

**Heath House, North End Way,  
Hampstead**  
Planning Statement

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Hampstead**  
Planning Statement

November 2015

**Indigo**

In conjunction with

Consero London Ltd  
Charlton Brown Architects  
Stephen Levrant Heritage Architecture Ltd  
Museum of London Archaeology  
ACD Ecology  
Clement Acoustic  
JNP Group  
MLM

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# Heath House, North End Way, Hampstead Planning Statement

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# **Heath House, North End Way, Hampstead**

## **Planning Statement**

Appendices

### **Appendix 1**

Implementation of 2008/0661/P Consent

### **Appendix 2**

Heath and Hampstead Society Response

### **Appendix 3**

Historical Comparison of relationship between Heath House and Metropolitan Open Land (MOL)

# 1. Executive Summary

- 1.1. On behalf of our client Consero London Ltd, we seek planning and listed building consent for the conversion of Heath House from single family dwelling to six self-contained residential apartments; single storey west elevation extension and basement and associated alterations.
- 1.2. Heath House is a Grade II\* Listed property located in the heart of Hampstead. The building is also on the Heritage at Risk register.
- 1.3. The property is set within extensive grounds, and shares access with Heath Park, a single residential dwelling to the rear.
- 1.4. The current application utilises an implemented planning consent granted in 2008, for a single storey western extension to the property. The development proposal has been informed by various pre-application discussions held with Camden Council and advice received over the last few months.
- 1.5. Consero took possession of the property earlier in 2015. As a building is on the Heritage at Risk register and Grade II\* listed, the refurbishment of the property is critical to ensure the longevity of this heritage asset. Unfortunately, the property is currently in a very poor state, with extensive dry rot and damage caused by vandals.
- 1.6. The proposed development will ensure the upgrade and revitalisation of this key property within Hampstead. Equally, the proposed development will supply six new homes into the demanding local market. Rather than maintain the property as a single dwelling, to which there is limited demand, the scheme will ensure the efficient utilisation of floorspace at the site.
- 1.7. Alterations to the building and the side extension will help to enhance the heritage asset, in accordance with planning policy and guidance.

## 2. Introduction

2.1. This Statement has been prepared on behalf of Consero London Ltd (hereafter referred to as 'the Client'). This Statement accompanies an application for full planning permission and listed building consent at Heath House, North End Way, Hampstead, London, NW3 7ET ('the Site').

2.2. Full planning permission and listed building consent is sought for:

*'Conversion of existing single dwellinghouse to 6 self-contained residential units; erection of new west side wing comprising basement, lower ground, ground and first floor plus garage; erection of rear conservatory extension; remodelling roofs of main house and east side wing; various external alterations and associated landscaping.'*

2.3. This Statement details the planning case for the proposed development. It assesses the development in the context of adopted planning policy and guidance at national, regional and local level and within the context of the Site's planning history and sets out the planning justification in support of the proposed development.

2.4. The Planning Statement should be read in conjunction with other information submitted to accompany the planning application, comprising:

- Planning Application Form, prepared by Indigo;
- Community Infrastructure Levy (CIL) – Planning Application Additional Information Requirement Form, prepared by Indigo;
- Planning Application Drawings, prepared by Charlton Brown Architects;
- Design and Access Statement, prepared by Charlton Brown Architects;
- Heritage Statement, prepared by Stephen Levrant, Heritage Architecture Ltd;
- Schedule of Works, prepared by Charlton Brown Architects;
- Flood Risk Assessment, prepared by JNP Group;
- Basement Impact Assessment, prepared by JNP Group;
- Noise Assessment, prepared by Clement Acoustics;
- Landscape Design Statement, prepared by ACD Landscape Architects;
- Tree Report, prepared by ACD Arboriculture;
- Historic Environment Assessment, prepared by Museum of London Archaeology (MOLA);
- Transport Assessment;
- Draft Construction Management Plan;
- Lifetimes Homes Assessment included within Design and Access Statement;
- Energy and Sustainability Assessment prepared by MLM;

- Daylight Assessment prepared by MLM Assessment; and
- Ecology and Biodiversity Statement, prepared by ACD Ecology.

**Scope of the report**

2.5. This statement comprises the following sections:

- A description of the application site and surroundings and planning history is set out in Section 3;
- A description of the development proposals is provided in Section 4;
- An outline of the relevant national, regional and local planning policy and other relevant documents is set out in Section 5;
- The key planning issues are made at Section 6; and
- Our conclusions are set out in Section 7.

## 3. Site Background

### Site and Surroundings

- 3.1. This section provides a brief description of the site and surrounding area.
- 3.2. Heath House is an attractive Grade II\* listed building (Listing: 1113183). The property was listed in 1974.
- 3.3. The building is vacant and is currently on Historic England's Buildings at Risk Register. The site is surrounded by a garden wall and railings which are listed (Listing: 1113184) and is within the curtilage of another listed monument, the War Memorial which overlooks the North End Way junction to the south of the site (Listing: 1423688).
- 3.4. Heath House was originally built in 1700-1720 but has undergone extensive alterations over time with significant extensions in the 18<sup>th</sup> Century. The property consists of a symmetrically-arranged main house of 2 storeys with attic floor which has dormer windows to the front, and raised terrace to the rear. The house has a 2 storey high east wing with roof terrace above bounded by a prominent balustrade.
- 3.5. Heath House suffered bomb damage during the Second World War and was partially rebuilt following the war. A double garage was erected at the site during the 1950's, but this has since been demolished.
- 3.6. The property has 9 bedrooms and a various reception rooms. Unfortunately, the property was taken over by squatters in 2007 and suffered extension damage. Since the squatters were removed, the property has been secured by onsite guards. Equally, the condition of the building worsened due an outbreak of dry rot. The building is therefore in a poor state, but since taking over the property, Consero London has arrested further deterioration of the property in line with Historic England's guidance on vacant building. Whilst the premises are structurally sound, the building requires substantial repair, restoration and occupation as soon as possible.
- 3.7. The application site is located at a prominent position at the head of the junction between Spaniards Road (B519) and North End Way (A502), within the London Borough of Camden. The site lies within the Hampstead Conservation Area.
- 3.8. Heath House and Heath Park have generous grounds, although these have been significantly altered over time. The original dwellinghouse also had several out buildings, including a coach house, which suffered extensive damage and were not rebuilt. A garage was built over the footprint of the coach house without the benefit of planning permission, but was demolished as part of the preparatory works for the 2008 consented scheme (2008/0661/P) which has been implemented.
- 3.9. Heath Park, a single dwellinghouse, lies to the rear of the site. Heath Park was granted under 2008 consent and is currently under construction, this property is not listed. Other listings in close proximity to the site include a garden wall and railings encompassing the perimeter of the site (Listing: 1113184) and a war memorial to the south of the site (Listing: 1423688).
- 3.10. A Tree Preservation Order (TPO) was issued for Heath House on 25 October 1971 and as such this application is supported by an arboriculture tree report. As the property lies within a designated archaeological priority area, an archaeology report is included within this application.



- 3.11. Access to the site (and Heath Park) is currently taken via a vehicular entrance from North End Way, although there is also a double entrance to the front of the property which can be accessed directly from the roundabout to the south of the site. The site has a PTAL rating of 3, and is serviced by bus routes along North End Way and Spaniards Road.

*Metropolitan Open Land*

- 3.12. The situation on Metropolitan Open Land (MOL) designation at the site is very complex. Indeed, the situation at the site is unique to the Borough in that whilst the garden of the property is located within the MOL, the footprint of the built form has been excluded.
- 3.13. The position is further complicated by errors within the policy maps of LB Camden. However as confirmed in Committee Papers for the 2008 consent, the position is clarified by Charles Thuaire stating:

*“The UDP map does not accurately show the existing buildings’ footprints in both cases; the rear part of the west garage wing and the rear raised terrace of Heath House are actually within the MOL. It is considered unreasonable to prevent replacement of built floorspace on these areas on account of drafting error in the UDP mapping process”.*

- 3.14. In essence, the footprint of the built form at Heath House is out with MOL designation. Therefore any development within the garden will need to be assessed in line with relevant policy. We have provided a full assessment of this further within the planning statement.

### **Relevant Planning History**

- 3.15. 2008/0661/P - Planning permission and listed building consent was granted on 19 January 2009 for the demolition of garage block and erection of new west side wing comprising basement, lower ground, ground and 1st floors including double garage; erection of rear ground floor conservatory extension; remodelling of roofs of main house and east side wing; various external alterations; and associated landscaping including new walled courtyard to rear of garage wing. (Ref: 2008/0661/P & 2008/0662/L).
- 3.16. All pre-commencement conditions were discharged and the consent implemented via the demolition of the existing garage at the site. The consent has therefore been fully implemented and this is demonstrated through correspondence with LB Camden, found in Appendix 1.
- 3.17. 2008 – Planning permission and listed building consent was granted on 2 September 2008 for the enlargement of existing vehicular access from North End Way with associated new gates and gate piers. (Ref: 2008/1191/P).

## 4. Development Proposals

4.1. The current proposal seeks to sympathetically renovate and convert Heath House from a single dwelling house to six high quality residential apartments, set over 4 floors with associated car parking and landscaping. Full details are provided in the accompanying Design and Access Statement.

4.2. This application seeks full planning permission and listed building consent for the redevelopment of the site for:

*'Conversion of existing single dwellinghouse to 6 self-contained residential units; erection of new west side wing comprising basement, lower ground, ground and first floor plus garage; erection of rear conservatory extension; remodelling roofs of main house and east side wing; various external alterations and associated landscaping'*

4.3. The current scheme builds on the accepted principles of the consented scheme approved in 2008, which has been implemented. The principle change from the implemented 2008 scheme is the conversion of the property from a single dwelling to six apartments.

4.4. Since 2008, there has been a shift in the demand in the local housing market in Hampstead. There is a limited demand for Heath House, given its characteristics and the surrounding context to be retained as a single dwelling; this is evidenced by the house's current state of disrepair and placement on the Historic England's Buildings at Risk Register. The setting of the building has been significantly altered over time, particularly as a consequence of surrounding development.

4.5. Maintaining the property as a single dwelling house is no longer viable and advice from agents indicates that limited market demand exists that would support viable values required to bring forward the sympathetic restoration of the property. This has informed the current scheme and the proposed conversion of Heath House.

### Residential Mix

4.6. The proposed residential mix is comprised of 1no. One bedroom, 2no. Two bedroom, 3no. Three bedrooms apartments. All six flats will have access to outdoor private amenity space, either in the form of small private gardens or terraces. Equally, they will benefit from high quality landscaped space.

4.7. As demonstrated on the submitted plans, the subdivision of the property has been carefully considered to ensure that the bedrooms are 'vertically stacked' to ensure that they are not above/below other residential unit living space.

4.8. The principle change from the implemented 2008 scheme from a single dwelling to six residential apartments has predominantly resulted from commercial pressures. Indeed in the past five years the local market has changed significantly along with local requirements. A marketing report has been prepared by local agents Glen tree Developments which concludes:

- a) There is no demand for the building to remain as a single family house – there are many on the market in the area that are more attractive than Heath House in its present state.
- b) We consider the prime market in this area is for accommodation for down-sizing empty nesters and the proposal has been designed to meet their requirements for unit size and configuration.

- c) We are confident that this scheme will be readily marketable as long as it has adequate car parking.
- 4.9. The proposed scheme will promote maximum efficiency of floorspace to ensure high quality homes are provided in line with LB Camden housing policy. The accompanying Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd confirms that the provision of six units will not lead to any additional impact on the historic building than the provision of five units at the site. In essence, six units should be regarded as a more favourable provision at the site to ensure additional homes within the Borough.

#### Basement and Car Parking

- 4.10. The current scheme includes for the provision of a larger basement than previously consented in 2008. The existing basement will be extended underneath the footprint of the house to facilitate the residential units at the site. The amount of floorspace underneath the main building is only marginally larger than that which was approved in 2008.
- 4.11. In contrast to the 2008 consent, this scheme includes for a basement to extend to the front elevation of the property to facilitate car parking and cycle parking below ground. The site is very poorly connected in terms of transport links (PTAL rating 3); therefore future residents would require their own vehicles. The basement will allow for car parking to be located underground and therefore limit any visual impact of development at surface level.
- 4.12. This scheme proposes 4 car parking spaces at basement level and 2 to be provided at surface level. The scale of the basement has been reduced as per the pre-application discussions with LB Camden.

#### Internal Alterations

- 4.13. The scheme includes for some changes within the building specifically to the proposed internal partitions to facilitate the subdivision to residential apartments. The change in layout has minimal impact on the existing building fabric. Some demolition will be required to break through from the existing house into the side element. Any demolition is minor and not considered to impact on the overall character of the property. Equally, the majority of demolition has already been consented through the implemented 2008 consent.
- 4.14. In some areas of the property, the position of windows will need to be altered along with alterations to the roof plan.

#### Heritage

- 4.15. The subdivision of the premises from a single dwelling house include six apartments has been fully assessed by Stephen Levrant Heritage Partnership. The subdivision of the property has been divided to ensure that the limited amount of damage to the Grade II\* listed structure.
- 4.16. A full assessment of the proposed works has been provided as part of this application.
- 4.17. As set out within the Heritage Statement, Para 38 denotes that the alterations to the west elevation, will have a beneficial impact on the property.
- 4.18. Equally, as at Para 39 (Principal south (front) elevation) within the Heritage Statement sets out that the alterations to the consented scheme represent an improvement to the architectural treatment of the original south elevation and will have a modest beneficial effect upon the impact of the scheme.
- 4.19. Para 40 of the Heritage Statement confirms that the proposed amendment to the principal rear elevation will reinstate traditional features in terms of the 'tripartite' vertical division of windows should be considered as a beneficial impact on the character of the building and

conservation area.

#### Landscaping

- 4.20. The scheme will reinforce the high quality landscaping across the site and provide high quality amenity space for occupants.

#### **Pre-Application Consultation**

- 4.21. This planning application has been subject to a number of pre-application discussions with Camden Planning and Conservation Officers which originally commenced in March 2014.
- 4.22. Discussions in March 2014 revolved around the subdivision of Heath House from a single dwelling to five residential units. However, following discussions with local agents, it was considered that the property could be sub-divided to achieve an additional residential apartment.
- 4.23. A pre-application package of drawings and supplementary documents was submitted to LB Camden in early August. A meeting with Conservation Officer Charlie Rose was held on the 10<sup>th</sup> August 2015 to discuss these proposals.
- 4.24. There were a number of elements which were discussed at the meeting:
- Arrangement of Windows and Doors to the rear;
  - Staircase configuration to retain main grand staircase in scheme; and
  - Condition of the building.
- 4.25. It was agreed that the scheme would be revised and resubmitted for further pre-application discussions.
- 4.26. A further meeting was held with Charlie Rose and Charles Thuairé on the 15<sup>th</sup> September 2015.
- 4.27. At this meeting, the main principles of the application were discussed including:
- Conversion from single dwellings to 6 residential apartments;
  - Development into the Metropolitan Open Land and argument for this need based on the car parking requirements for a development of this size.
- 4.28. The main concern with the application was the amount of development into the Metropolitan Open Land. This element is discussed in further detail in the next Chapter.
- 4.29. At the date of submission, no further written feedback has been received and formal pre-application comments are awaited from Camden.

#### Historic England

- 4.30. Historic England was invited to inspect the site on the 21<sup>st</sup> September 2015 to assess its standard as a building at risk. It was agreed that the client has stabilised the building and has put a stop to the dry rot which had spread throughout the property. Equally, the property is fully secured.
- 4.31. Historic England was also introduced to the proposals. No formal feedback has been received, but they responded positively to the plans provided.

Amenity Societies

- 4.32. It was considered that a full public consultation event would be unnecessary for the conversion of Heath House. Instead letters introducing the proposals and a full planning application pack was sent to the Heath & Hampstead Society, Hampstead Conservation Area Advisory Committee (CAAC) and the Georgian Society.
- 4.33. No response was received from the Hampstead CAAC or the Georgian Society.
- 4.34. A site visit was arranged with members of the Heath and Hampstead Society. Whilst discussions at the site visit were positive, we later received an objection to the proposals. This has been included in Appendix 2.

## 5. Planning Policy

5.1. In accordance with section 70(2) of the Town and Country Planning Act 1990, and Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for London Borough of Camden consists of:

- Local planning policy documents:
  - Camden Core Strategy (adopted 2010);
  - Camden Development Policies (adopted 2010);
- Strategic planning policies contained within the Further Alteration London Plan (FALP) (adopted March 2015).

### National Planning Policy Framework

5.2. The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications.

5.3. There are several key matters when assessing this proposal against development plan policy. Namely, the presumption in favour of sustainable development; heritage; Metropolitan Open Land designation; access; and design. These matters are listed and discussed in the planning considerations section below.

### Sustainable Development

5.4. The NPPF is clear that, wherever possible, proposals for sustainable development should be approved<sup>1</sup>.

5.5. Subject to the proposals satisfactorily addressing other pertinent matters of heritage, Metropolitan Open Land designation, access and design, this application should be approved.

5.6. Paragraph 89 states: 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of adequate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

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<sup>1</sup> NPPF paragraph 14

5.7. Reference must also be made to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) imposes a “General duty as respects listed building in the exercise of planning functions”.

5.8. Subsection (a) states:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*

### **The Statutory Development Plan**

5.9. The development plan for the Site comprises the following:

#### The London Plan (FALP, March 2015)

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.8
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.8 Heritage assets and archaeology
- Policy 7.17 Metropolitan Open Land

#### Camden Core Strategy (November 2010)

- CS6 Providing quality homes
- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

#### Camden Local Development Policies (November 2010)

- Policy DP2 – Making full use of Camden’s capacity for housing
- Policy DP5 – Homes of different sizes
- Policy DP6 – Lifetime homes and wheelchair homes
- Policy DP16 – The transport implication of development
- Policy DP17 – Walking, cycling and public transport
- Policy DP18 – Parking standards and limiting the availability of car parking
- Policy DP 24 – Securing high quality design
- Policy DP25 – Conserving Camden’s heritage
- Policy DP27 – Basements and light wells

### **Supplementary Planning Documents and Guidance**

5.10. Regard has also been given to the following supplementary planning guidance:

- London Plan Housing SPG
- CPG1 Design
- CPG2 Housing
- CPG4 Basements and Lightwells
- CPG6 Amenity

- CPG7 Transport
- CPG8 Planning Obligations



## 6. Planning Considerations

### Principle of development/ Land Use

- 6.1. The proposed development will retain and upgrade the residential use at the site, through the restoration and conversion of Heath House into six residential apartments. The proposed development will restore the historic structure and provide much needed family dwellings into the Borough, in accordance with Camden Policy CS5.

### New West Wing extension

- 6.2. The proposed extension to the property to provide a western elevation extension will facilitate additional floorspace at the site to enable the subdivision of the property from a single dwelling to six apartments.
- 6.3. This two storey extension with attic space was granted consent in 2008. The current scheme builds on the accepted principles of this implemented scheme.
- 6.4. Additional floorspace is to be provided in a mansard roof extension. The ridge height is lower than the existing building and will appear subordinate to the main house.

### Metropolitan Open Land

- 6.5. Camden's Core Strategy defines much of Hampstead Heath as Metropolitan Open Land (MOL). This land is recognised as London wide open space providing a break in the built up areas and receives the same presumption against development as green belt land. This land is also protected under London Plan 3D.10, and national planning practice guidance on green belt development.

- 6.6. Specifically Para 89 of the NPPF states that:

*"A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

*-the extension or alteration of a building provided that it does not result in **disproportionate additions** over and above the size of the **original building.** (our emphasis)"*

- 6.7. In terms of the definition of what should constitute the original building, we consider that this relates back to the building as was at the introduction of the Town and Country Planning Act in 1947 (as agreed during pre-application discussions). Historic evidence has allowed us to assess the number of buildings at the site and has identified that whilst the bulk of Heath House has been removed from MOL designation, there were other buildings at the site such as garages and a stable block which were not originally included. In essence, these buildings should be regarded as additional credits to the benchmark floorspace permitted at the site.
- 6.8. The land surrounding Heath House (but not including) lies within Metropolitan Open Land (MOL).
- 6.9. We understand that the LB Camden have recently been involved in a number of planning cases, specifically in Hampstead, which have raised issues over appropriate development on 'Metropolitan Open Land'.

- 6.10. Whilst this case law<sup>2</sup> provides a useful steer, it does not confirm a precise formula to establish what might be deemed to be appropriate or inappropriate development within MOL. Whilst it is clear that the size increase is an important consideration, the case law makes it clear that it is right have regard to the individual merits of each particular case such as the extent of increases to the scale and bulk of any extension or replacement building.
- 6.11. Regardless of existing case law, Heath House presents a somewhat unique circumstance due to the unusual boundary of Metropolitan Open Land which excludes the existing house footprint. Therefore, in comparison to other cases within Camden, the calculation of proportionality of development in the MOL is much more indefinite at Heath House.
- 6.12. The current scheme includes for some development within land designated as MOL, notably a basement to be utilised for car parking. The provision of car parking spaces at the site, is necessary due to the low PTAL rating of the property and also the expectations of future residents of Heath House
- 6.13. To try and simplify the calculation we have carried out an assessment of floorspace which existed at the site in 1948 and compared this to the amount of floorspace approved in the 2008 consent, and currently sought in this application. This floorspace is also identified in terms of whether it is located within Metropolitan Open Land or not. This information has been provided in Appendix 3.
- 6.14. For consistency, in assessing the “materiality” of the proposed scheme, we have ignored the unusual MOL boundary and assessed the scheme on the basis of the entirety of Heath House being within MOL. This enables us to assess the proposals in line with Para 89 of the NPPF, which states that where extensions to an original building may be appropriate where it “does not result in disproportionate additions over and above the size of the original building”.
- 6.15. Accordingly, the table below together with the accompanying historic analysis plans sets out a comparison of floor areas of the proposed scheme against the original property as at 1948. In particular, the assessment indicates that on a hypothetical assumption that the entirety of the site is within MOL, then the proposed scheme would result in a 21% in comparison to the existing areas as at 1948. However, given that the main footprint is not designated within MOL our calculation indicates that only 6% of this new floorspace would actually be within the MOL.

	1948	2015	% Increase from 1948 to 2015
<b>Floor Area of the House(sq ft)</b>	14,528	16,796	
<b>Floor Area of outbuildings and ancillary premises located within MOL (sq ft)</b>	3,895	6,408	
<b>Total House Floor Area sq ft)</b>	18,422	23,204	21%
<b>Floor Area in Metropolitan Open Land as a proportion of the house</b>	21%	28%	6%

<sup>2</sup> Such as APP/X5210/A/14/2220872 Athlone House, Hampstead and R(Heath and Hampstead Society) v. Camden LBC & Vlachos [2008]

### Assessment

- 6.16. In assessing the “materiality”, other consideration including the need for the extension of the property come into play. Whilst we do not consider that the basement under the bulk of Heath House should be assessed, as it is not located in MOL designated land, the extension to provide the car park should be assessed.
- 6.17. The need for the basement is necessary to facilitate appropriate car parking which will underpin the required sales values needed to bring forward the conversion of Heath House.
- 6.18. Indeed the conversion of Heath House is interlinked with the restoration of a historically sensitive building, which is currently on the Historic England Heritage at Risk Register. There is no other technical way to provide basement car parking at the site without encroaching into the MOL.
- 6.19. Any underground development to facilitate car parking, would ensure that the ‘openness’ of the site would be retained, with no increase to the bulk and massing of the existing building visible within the public realm. The character of the openness of MOL will not be affected or eroded. Equally, the location of car parking underneath the property, will ensure that extensive landscaping can be carried out at the site. This in turn will enhance the setting of Heath House and help to restore the premises to its former historic glory.
- 6.20. In light of this, the proposed basement is considered to have negligible material impact to the MOL. The need for the additional basement space is driven on commercial grounds that are intrinsic to delivery and the sympathetic restoration of an important designated heritage asset.
- 6.21. We consider that any additional floorspace in the MOL is proportionate and ancillary to the primary building of Heath House. Whilst the increase in the floorspace would be located within the MOL, the amount of floorspace proposed is fully proportionate and has other material consideration which should be fully considered.

### Housing mix

- 6.22. The current scheme proposes to convert the existing single family dwelling house to six self-contained flats. Clearly Heath House requires significant investment and revitalisation to restore the property to its historic grandeur. The number of dwellings is necessary to ensure that the project can be fully funded.
- 6.23. The development will provide six residential dwellings into the highly demanding market in Hampstead. The scheme will provide:
- 3 family sized units (3 bedroom apartments)
  - 2 two bedroomed units
  - 1 one bedroom unit
- 6.24. Each of the residential dwellings will have spacious room sizes and will exceed London Plan minimum standards.
- 6.25. In essence, the development will ensure that the existing and proposed floorspace of Heath House is maximised to the full to provide the most residential dwellings possible, without causing harm to the historic building.

### Residential Design Standards

- 6.26. Each unit has been designed in line with residential space standards as set out in policy 3.5 of the London Plan (2015) and local policies CS6, CS14 and DP24.
- 6.27. The quantity of private amenity space proposed for each unit far exceeds the minimum

requirements as set out in the London Plan and subsequent Housing SPG.

- 6.28. Equally, the scheme includes for the lift and a staircase connected to the main house to provide disabled access to the principal rooms of the main house on all floors. This meets with the expectations of Lifetime Homes standards.
- 6.29. The basement has been designed to meet the local policy requirements, and includes a 0.5m layer of topsoil to allow for adequate planting and drainage in line with local policy DP 27 and CS14.

#### *Car parking*

- 6.30. Following pre-application discussions with LBC officers the quantity of proposed basement parking was significantly reduced from 12 spaces to 6. As the site has an overall PTAL rating of three and provides at least three family sized units there is scope to argue for further parking spaces in line with the standards set out in the London Plan Table 6.2.
- 6.31. The provision of sufficient car parking is intrinsic to ensure the viability of the overall scheme linked to the commercial and market demands for the site. The location of car parking within the basement should be desirable to limit the need for surface car parking and therefore any impact on the setting of the listed building and the openness of the MOL.
- 6.32. The scheme will provide 4 car parking spaces within the basement with 2 spaces at surface level to meet Camden's local car parking standards as set out in local policy DP18.
- 6.33. It is considered that as the application site has a low PTAL rating and is providing at least 3 family sized units, that it would be impertinent to have fewer car parking spaces. The London Plan Housing SPG recommends a baseline of 1-1.5 spaces per dwellings of three bedrooms or more, however due to the current site constraints additional parking spaces are not feasible, and are unlikely to be supported.
- 6.34. All proposed car parking will be provided as off street parking, it is considered that there would be no increase on demand for on-street parking as a result of this development, in accordance with DP19 of the Camden development policy document.

#### *Cycle parking*

- 6.35. The current scheme proposes 12 cycle parking spaces to be contained within the lower ground car park. This exceeds the minimum requirements as set out in Camden development policy DP17 and London Plan policy 6.9 of 1 cycle space per unit 1-2 bed units and provides two spaces per three bed units. The development should be considered acceptable in cycle parking standards.

#### *Refuse and recycling*

- 6.36. Refuse and recycling facilities are proposed to be kept in a store adjacent to the lower ground floor car garage. The volume of refuse and recycling facilities will be provided in accordance with London Plan policy.

#### Heritage

- 6.37. This application seeks to bring a listed heritage asset back into use, sympathetically renovated in line with national, regional and locally policy guidance whilst working in conjunction with Historic England. The materials and techniques which will be used to restore listed parts of the building will match the existing as closely as possible, in line with local policy DP25.
- 6.38. Further detailed information relating to the conservation and enhancement of this heritage asset can be found in the Supplementary Heritage Statement, Design and Access

Statement, Schedule of Works and Archaeology Report submitted alongside this application.

- 6.39. The proposed development will ensure that a historic building is restored to its former glory. This meets the expectations of Para 134, in terms of bringing the site back into use. The site will provide new housing into a Borough which has high demand for smaller more affordable dwellings in Hampstead. The scheme will also reinstate this prominent landmark of the Hampstead area and protect the building as a long term historic asset to the borough.

#### Daylight and Sunlight

- 6.40. A Daylight and Sunlight Assessment has been prepared for the application.
- 6.41. This confirms that daylight assessments have shown that all the habitable rooms in the basement level surpass the BRE guidance criteria achieving at least 1.5% Average daylight factor in living rooms.
- 6.42. On the lower ground floor level, all the bedrooms receive a minimum of 3.3% Average Daylight Factor and hence surpasses the BRE requirement of 1%. The living room/kitchen area receives 1.88% of Average Daylight Factor and meets the BRE requirement of 1.5% for the living room. The kitchen falls a little short in meeting the target daylight factor of 2% which is due to the depth of the living room/kitchen and the fact that there is no window specifically for the kitchen area. However, the kitchen is very close in meeting its required average daylight factor and hence will not suffer a major loss of natural light.
- 6.43. Also as mentioned in the BRE guidance, if the kitchen is internally placed then it should be connected to a well-lit living area and should have an Average Daylight Factor of 1.5%, which the proposed area achieves. Hence the significance of the kitchen not meeting the recommended criteria is therefore considered minor.
- 6.44. The results of the assessment of daylight within the habitable rooms of the proposed development have shown satisfactory with the BRE and British Standard targets for both the basement and lower ground floor levels.

#### Neighbour Amenity

- 6.45. The extended dwelling will have no impact on neighbour amenity in terms of light, outlook, privacy or noise disturbance from plant, given the isolated status away from nearby residential dwellings.
- 6.46. The scheme has been carefully designed to ensure that the future residents amenity is also protected.

#### Archaeology

- 6.47. The application site lies within an archaeological priority zone and as such, this application is accompanied by a desk-based archaeology investigation.
- 6.48. However, the submitted assessment confirms that the archaeological potential of the site is likely to be truncated remains of no more than low or medium significance, and in view of this.

#### Flood Risk

- 6.49. The site is not located within a flood risk zone and therefore not at risk of flooding.

#### Traffic

- 6.50. Access will be taken from North End Way into the site, via shared access with Heath Park to the rear.

- 6.51. It is not considered that the additional residents will impact on the highway.

Noise Impact

- 6.52. A noise assessment has been prepared, due to the isolated nature of the property; Noise from plant will not impact neighbouring properties. Equally, residents at the site will not be impacted as any plant will be located within the basement plant room, which will be acoustically sealed.

Sustainability and Energy

- 6.53. Due to the Grade II\* listed nature of the property, there are limitations as to achieving a fully sustainable house. However, a pre-assessment has been carried out under BREEAM Code for Sustainable Homes (Refurbishment). This has ascertained the project has potential to score 73.48% or achieve an excellent rating.
- 6.54. An Energy Assessment has been prepared for the property. Again, the application of renewable energy generation techniques is limited at the property, and any Carbon reduction is based on efficiency measures in terms of fittings and fixtures. However, the Heath House development incorporating the proposed enhanced building envelope and efficient building services systems is predicted to achieve a 45.71% improvement over the baseline via "Be Lean" measures. Additionally, the proposed scheme will comply with Building Regulations Part L 1B 2013 and comply with the Greater London Authority and the LB Camden planning policy requirements.

Tree Report

- 6.55. A Tree survey has been prepared which identifies species at the site. This confirms that development will not impact on the species of most importance. Lower quality trees will be removed from the interior of the site.

Ecology and Biodiversity

- 6.56. A pre-dawn re-entry survey was carried out. No bats were observed. A hibernation survey of the basement is required for bats, and this would be undertaken before any building works begin.
- 6.57. There are no species identified at the site which require mitigation.

Construction Management Plan

- 6.58. A Construction Management Plan (CMP) has been submitted.

## 7. Conclusions

- 7.1. The proposal seeks consent for the sensitive restoration of Heath House from a single dwelling to provide 6 residential units at the site.
- 7.2. The development will ensure that this heritage asset can be restored and reutilised for residential purposes within Hampstead. Whilst it will only provide a limited number of units, these small scale apartments provide attractive accommodation for families and 'downsizers'.
- 7.3. The development proposal includes for the excavation of a basement to the front of the property which will be utilised for car parking. Whilst this development is within Metropolitan Open Land, and should be assessed accordingly, any development will be underground and therefore not impact on the character or openness of the MOL. The provision of sufficient car parking spaces is necessary to support the sales values of the units and ultimately the redevelopment costs of upgrading this low quality historic building.
- 7.4. We consider that whilst the relationship of development at Heath House and the Metropolitan Open Land is someone unique, due to the unusual boundary of the MOL.





## Karolina Dudziak

---

**From:** Marie Reaveley <mreaveley@nlplanning.com>  
**Sent:** 06 January 2012 09:05  
**To:** Justin Sullivan; Michael Garnham  
**Cc:** Brendan Hodges  
**Subject:** FW: Heath House & Heath Park - Notice of Implementation [NLP.FID160227]

Justin/Mike,

FYI - please see below.

Kind regards,

Marie

**Marie Reaveley**  
**Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL  
T 020 7837 4477 / E [mreaveley@nlplanning.com](mailto:mreaveley@nlplanning.com)

**nlplanning.com**

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Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

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**From:** Jones, Edward [<mailto:Edward.Jones@camden.gov.uk>]  
**Sent:** 05 January 2012 14:18  
**To:** Marie Reaveley  
**Subject:** RE: Heath House & Heath Park - Notice of Implementation [NLP.FID160227]

Dear Marie

Thank you for sending through the notice of implementation. I have noted this on the council's S106 database.

Kind regards

Edward Jones  
Planner, Site Development Team

Telephone: 020 7974 2673

---

**From:** Marie Reaveley [<mailto:mreaveley@nlplanning.com>]  
**Sent:** 21 December 2011 16:48  
**To:** Jones, Edward  
**Cc:** Minty, Stuart; Forrest, Andrew; McDonald, Neil; Thuaire, Charles; Rose, Charles; Justin Sullivan; Michael Garnham  
**Subject:** Heath House & Heath Park - Notice of Implementation [NLP.FID160227]

Dear Edward,

Please find attached Notice of Implementation of Developments in accordance with paragraph 6.1 of the S106 for Heath House and Heath Park (dated 19 January 2009).

A hard copy is in tonight's post. We would be grateful if you could acknowledge receipt.

Should you have any queries, please do not hesitate to call.

Kind regards,

Marie

**Marie Reaveley**  
**Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL  
T 020 7837 4477 / E [mreaveley@nlplanning.com](mailto:mreaveley@nlplanning.com)

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## Karolina Dudziak

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**From:** info  
**Sent:** 26 October 2015 13:21  
**To:** Sophie Reay; Nick Belsten; Elisabeth Glover  
**Subject:** FW: Heath & Hampstead Society OBJECTIONS - Heath House NW3

---

**From:** David Castle [<mailto:david@dcastle.orangehome.co.uk>]  
**Sent:** 26 October 2015 12:13  
**To:** info  
**Subject:** Re: Heath & Hampstead Society OBJECTIONS - Heath House NW3

Dear Sirs

Thank-you for giving us details of your proposals for Heath House and for taking the time to show us around the house.

However, this house is very prominent, important to Hampstead, and has a considerable planning history.

We attach the objection that we have just sent to Camden and assure you that we will continue fighting the application in this form for as long as it takes.

David Castle

----- Original Message -----

**From:** [David Castle](#)  
**To:** [Stuart.Minty@camden.co.uk](mailto:Stuart.Minty@camden.co.uk)  
**Cc:** [Alex Bushell](#) ; [Charle.Thuaire@camden.gov.uk](mailto:Charle.Thuaire@camden.gov.uk)  
**Sent:** Monday, October 26, 2015 11:54 AM  
**Subject:** Heath & Hampstead Society OBJECTIONS - Heath House NW3

## THE HEATH AND HAMPSTEAD SOCIETY

P.O.BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead and assesses them for their impact on conservation and the local environment.

**To: Camden Planning Department**  
**Re: Heath House, North End Way, NW3.**  
**Pre- Application; Six Flats in Listed Grade II\* House**

We have recently been sent full details of the above proposed drastic amendments to the previous approved application (2008/0661/P) which increased the size of the existing house but created a fine large house, well designed internally as merits an important listed building, with adequate parking suitable for its prominent site.

We have to make clear that we are extremely disappointed with this proposal to further increase the size of the house and the attempt to fit six flats within it - together with the

consequent difficulties of finding car parking spaces and visitors' parking areas for so many flats.

The 2008 approved house solved the parking issue well with a double garage and service area approached from North End Way – with no cars parked on the entrance forecourt.

The open part of the site is, of course, Metropolitan Open Land, and we are surprised to see that, in an attempt to solve the parking problems that have been created by the attempt to increase the number of dwellings on the site, the proposal has extended the basement under the front entrance court.

We presume that Camden would wish to uphold the MOL policy that no further housing should be built on MOL land and that there is a restriction placed on the increase in floor area of an existing dwelling.

We must point out that permission has already been given for an extra dwelling in the garden of this house and that approval for a massive increase in the size of the original house was made in 2008.

No further expansion should be allowed.

We were shocked by the rapid and extensive deterioration in just seven years since the 2008 approvals. Such neglect should not be rewarded with the sought planning permission particularly since the 2008 permission to build a new house in the garden on Metropolitan Open Land was based on an agreement to create a fine single house as required by its status and setting.

We have other adverse comments to make on this proposal but at this stage we wish to make it clear that we are totally opposed.

THE HEATH AND HAMPSTEAD SOCIETY

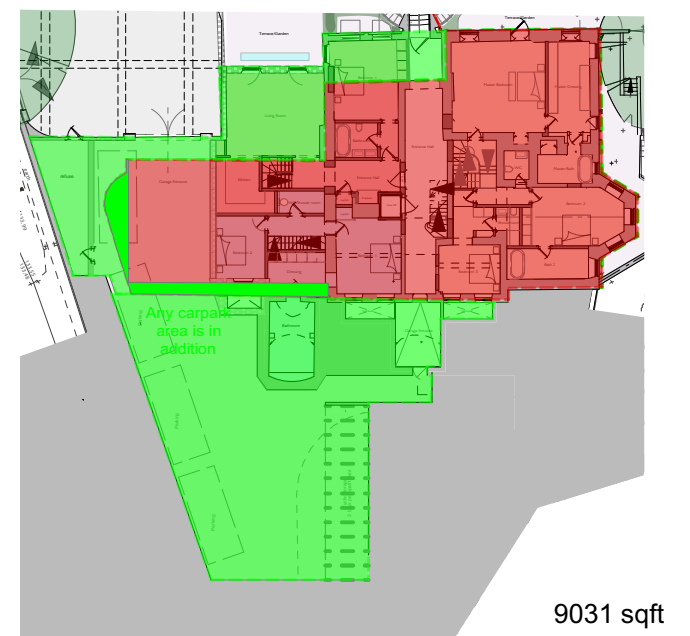
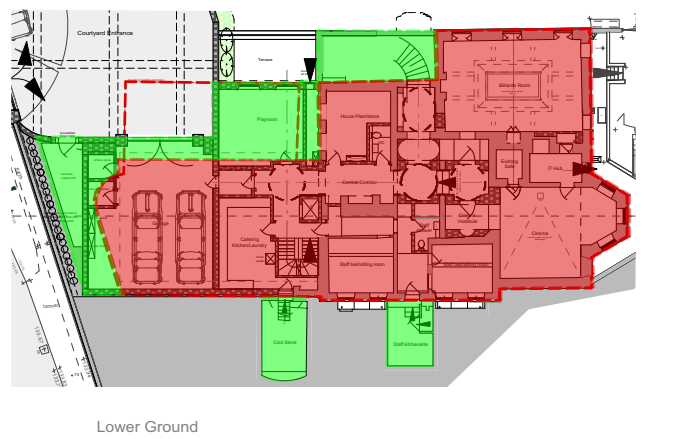
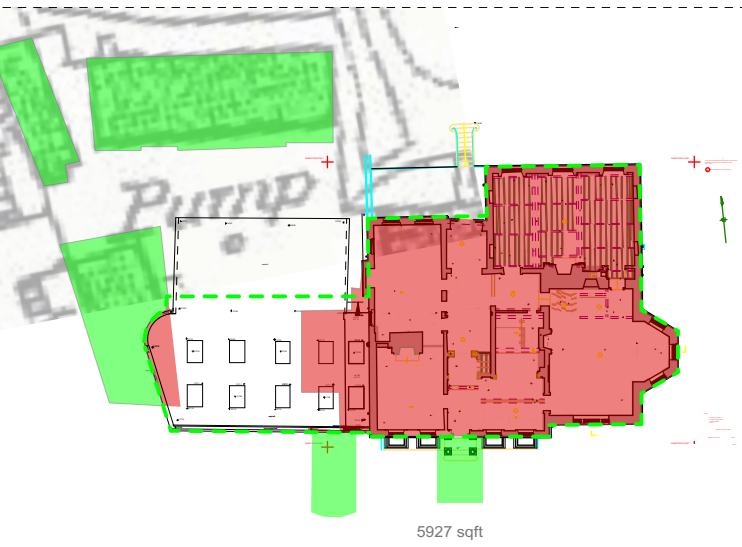
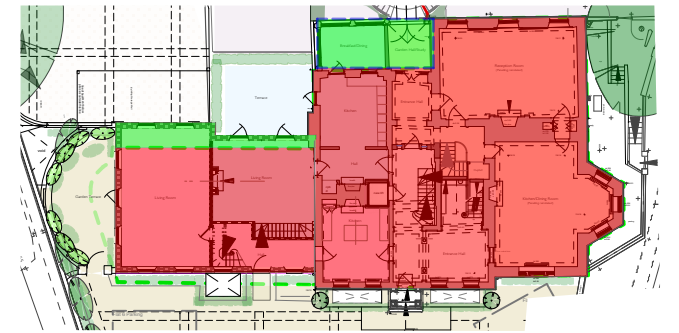
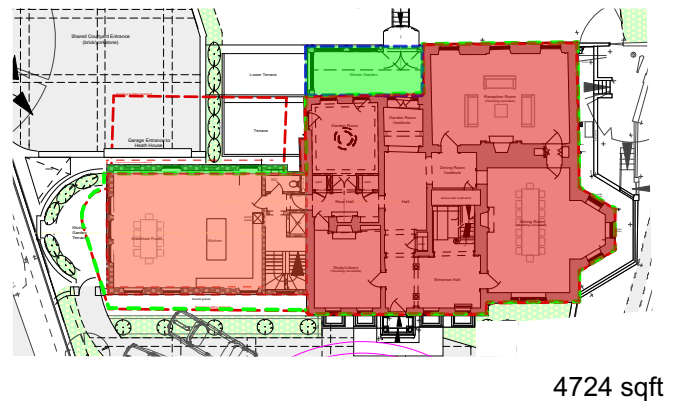
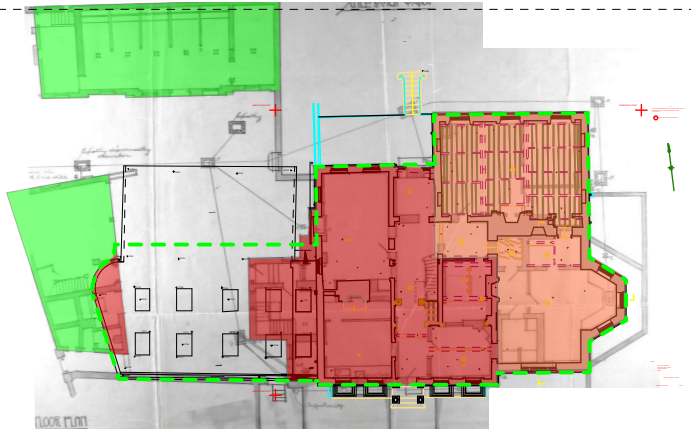
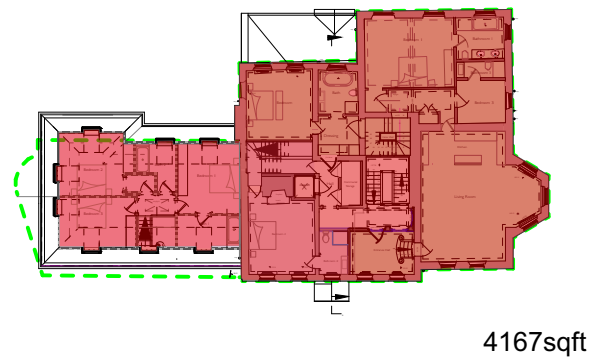
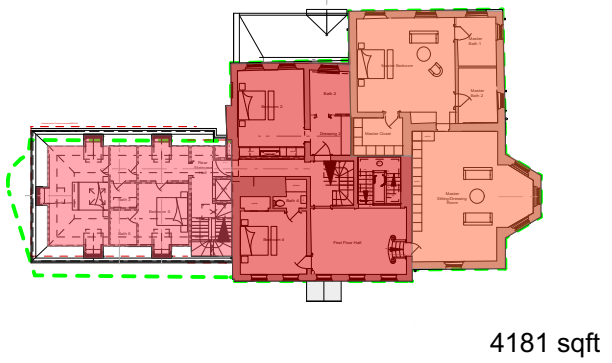
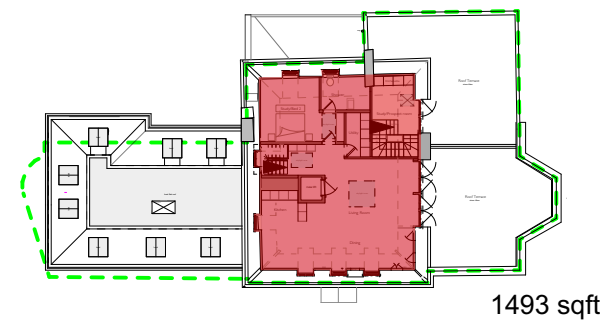
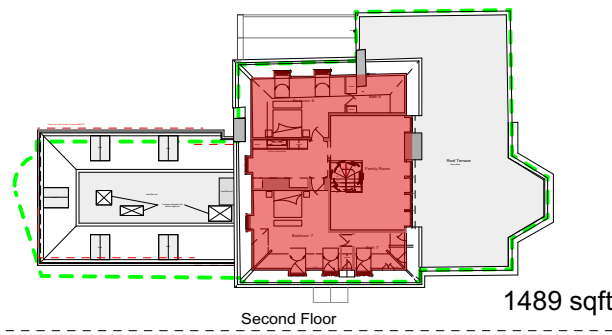
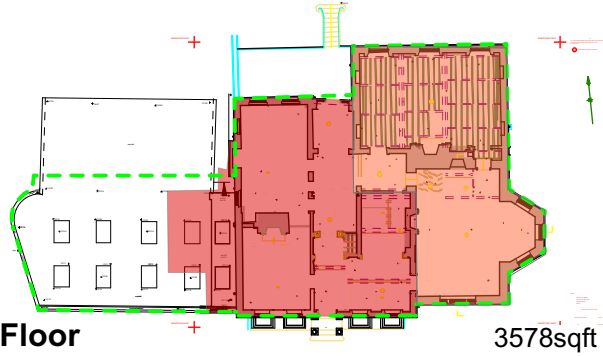
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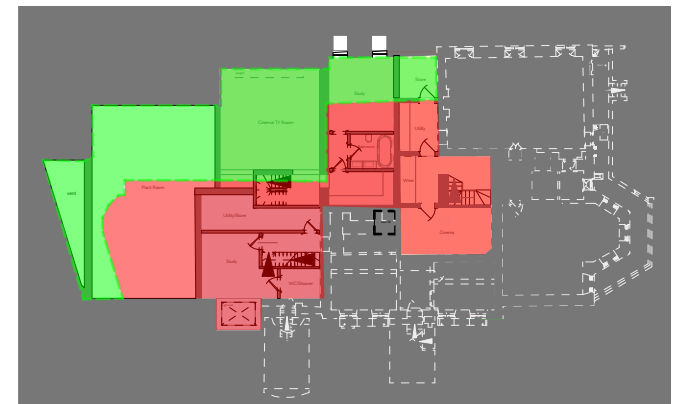
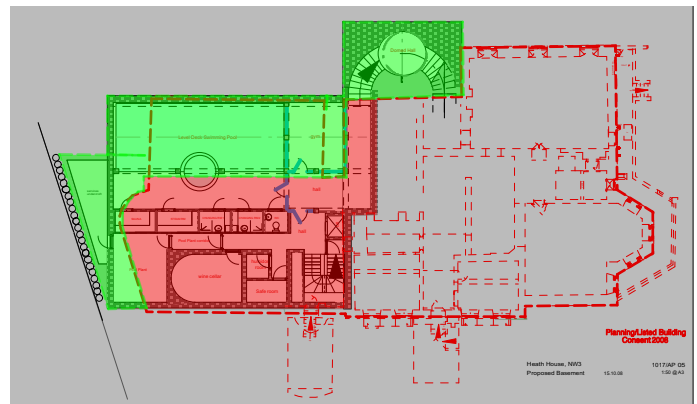
# 1948

# 2008 Consent

# 2015 (Proposal)



## Basement



Notes:  
 These areas are prepared for comparative purposes only.  
 The 1948 calculation is based on based available information including 1902 drainage plan and NMR record photographs.  
 Areas have not been cross checked against any previously reported areas

**WORKING INFORMATION ONLY**

**KEY:**

- MOL boundary
- Area outside MOL
- Area inside MOL



**Heath House**  
 Working MOL Areas

The Belvedere 2 Back Lane Hampstead London NW3 1HL  
 T 020 7794 1234 E office@charltonbrown.com

Please follow the drawings exactly. If you find errors or omissions ask for clarification. Do not pr

1948 Extent	
Second Floor	= 3578 sqft
First Floor	= 3578 sqft
Ground Floor	= 5339 sqft
Lower Ground Floor	= 5927 sqft
<b>Total</b>	<b>= 18422sqft</b>
<b>Area in MOL</b>	<b>= 3895 sqft</b>

2008 Consent	
Second Floor	= 1489 sqft
First Floor	= 4181 sqft
Ground Floor	= 4724 sqft
Lower Ground Floor	= 6041 sqft
Basement	= 3178 sqft
<b>Total</b>	<b>= 19613 sqft</b>
<b>Area in MOL</b>	<b>= 3463 sqft</b>

2015 Proposal	
Second Floor	= 1493 sqft
First Floor	= 4167 sqft
Ground Floor	= 4854 sqft
Lower Ground Floor	= 9031 sqft
Basement	= 3659 sqft
<b>Total</b>	<b>= 23204sqft</b>
<b>Area in MOL</b>	<b>= 6408 sq ft</b>

indigo