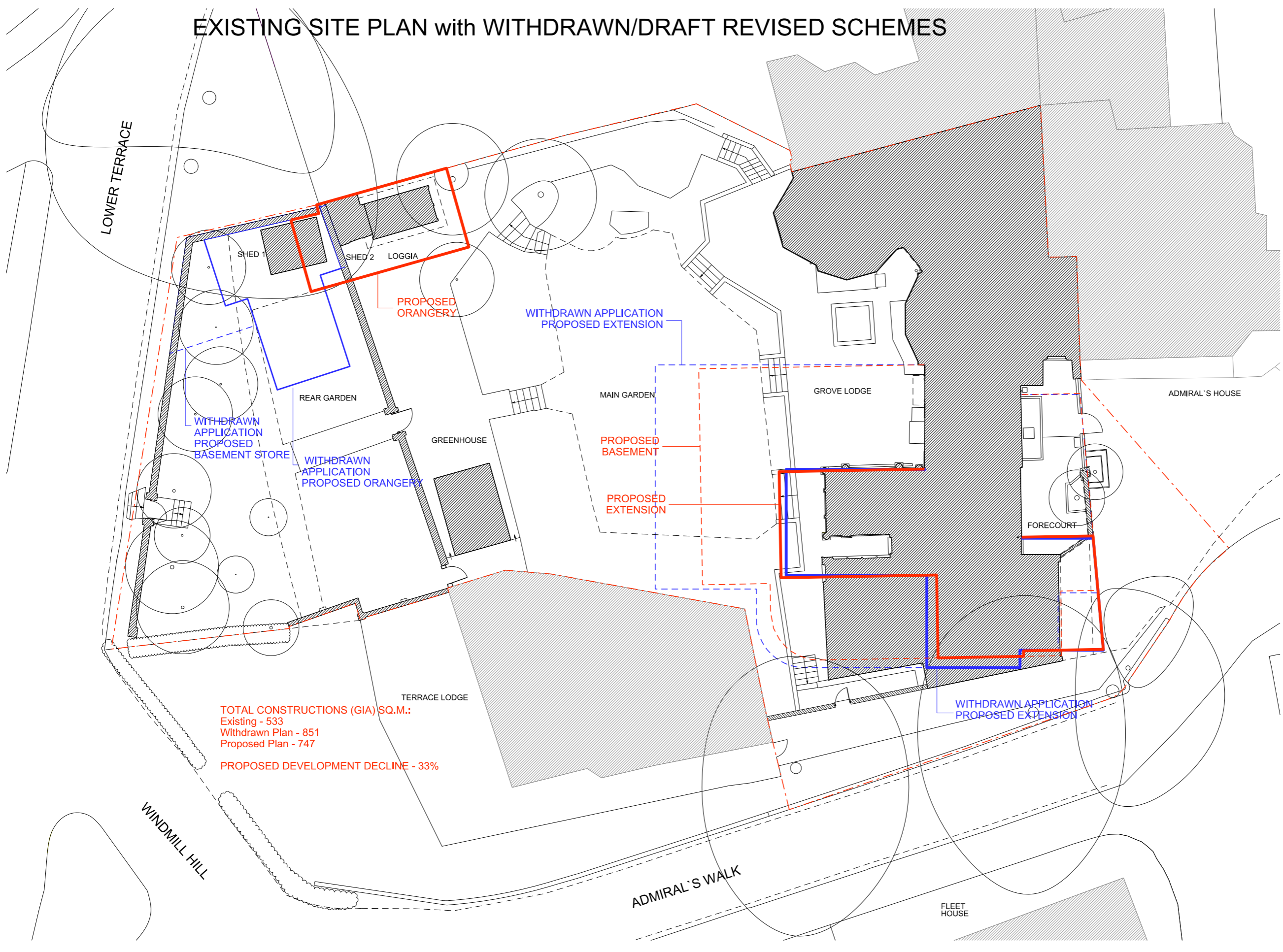
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EXISTING SITE PLAN with WITHDRAWN/DRAFT REVISED SCHEMES

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TOTAL CONSTRUCTIONS (GIA) SQ.M.:
 Existing - 533
 Withdrawn Plan - 851
 Proposed Plan - 747
 PROPOSED DEVELOPMENT DECLINE - 33%

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PROJECT
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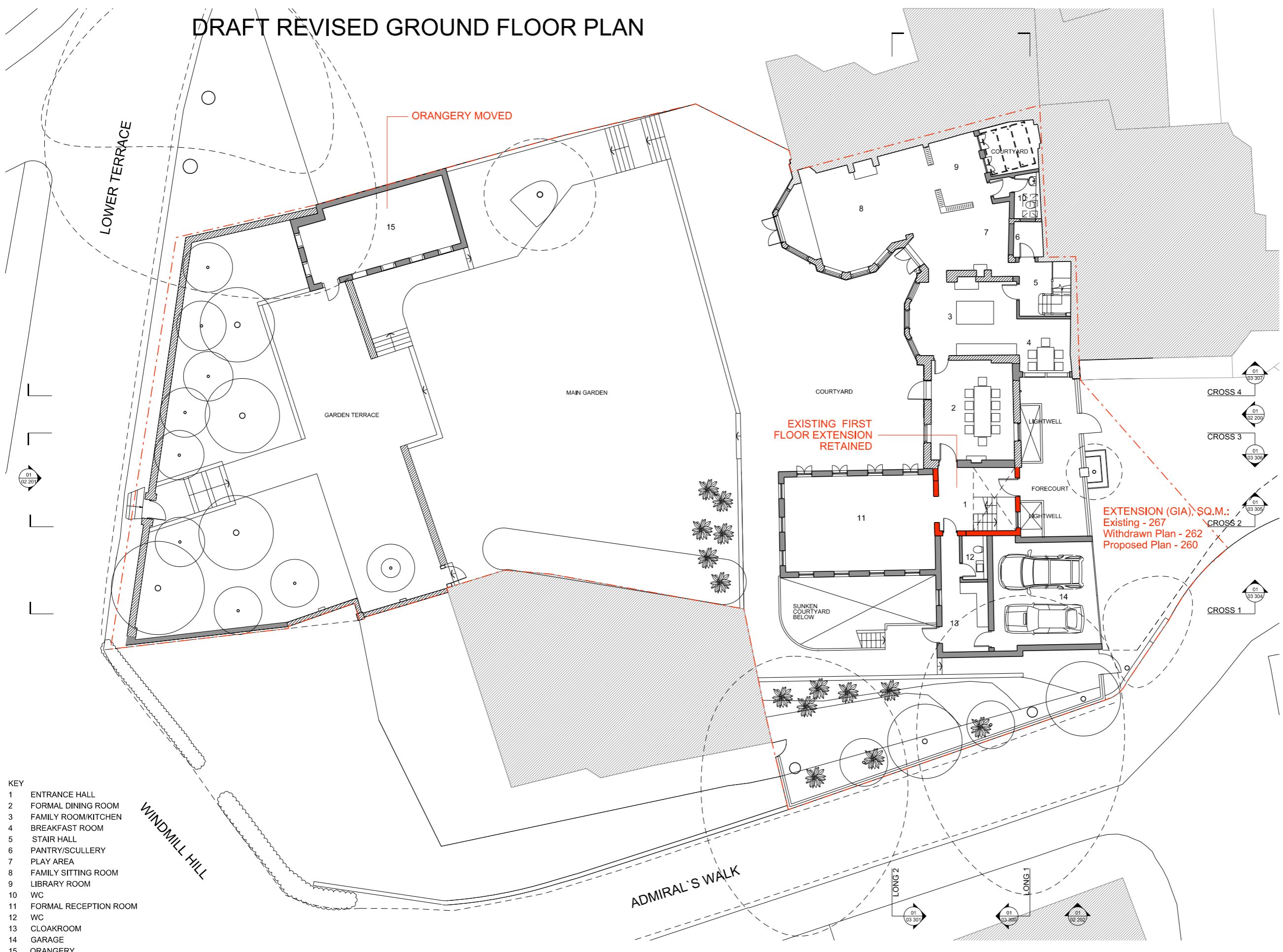
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DRAFT REVISED GROUND FLOOR PLAN

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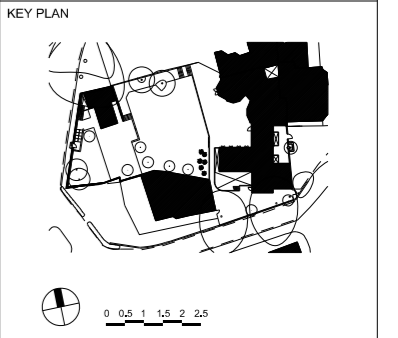


- KEY
- 1 ENTRANCE HALL
 - 2 FORMAL DINING ROOM
 - 3 FAMILY ROOM/KITCHEN
 - 4 BREAKFAST ROOM
 - 5 STAIR HALL
 - 6 PANTRY/SCULLERY
 - 7 PLAY AREA
 - 8 FAMILY SITTING ROOM
 - 9 LIBRARY ROOM
 - 10 WC
 - 11 FORMAL RECEPTION ROOM
 - 12 WC
 - 13 CLOAKROOM
 - 14 GARAGE
 - 15 ORANGERY

01 PROPOSED PLAN
 01 101 GROUND FLOOR
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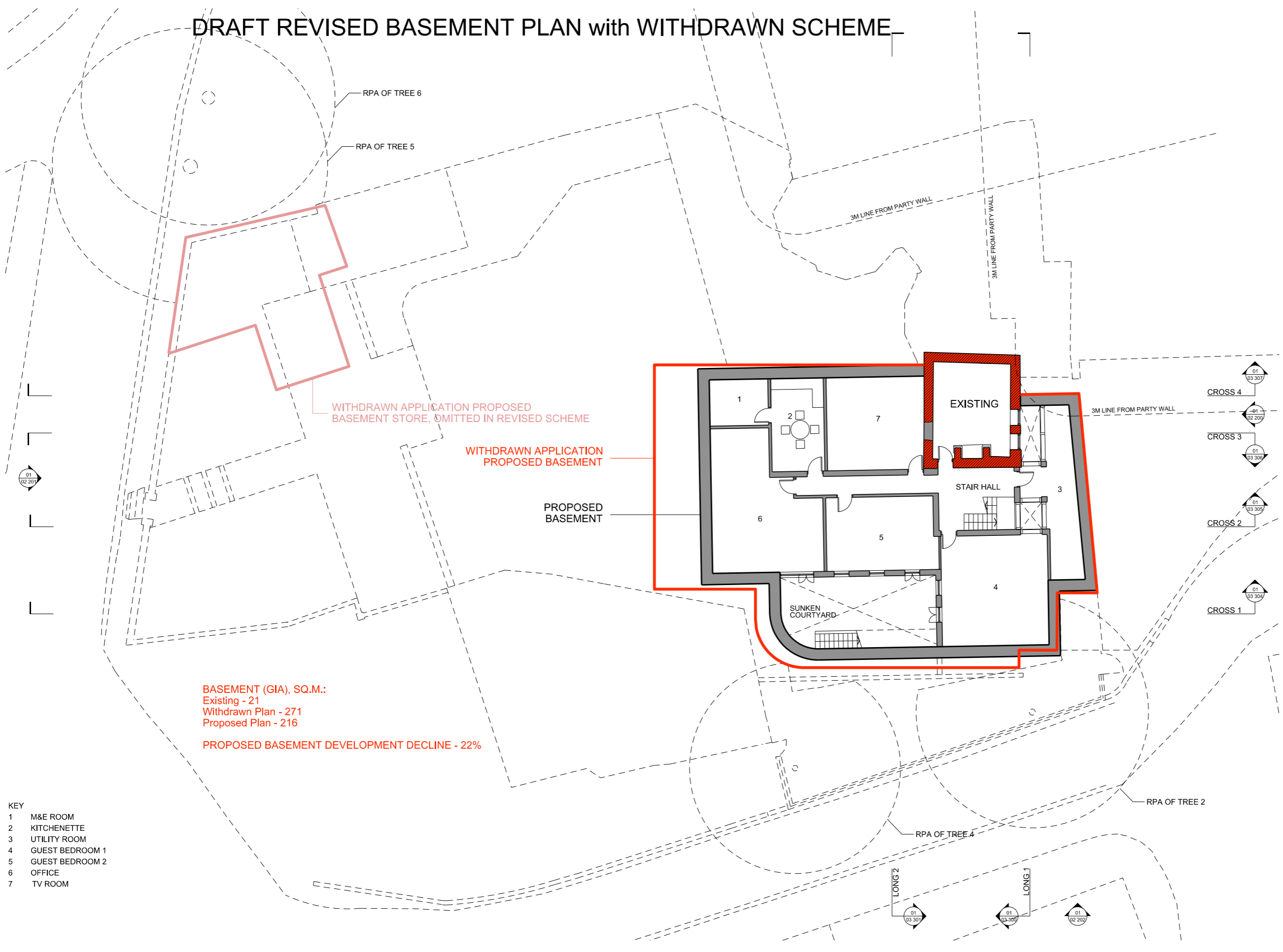
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 PROPOSED PLAN
 GROUND FLOOR

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 MAY 2015

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DRAFT REVISED BASEMENT PLAN with WITHDRAWN SCHEME



WITHDRAWN APPLICATION PROPOSED BASEMENT STORE, OMITTED IN REVISED SCHEME

WITHDRAWN APPLICATION PROPOSED BASEMENT

PROPOSED BASEMENT

BASEMENT (GIA), SQ.M.:
Existing - 21
Withdrawn Plan - 271
Proposed Plan - 216

PROPOSED BASEMENT DEVELOPMENT DECLINE - 22%

- KEY
- 1 M&E ROOM
 - 2 KITCHENETTE
 - 3 UTILITY ROOM
 - 4 GUEST BEDROOM 1
 - 5 GUEST BEDROOM 2
 - 6 OFFICE
 - 7 TV ROOM

| | | |
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| 01 | PROPOSED PLAN | |
| 01 100 | BASEMENT | 1:200 |

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KEY PLAN

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PROJECT
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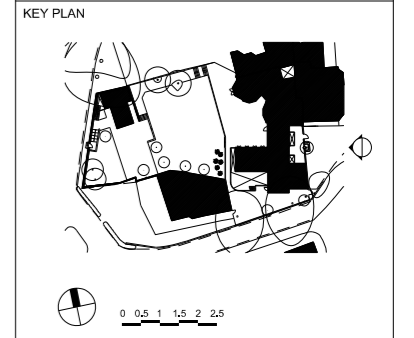
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 ① BRICKWORK
 ② PAINTED RENDER

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| P1 | Side Extension, Railing | 04/02/15 | NA |
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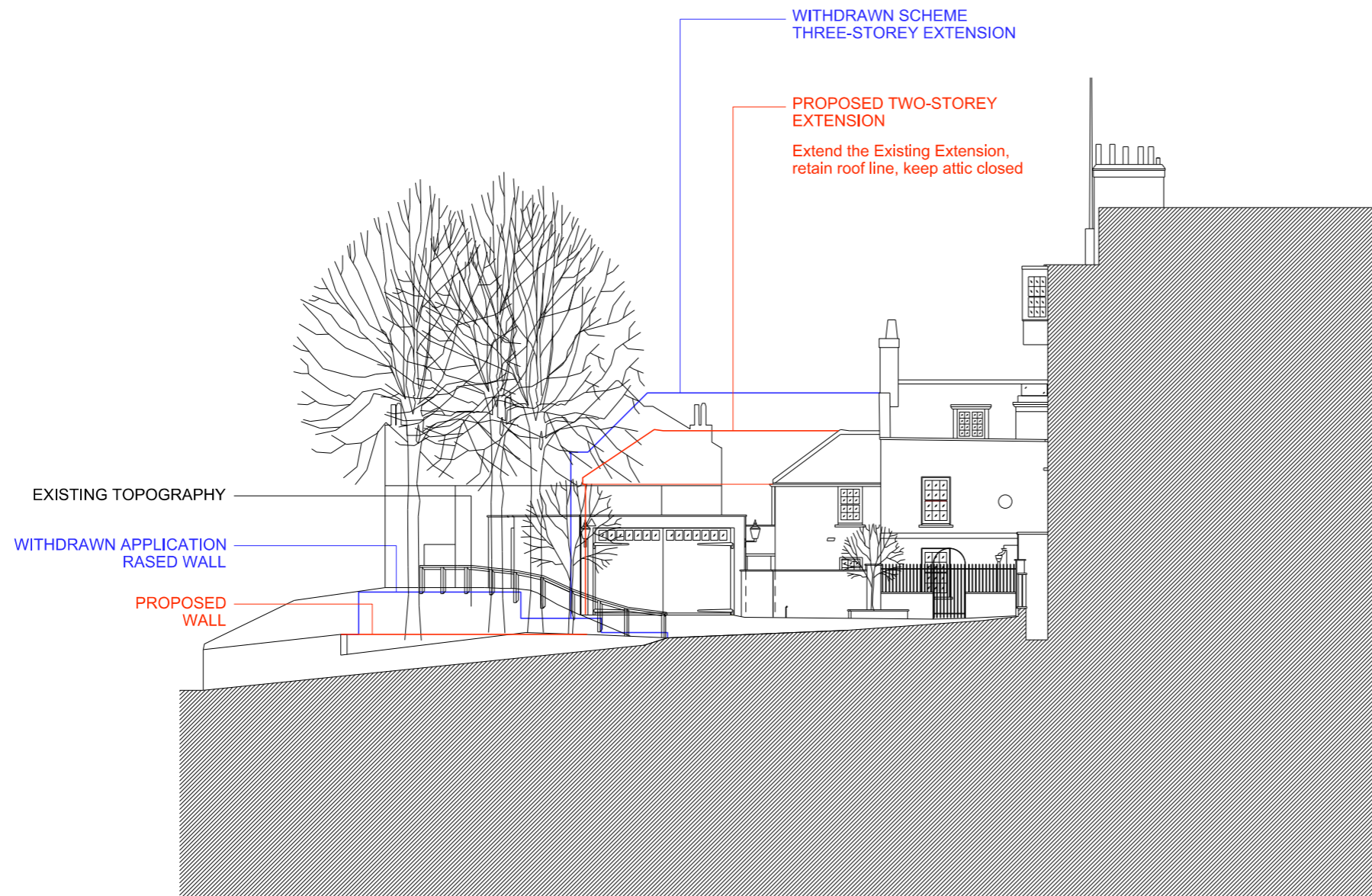
PROJECT
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DRAWING TITLE
 PROPOSED ELEVATION
 EAST

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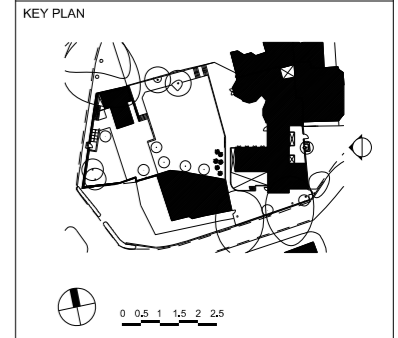
EXISTING FRONT ELEVATION with WITHDRAWN/DRAFT REVISED SCHEMES



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PROJECT
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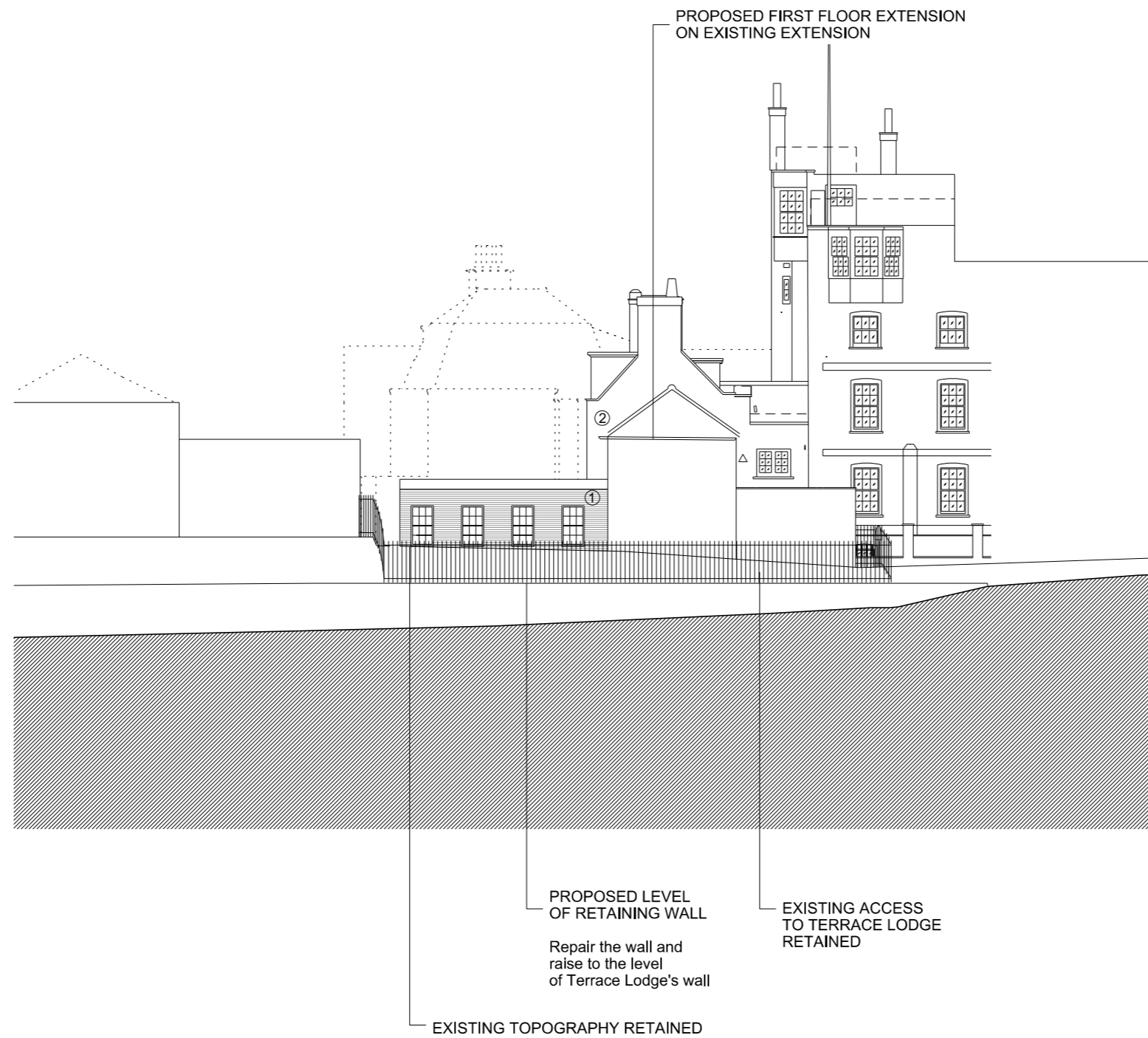
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01 EXISTING ELEVATION
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DRAFT REVISED PROPOSED SOUTH ELEVATION (view from Admiral's Walk)

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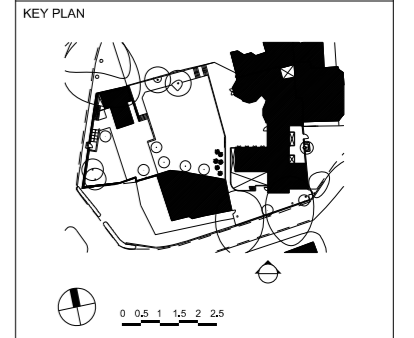
- MATERIALS
 ① BRICKWORK
 ② PAINTED RENDER

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| P1 | Side Extension, Railing | | |
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PROJECT
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 PROPOSED ELEVATION
 SOUTH

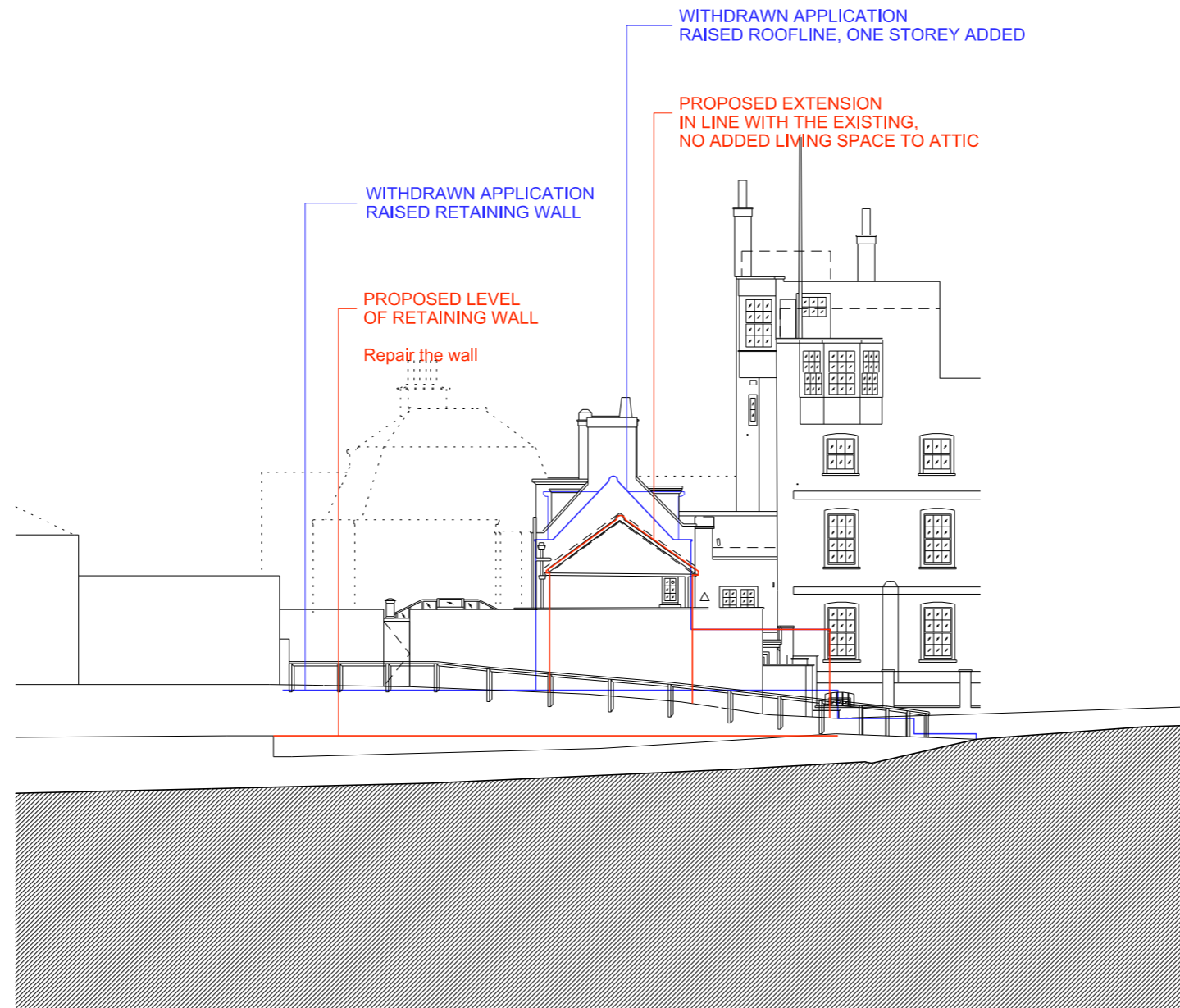
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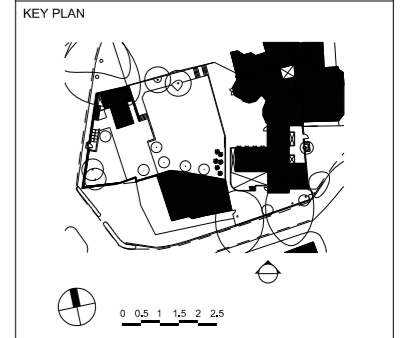
EXISTING SOUTH ELVEATION (view from Admiral's Walk) with WITHDRAWN/DRAFT REVISED SCHEMES



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| 01 | EXISTING ELEVATION |
| 00 202 | SOUTH |

1:200

Grove Lodge, Hampstead - Briefing note on amended scheme

May 2015

How the plans have changed

We have considered all of the comments made on the previous proposal and have worked hard to ensure that these are incorporated where possible. During the process of revising the plans, we have continually sought to ensure that the revised plans are as sympathetic as possible to the current building, to ensure the extension is sympathetic to the house whilst also meeting our needs, and to minimise the intrusion of construction on our neighbours.

The revised plans include a number of significant changes in comparison to the last proposal which have resulted in a reduction of new floor area of 33% compared to the previous scheme. We would also like to emphasise our desire not to overdevelop this listed building with the building footprint remaining unchanged. Please see below for further revisions that we have made to our plans for Grove Lodge.

Extension

- The Galsworthy extension will be retained, and extended.
- Compared to the previous scheme, this means the extension has been reduced by one storey.
- The extension will not increase the building footprint, as it extends into areas that are already built on. In fact the footprint reduces slightly compared to today.
- The plans follow the current architectural design and roof line.
- The plans involve the removal of the current garage, the brick wall along Admiral's Walk, and the office at the back, rationalising the building's footprint and enhancing the overall quality of the view from Admiral's Walk.

Admiral's Walk

- The current topography of Admiral's Walk will be retained and it will keep its rustic feel.
- We have now moved the extension of the extension away from Admiral's Walk compared to both the previous scheme and existing buildings so that the corner on Admiral's Walk is enlarged.
- The boundary wall alongside the road will be repaired and raised to the same level as Terrace Lodge's boundary wall, a material reduction compared to the previous scheme.
- The lime tree that has already been consented for removal on the property boundary will be replaced with a new 6m high lime tree so that there will continue to be the same number of lime trees along the boundary wall.

Basement

- Compared with the previous proposals, the size of the proposed basement has been reduced by 22%.
- This reduction means that the basement will be smaller than the local approved and built basements:
 - 21% of the site area vs. neighbourhood average of 39%
 - 30% of the house, vs. neighbourhood average of 32%

Orangery

- The proposed Orangery is, in effect, an amalgamation of all the current outbuildings. As the other outbuildings are being removed, the plans do not increase significantly the floor space compared to existing (30m² vs. 29m² today).
- In comparison to the last proposals, the size of the Orangery has been reduced by 15% and has been moved away from neighbouring properties and out of view.
- The basement proposed for the Orangery has now been removed.

Garden and Trees

- Our proposals include a third more tree coverage resulting in improved screening, particularly along Lower Terrace. In addition, most trees to be planted will be semi-mature, i.e. up to 6 metres high, which will create immediate effects on the level of screening.
- The majority of the wall inside the garden will be retained.
- The relocation of the Orangery also means that fewer apple trees will be removed and additional fruit trees including cherry and walnut trees are also planned to be planted alongside Lower Terrace and Terrace Lodge.

Construction works

- We are revising the Construction Management Plan to respond to concerns.
- We can significantly reduce the time the works will take by (i) moving out, and (ii) resequencing the work, both of which we are happy to do. We are currently looking at a reduction from 90+ weeks to between 65 – 75 weeks, depending on the solution we agree with neighbours and ultimately Camden Council. If working and delivery hours are unduly limited, this may increase the construction period by a further 10 weeks but this is something we would want to discuss with neighbours and gauge their preferences.
- We are also in discussions with our closest neighbours to decide which construction access route would work best for them. We are looking at a number of options which include access from either Admiral's Walk, Lower Terrace or a combination of the two.
- We have developed initiatives to reduce noise e.g. no diesel generators on site, restrictions on hours and weekends.
- We hope to collaborate and coordinate our works programmes with other developments in the area to minimise disruption.

Appendix B – Technical Responses

1. Arboricultural Response
2. Basement Impact Assessment Response
3. Planning Response
4. Heritage Response

Grove Lodge, Admirals Walk, London

Responses to the key tree related points raised in relation to the public consultation for the previous applications on this site.

The key points raised by the public consultation that have been considered and addressed in the current proposals are:

- That there is a TPO in place protecting the lime trees along Admirals Walk contrary to the information obtained from the tree officer.

It has been acknowledged by the LPA tree office that the information they previously supplied was incorrect and that there is in fact a TPO in place. The TPO is called 'The County of London (Hampstead No. 9) Tree Preservation Order, 1956' and includes a group designation for lime trees that are in a bank that flanks the roadway at the west end of Admirals Walk. In any event this is a moot point, the presence of a TPO does not add further value to a tree (see section 1.5 of our report).

- The previous application did not provide sufficient consideration of the heritage issues relating to trees in the Conservation Area.

We have undertaken a full review of the Hampstead Conservation Area Appraisal and Streetscape Audit; there is very little reference to trees in either of these documents. However, we have acknowledged the views expressed by those who live in the Conservation Area and sought to retain trees wherever possible as well as planting new trees resulting in a net gain in tree cover on the site (see paragraph 1.5.5, section 2.2 and paragraphs 7.3.5-7.3.6. of our report).

- The lack of screening at the rear of the property between Grove Lodge and other properties to the north-west, west and south-west

The proposed orangery has been repositioned so that it would be less visible from surrounding properties and from Lower Terrace. We have also shown the planting of three semi-mature lime trees with a view to increasing the screening along the western boundary of the site (see paragraph 4.2.26. of our report);

- That trees play an important part in the flow and uptake of ground water.

The trees to be removed as part of the scheme are competing for resources with trees that are to be retained. The difference in groundwater flow and uptake likely to occur as a result of the tree removals, especially considering the new trees that are to be planted, would be negligible (see paragraph 4.2.27 of our report).

- That lime trees should be replaced with lime trees and other medium sized trees should be planted elsewhere on the site.

Lime trees are retained wherever possible. The only lime tree to be removed is tree no. 1 and this is because the applicant has received a letter requiring the repair of the highway boundary wall which would damage the tree in the process. The lime tree will be replaced with a lime tree and additional lime and other trees will be planted on the site (see section 4.2 of our report).

- Reducing trees should not be an option in the Conservation Area.

Previously it would have been necessary to reduce one limb on lime tree no. 5 to allow for the construction of the orangery. As the orangery has now been relocated no pruning or reduction work is required or proposed. However, it should be noted that the reduction of lime trees nos. 1-4 was carried out by the LPA's contractors (see section 5 of our report).

- Historically there were more lime trees along Admirals Walk and Lower Terrace.

We have not seen definitive evidence of this on Lower Terrace but it would seem likely that this was the case, we have therefore sought to extend the line of existing lime trees by planting three new semi-mature specimens (see paragraph 4.2.23 of our report).

- That the lines of lime trees are a strong feature in the character of the Conservation Area.

Whilst this is not mentioned anywhere in the Conservation Area Appraisal or Streetscape Audit we do agree that they are the main arboricultural features of the site and we have ensured the retention, wherever possible, protection and enhancement of these features (see section 4.2 of our report).

Grove Lodge BIA

Response to Concerns regarding Admiral's House

August 2015

1. Introduction

1.1. Reference Documents

This note has been prepared in response to concerns regarding the details in the Grove Lodge Basement Impact Assessment (BIA) - MAM7409-RT001-R04-00 - prepared by HR Wallingford in February 2015. This was the BIA for the original planning application. This note specifically addresses concerns related to the Admiral's House area, and discussed in a planning response representation.

The original BIA reviewed issues related to groundwater, ground conditions, drainage, as well as construction aspects, such as ground and building stability. The BIA summary finished with the statement "*It is concluded that the proposed basements meet the relevant requirements of DP27 and that they can be approved with respect to CPG4*".

1.2. Approach of this Response

Several points that were raised on behalf of the owner of Admiral's House were inter-related. Therefore, rather than responding on a point by point basis all of the concerns have been considered and are addressed within this overall response.

This note explains why the information and explanations in the original BIA are considered sound. In some cases in this document more detail than presented in the original BIA is discussed, to provide a more detailed explanation of some of the previous work. Some of this explanation is also included in the updated BIA for a revised planning application.

2. General Comments

In several situations assumptions / interpretations were made in the Admiral's House response regarding some of the data. Whilst some may be true for certain parts of the Hampstead area, many were not properly substantiated for the location itself. Whilst they may seem to be reasonable, local data shows that some are not true for the site – for example, comments regarding the response of the groundwater levels to rainfall, issues with sudden variations in the groundwater levels that HR Wallingford had not explained, etc. This has unfortunately led to some misleading / incorrect comments and conclusions.

Whilst general comments on hydrogeology in the Hampstead area can be useful it is very important that the evidence from the specific site is given the greatest importance, above generalisations, assumptions, conjecture, etc.

3. Groundwater Levels – Perched Water

3.1. Boreholes

Concerns were raised regarding the understanding of the stratified nature of the soil and the consequences of this on local groundwater levels. This is also linked to concerns regarding the measurement and interpretation of groundwater level data at the boreholes.

Firstly, it is important to note that a total of three boreholes for a site this size is more than would often be used. One borehole was immediately adjacent to the proposed basement and another within it, at the opposite side. This represents a very good level of ground exploration – well in excess of what would often occur.

During the two site investigations groundwater was encountered at various depths. This is clear from the borehole logs and from the associated reporting. Whilst water was observed near the bases of the boreholes (approximately 15m depth) it was also encountered at higher levels – broadly speaking at or below the base slab of the proposed basement.

An indicative section from BH3, to BH2 and then to BH1 is given as Figure 1. This depicts the approximate ground levels and the typical recorded levels of perched water (whilst linked by a dashed line for clarity, it is recognised that in practice this is indicative only, with the actual levels depending on the local soil conditions, rainfall, etc. They may not vary linearly).

The approximate level of water entering the side of the well is also shown on Figure 1. This location is set back 15m to 20m from the line of the section, and thus one would normally anticipate a slightly higher groundwater level at the well than along an adjacent point on this section.

The perched water strikes are of particular interest for the design and construction of the basement, due to their levels. Thus, it was in this region that piezometers were installed, for longer term monitoring of groundwater levels – 11 months in the case of BH1. Whilst this monitoring has been questioned it is important to note that the approach that was used is normal industry practice. Indeed, measurements would often not be made over such a long period. However, the importance of groundwater level data over an extended period is recognised by the project team, so the monitoring was retained for 11 months.

The criticism appears to be on the basis that given the nature of the Bagshot Formation there might have been perched water at higher (or lower) levels at the boreholes. The concern appears to be that if there was water entering at several levels a single piezometer in each borehole would not have given full information on groundwater levels and might “average” out some groundwater levels. However, there was no such evidence of multiple levels of perched water observed at the boreholes. Whilst some of the ideas discussed seem quite plausible there is not the evidence to show that they apply at this particular location.

In view of the evidence at the site and the anticipated base level of the basement an appropriate approach to the installation of piezometers and to groundwater monitoring was taken. The boreholes were sealed below the piezometers prior to installation.

Perched water has also been encountered at boreholes drilled at the nearby Fleet House (approximately 15m from the proposed basement) and at a recent basement excavation at Upper Terrace, about 100m away at a higher elevation. These sites were also founded in the Bagshot Formation. It is a common feature of the area.

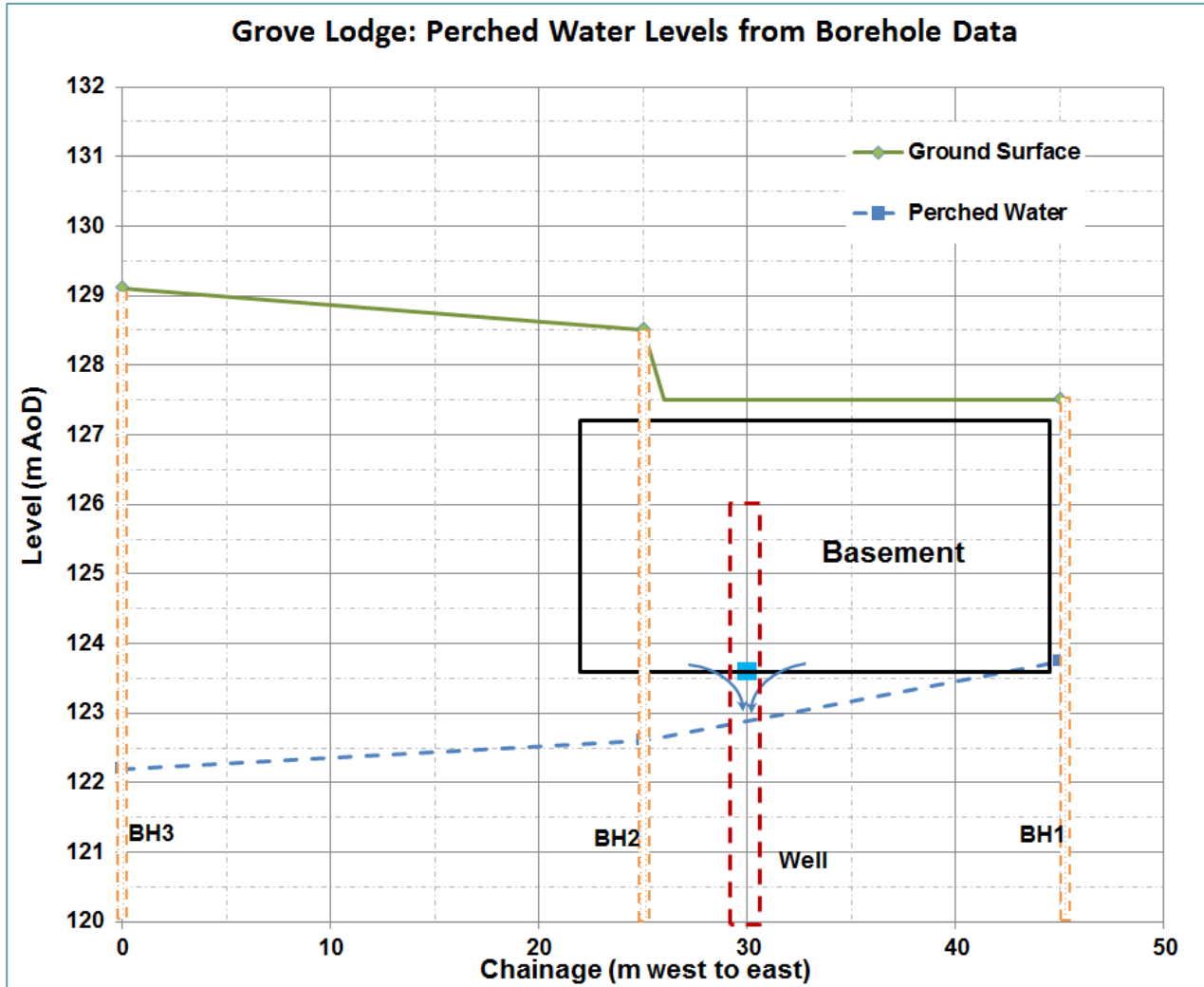


Figure 1: Section through boreholes – perched water levels

We have always taken account of the evidence of stratification and variability in soil conditions. In doing so we have still concluded that there is no evidence from the site investigation that a significant depth of groundwater exists above the base slab at the site

3.2. Admiral's House Well

Comments were made in the Admiral's House response regarding the water levels at the well located in the basement at Admiral's House. These included a general discussion of well observations, as well as some specific depths.

Water was reported to enter the well part way down it and to fall to the bottom – reported to be about 9.3m deep, below the top of the well. The water level was reported as being at about 8m. Whilst it was suggested that water enters the well at perhaps 2m to 2.5m down from the top, or possibly at 4.5m, the description presented on behalf of Admiral's House is unclear. Indeed, the degree of accuracy and the variability of quoted depths is unknown. In addition, the level of the top of the well was not advised. Thus, based on the

information presented it is difficult to try to make accurate comparisons of the water levels at the well with those anticipated at the basement or observed at the boreholes.

Whilst we have attempted to do this in the new BIA it is important to note that we have had to estimate the floor level of the basement. This assessment has involved some assumptions, such that the resulting levels must be considered as only being indicative.

Based on the 2.5m depth down from the top of the well, we estimated that the perched water level at the well is at a similar level to BH1 and about 1m higher than at BH2 – see Figure 1. We concur that the general observations from the well support the concept of perched water – as observed at the boreholes – and the approximate levels. A more accurate assessment is not possible with the information currently available.

4. Boreholes – Monitoring of Water Levels

4.1. Sudden Changes in Levels

Graphs of recorded borehole levels were given in the original BIA, covering a 7.5 month period for BH1 (11 months now available) and a 5 week period for BH2 and BH3. A comment was made by HR Wallingford in the original BIA regarding sudden steps in the recorded water levels at BH1 (steps of about 50mm and 80mm) which broadly coincided with the timing of the second ground investigation. It was noted that the reason for these sudden changes was unknown. However, because of the small changes the issue was not considered to be major and so was not pursued at the time.

However, in the Admiral's House document there was speculation that this was because of a sudden drop in the actual groundwater levels at BH1, associated with the time when BH2 and BH3 were drilled - penetrating the perched groundwater level and causing a reduction in the groundwater level in the area for a period. However, this is simply not the case. From a detailed review of the records they were clearly step changes (noted from single steps between consecutive records). However, they were not on the days when the boreholes were drilled. This may not have been particularly clear to others, purely from the graph. The BH1 groundwater level is not sensitive to the drilling of BH2 and BH3. The associated speculation on this was not appropriate.

We have made inquiries with the two ground investigation contractors. It transpires that on both of the dates when step changes in the recorded BH1 data occurred the BH1 probe was briefly removed and reinserted. The most likely explanation for the sudden changes in recorded depths is that it was replaced at a slightly different level, with there being no changes in the actual groundwater levels.

Thus, with this additional information it is clear that these changes must not be used to interpret local conditions, as done by others.

Please also note that rapid but very small fluctuations in recorded depths were recorded between consecutive depth readings at BH1. This was commented upon by in the Admirals' House document. However, the fluctuations were typically just 2mm to 3mm and were likely to be associated with the accuracy of reading depths. Such fluctuations were therefore considered irrelevant to the overall picture of groundwater levels in the area and so were not commented on in the original BIA.

4.2. Rainfall Response

In the original BIA it was noted that the observed variations in the recorded groundwater levels over time were small. This should be expected, due to the small area upstream of the site that supports groundwater flows and the relatively high permeability of the upper elements of the soil. No detailed comments were therefore considered necessary in the BIA concerning the rate of response of the groundwater to rainfall.

In the Admiral's House response it says "it is not surprising that only a much subdued reflection of rainfall is seen in this record." It then links assumptions on the rainfall response and consideration of the soil porosity to the explanation of the sudden changes in water level at BH1, which was assumed to be related to the drilling of BH2 and BH3 – see above for an explanation of the error in this assumption.

HR Wallingford has compared daily changes in the recorded water level at BH1 to the rainfall over the previous day and in fact there is a clear depth increase when there is a significant amount of rainfall - see Figure 2. Whilst the change in depth is small the response is quick. It is certainly not "subdued", as described in the Admiral's House response.

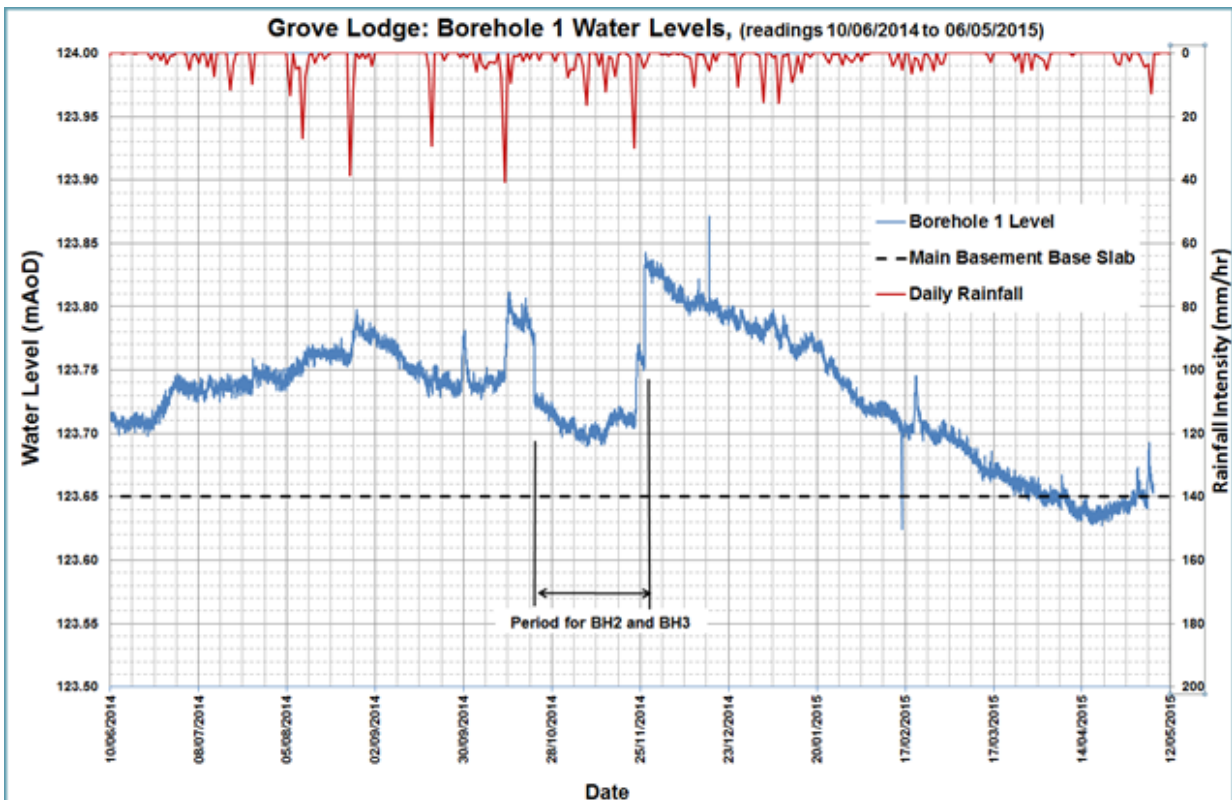


Figure 2: Groundwater levels – borehole 1

Source: Data from Southern Testing

Thus, it is clear that the Admiral's House response is wrong in various assumptions related to the changes in groundwater levels and the response to rainfall. This has resulted in some incorrect conclusions. This is probably through having insufficient local groundwater level and rainfall data available. We have sought to explain the situation through reference to more detailed information.

Our conclusion on the Admiral's House comments is that this interpretation is not a fair reflection of the observed groundwater regime and so is a misrepresentation of the situation. Rather, our interpretation is based on the detailed local information.

5. Piled Solution and Soil Movement

5.1. Piles and Water Levels

Comments were also raised concerning the proposed piled wall around the basement. Whilst this included concerns about the erosion of fine particles from behind the piled wall into the excavation these seem to be associated with the suggestion of a higher ground water level being encountered. As discussed above, there is no evidence for that situation. Indeed, it is clear that these concerns were based on some of the wrong understanding that has been discussed earlier. As such, they are not relevant.

In addition, as the proposals for the basement have been reviewed and amended, there is a proposed change in the piling solution. Comments from the amended BIA are reproduced below.

"It is proposed that the base of the excavation for the main basement floor slab will be at about 123.65m AoD. This is shown on Figure B.3, being about 1m above the BH2 groundwater level and at about the perched water level encountered at BH1.

With all of this in mind, it is assumed that groundwater may be encountered. This is reflected in the proposed basement design and in the piling system. The depth of any groundwater will be shallow.

A secant pile wall is proposed for the basement construction, with alternate full length piles and piles at a reduced depth. The shorter ones will extend to below the excavation level but will be short enough to allow the continued flow of groundwater below them and thus below the basement – both during and after construction. Water will flow through the gaps between the longer piles. Whilst locally there will be a small reduction in the groundwater flow capacity, in practice water will flow under the shorter piles / between the longer ones, as well as around the sides of the structure.

Assessments for the pile requirements, the temporary support arrangements, underpinning requirements for parts of Grove Lodge, monitoring of movement, etc. are included as part of the MBP Structural Stability Report (ref. 5954) – reproduced in Appendix D".

This solution means that with the secant piled wall, with alternate piles being stopped a little below the groundwater level, there will continue to be a flow of groundwater under and around the basement site. The piled wall will be complete at the bottom of the excavation and will be sufficiently below it, so that even if the actual groundwater levels are higher than anticipated there will not be a washing of fine material into the basement excavation (piping). Previous concerns of erosion of fine materials, with subsequent settlement, are not relevant. In addition, there will be limited diversion of flow around the piles.

The following comments on changes to groundwater levels as a result of the basement are copied from the new BIA.

"Whilst the proposed basement might cause a very small local increase in the groundwater level to the immediate north and east of the Grove Lodge basement this will have little or no effect at other properties in the area. Indeed, it should be recognised that the presence of the Admiral's House well, which allows groundwater to cascade from one level down to another, has a more significant impact on groundwater levels in the immediate area."

5.2. Holes in Admirals' Walk

Reference has also been made in the Admiral's House response to two large holes that appeared nearby in Admiral's Walk about 15 years ago and speculates as to the cause.

Whilst there is a distinct possibility that they were associated with the failure of some existing services, this is simply not known. In addition, the scale of the problem is unclear. They are described as "*very large holes*" and "*cubic metres in dimension*". However, in a recent e-mail from the owner of Admiral's House the holes were estimated as being about 1m deep.

We have contacted Camden Council to ask if there are any records of the incidents. They do not have any, as their database does not extend that far back in time. However, we have also spoken with one of their highways officers who has been employed by Camden for several decades and who is responsible for this area. He is not aware of any significant incidents at Admiral's Walk.

Whilst cracks in sewers and water mains can result in the washing out of surrounding materials, and in subsequent collapses / failures, in practice this local issue is related to the upper layers of soil, rather than to the deeper levels associated with the basement construction.

Whilst the comments on the holes in the road are interesting, evidence from different sources is conflicting and any actual understanding of the situation is very limited. We consider that it is inappropriate to use unverified information to try to support an argument.

6. Conclusion

We appreciate the concerns raised about the proposed basement construction at Grove Lodge. However, when raising concerns it is important that issues are considered in the light of the best available information. Unfortunately, some of the comments appear to be based on generalisations of the hydrogeology for the Hampstead area as a whole rather than on site-specific details. They also use incomplete information and lead to some incorrect interpretations.

We have sought to address the key issues raised and to explain that based on an understanding of all of the details that we have available, the concerns raised are either not valid or are addressed by the proposed works.

We have included some additional explanations of various issues in the BIA prepared for the new proposals. As part of the new proposals some of the basement details are amended. It will now be further from both Admiral's House and from Terrace Cottage.

Planning Potential Response to Planning Comments on the Previous Application



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Report Reference
15/2476

The purpose of this note is to summarise how the new designs have endeavoured to respond to planning related comments raised on the previous applications. The note is split into sections in order to respond to the relevant planning considerations;

1. Scale of Development

Reference was made regarding the scale and proportion of development.

Our client has made a number of changes to the proposal following further consultation with neighbours. This has resulted in a significant reduction in the overall scale of development both above and below ground.

2. Heritage Assets

Our client notes the concerns raised regarding heritage issues and has, through further discussions with neighbours, made significant changes to both the built form and the trees and planting proposed.

3. Garden Structures

A number of comments were made regarding the scale and location of the Orangery.

Our client has responded positively to concerns raised about the location and scale of the proposed Orangery, and the plans of these elements have been shared with neighbours. We understand that there is now no objection to this and the applicant has offered a planning condition to limit the use of the building as only in association with the house.

4. Planning Decision Making

Whilst we note the comments regarding precedent, we consider that it is incumbent on the local planning authority to determine each proposal on its own merits. That is a well-established principle in planning.

5. Submitted Application Materials

Reference was made to a number of areas where members of the public would have liked to have seen more information in the previous application.

The previous applications were validated by the Local Planning Authority. However, our client has sought to address these areas through the inclusion of the relevant material in both the Design and Access Statement and the Construction Management Plan (CMP). In summary:

- The floorspace figures have been clearly provided.
- The CMP includes a summary assessment of the construction vehicles required to service the project based upon the materials to be excavated and removed.
- The DAS includes CGIs from four views which clearly illustrate the scheme. There is no policy requirement for verified views for this type of minor residential scheme but our client is confident that these images provide a

- reliable visual assessment in which the LPA and residents can have confidence.
- Whilst there is no policy requirement for night views and the area is already heavily built up and subject to significant amounts of illumination from houses and streets, our client has included the following restrictions on night time illumination:
 - o There will be no outside lighting for the Orangery visible from outside the property
 - o For security the perimeter will have motion-activated lighting only
 - Tree planting is fully covered in the submitted planning documentation.
 - An air quality assessment is not appropriate for this scale of development, however the CMP does provide information on how the impact on air quality will be minimised.
 - Full details of the access points and swept paths etc. are provided in the CMP.
 - The CMP makes clear that a small number of residents' parking spaces will be temporarily closed for access from Lower Terrace but there are no proposals to close the local highway permanently or temporarily.
 - Enforcement of the CMP will be via condition or Section 106 Agreement. This is Camden Council's normal practice.
 - The works do not trigger the need for an Environmental Impact Assessment (EIA) and the CMP is a comprehensive explanation of the construction process and associated matters with means of mitigation where necessary.
 - The management of construction traffic is fully covered in the CMP. There is no need for other traffic management arrangements as the property is remaining as a single family dwelling.

6. Construction Impacts

Comments arose with regards to construction works and the impact on the immediate vicinity of the site, in particular the impact on a number of sensitive receptors in close proximity to the site.

The CMP responds to feedback received from the local community. The proposals involve a commitment to reducing the impacts of the construction works through processes of phasing and access, timing and routing of deliveries and vehicle movements. Compared to the previous proposals, there will be a significant reduction in the number of weeks over which construction work will take place.

Local sensitive receptors have been taken into account and this is explained within the CMP. The National Trust is being engaged with directly.

Grove Lodge Consultation Responses – Heritage

The purpose of this note is to summarise how the new proposals have endeavored to respond to specific comments raised regarding heritage issues on the previous proposals.

Some of the comments received fall into broadly similar themes and these are addressed together. Other, more specific comments are separately responded to.

The significance of Grove Lodge

The significance of the building, the site and its context has been fully addressed in the heritage report.

We have explained in some detail in the report why the significance of Grove Lodge would not be destroyed by the proposals but would be enhanced.

Nature and Impact of the proposed extension

The proposed extension now involves the retention of the Galsworthy wing and the replacement of some unattractive modern buildings with a revised extension that is subservient and traditional and vernacular in character and appearance. It would not harm the historic character of the area –the replacement of the unattractive modern buildings will enhance the historic character of the area.

The proposed revised extension has been reduced in height and scale to the south, and will be of the same language as the existing building. Listed buildings are frequently extended and listed status does not, nor is intended, to prevent change of his nature.

The proposals do not result in a ‘Georgian mansion’ form of development as concerns previously suggested.

We do not consider that the proposals would cause substantial harm to Grove Lodge. The Galsworthy extension has been retained and the proposed scheme is of a reduced scale that reinforces the building’s farmhouse character. The internal plan of the building is being enhanced and a great deal of the listed building will be unaffected by the proposals.

The changes to the listed building itself are now reduced and the revised scheme seeks to reinstate much of the historic character of the listed building. The extension would not harm the building’s special interest.

The listed building will not be ‘reconstructed’. The revised scheme seeks to extend the building in a sympathetic manner.

Relationship to Admiral's House

As set out in the heritage statement we do not consider that the proposals will cause substantial harm to the historical relationship with Admiral's House. Admiral's House is a very strong building and it would be difficult to see how its relationship with Grove Lodge would be substantially harmed. The relationship would remain legible and clear and the more modest side extension means the physical impact of the proposals will be negligible.

We have set out that the building probably had an ancillary function to Admiral's House at some point. This may have been a lodge or farmhouse but the precise relationship has not been pinpointed.

Impact on the Conservation Area

The proposals would not cause substantial harm to the conservation area and the reasons for this are outlined in the heritage statement.

The revised design of the extension, including the retention of the Galsworthy extension is entirely complimentary and subservient to the host building using a traditional, vernacular design in line with that of Grove Lodge and other buildings in the Conservation Area. The character of the Conservation Area would not be disrupted and would continue to be harmonious.

Admiral's Walk is not a road purely of 18th century character. Both Grove Lodge and Admiral's House have garages that form part of the appearance of the street and there are post-war buildings also situated here. The view along Admiral's Walk is currently terminated by Grove Lodge's garage. The proposed extension is subservient to the main building and in line with its architectural character.

Grove Lodge is mentioned in the Conservation Area Statement for Hampstead. It is mentioned in the description of Admiral's Walk as noted in the Heritage Statement.

The issue of Fleet House is a separate matter. The proposed extension now retains the Galsworthy wing and remains single storey as is currently the case at the corner of Admiral's Walk and therefore will not alter the character of this corner.

Views

An assessment of local views and the view painted by John Constable has been set out in the heritage statement.

The views of John Constable are discussed in some detail and the conclusion is that these would not be unduly harmed (and also that they have changed significantly).

Constable's views no longer truly exist for reasons set out in the heritage Statement. Elements of Constable's work can be seen and this will continue to be the case.

Views of the building will change but the revised scheme is intended to reinforce the historic character of the building and its context rather than encroach upon views.

The impact on local views is very limited and the existing garage, for example, terminates the view along Admiral's Walk. The proposed scheme seeks to enhance this view with a more considered, extension, which, to the south remains visually single storey.

Garden wall and structures

In relation to concerns about the loss of the garden wall this is now being largely retained.

The boundary walls are not specifically mentioned in the list entry description. There are also areas of wall that have been rebuilt. The garden wall previously affected by the proposals will now be largely retained.

The garden building has now been relocated to remove its impact on the surrounding area.

Consultation

Although Camden have the final say on consultation, Historic England would not be consulted in London for minor demolition and since the circular issued in May 2015, they are no longer consulted on development within the setting of a grade II listed building. The flank wall of the Galsworthy extension is now being retained.