

# Planning and Heritage Statement

8 Langland Gardens, London, NW3 6PY

**Appeal Ref:**

**LPA Ref:** PP-05299345

**Firstplan Ref:** 15369

**Date:** July 2016

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Appendix 4	Photographs of contemporary residential dwellings within Redington and Frognal Conservation Area

# Section 1 Introduction

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- 1.1 This planning and heritage statement has been prepared by Firstplan, on behalf of Mr T. McNerney and Ms S. Scott, in relation to an application for a modification to the approved scheme of extensions (reference 2016/0714/P) at No.8 Langland Gardens, NW3. The proposal seeks to replace the approved rear single storey extension with an improved contemporary glazed design of the same footprint, scale and massing.
- 1.2 The site comprises an existing and unlisted single family dwelling situated with Redington and Frognal Conservation area. This is an area, where in recent years, the Council has approved a number of applications for rear full width glazed extensions in order to improve the quality of accommodation for home owners.
- 1.3 The current scheme has only been modified in terms of the treatment of the rear elevation. All other aspects of the rear extension remain the same as the extant consent. The improvements include full height glazing to increase the levels of natural light entering the habitable accommodation to enhance the standard of the living space. The glazing will be set between elegant dividing columns, which together with the extensive use of glass will give the extension a visually lightweight appearance, thereby creating a subordinate harmonious contrast, which will enliven the façade. Views of the rear of the property are limited due to the setting and extensive mature screening.
- 1.4 Overall, the amended scheme proposes a high quality residential development, which in height, massing, scale and materials terms will sit comfortably within its location and read as a subservient addition that will respect the proportions of the host building, without resulting in a material impact on the amenity of local occupiers or the character of the conservation area.
- 1.5 Accordingly, it is considered that the proposal accords with the policy and guidance contained within the National Planning Policy Framework (NPPF), London Plan (FALP 2015) and the Camden Development Plan. The statement is set out as follows:
- 1.6 Section 2 - provides a description of the relevant background information, including a description of the site and surrounding area, and details of relevant planning history;
- Section 3 - provides details of the application proposal;

Section 4 - assesses the relevant policy context;

Section 5 - considers the heritage impact of the proposal;

Section 6 - considers the proposals in the light of the relevant national and local planning policies;

Section 7 – draws conclusions.

## Section 2      Background Information

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### a)      Site and surrounding area

- 2.1      No. 8 Langland Gardens comprises a substantial three storey over basement semi-detached Victorian residential property, situated on the eastern side of Langland Gardens.
- 2.2      It is the end property, and the last house fronting Langland Gardens before the junction with Lindfield Gardens. It benefits from a relatively large side and rear garden. Mature cypresses and a close boarded fence front the highway and provide a high degree of visual screening, as does the mature trees and screening to the side and rear.
- 2.3      The front façade is constructed from red brick and features a prominent porch, Dutch gables, and chimney stack with white dressings and bay, dormer and sash windows. However, the side and rear elevations are plain, utilitarian and lack decorative detailing.
- 2.4      To the side, there is an extant consent for a single storey side extension (ref: 2016/0714/P). Under the terms of the same permission, a full width single storey extension extending to 27 sq m will project to the rear of the building and lead onto a well screened hard landscaped rear garden.
- 2.5      The hardstanding to the front and side of the property provides parking for three vehicles with access via a solid metal gate.
- 2.6      Photographs of the site and surrounding area are attached at Appendix 1.

### APPENDIX 1

### b)      Planning History

#### i)      The site

- 2.7      The most relevant planning history for the site relates to the grant of planning permission **2016/0714/P** on 21 June 2016 for the erection of a single storey side extension together with a single storey rear extension and other associated external alterations, including lowering the basement by 200mm in order to improve the floor to ceiling heights.

2.8 A copy of the decision notice is attached at Appendix 2.

## APPENDIX 2

### ii) Glazed rear extensions within conservation areas

- 2.9 Camden's on-line planning records show that permission has been granted for extensions with large expanses of glazing at numerous properties within Redington and Frognal Conservation Area, and elsewhere within the Borough's conservation areas. A significant number of these contemporary glazed structures have extended Victorian and Edwardian era buildings, including at No.4 Langland Gardens.
- 2.10 The Council's positive interpretation of planning policy, as evidenced by the consents below, are a material consideration in the determination of this application. Copies of the relevant approved drawings are attached at Appendix 3.

## APPENDIX 3

### Redington & Frognal Conservation Area

#### ***4 Langland Gardens***

- 2.11 Planning permission (ref: **2015/3036/P**) was granted in July 2015 for enlargement of the existing single storey basement and erection of a 2 storey rear extension with roof terrace and balustrade at first floor level, in connection with the reconfiguration of the existing cellar, ground and upper floors of the property to twelve flats. This follows an application for a near identical two storey rear extension granted permission in March 2015 (ref: 2015/0315/P).
- 2.12 The host building is of a similar architectural style to the application building, and the approved two storey rear extension comprises two sets of full length glazed sliding doors at ground level. The expanses of glazing for each set of doors is substantial and are positioned across the majority of the width of the rear elevation. The ground level extension also features a contemporary style flat roof.

#### ***11 Templewood Avenue***

- 2.13 Planning permission (ref: 2011/5127/P) was granted in July 2014 for erection of extensions at rear ground and part first floor level. The rear extension comprises frameless glazing to both sides and the rear elevations at ground floor level.

#### **4 Templewood Avenue**

- 2.14 Planning permission (ref: **2012/4259/P**) was granted in August 2012 for variation of condition 12 (drawings) to planning permission dated 20/10/11 [ref. 2011/1710/P for erection of a ground floor rear extension and associated external alterations]. The approved side infill extension on the western elevation features three sets of full length contemporary style fenestration at ground floor level, separated by stone work.

#### **Hampstead Conservation Area**

##### ***5A Pilgrims Lane***

- 2.15 Planning permission (ref: 2006/2857/P) was granted in July 2006 for erection of a glass conservatory extension to the rear, plus installation of a rooflight in the flat roof of the existing rear extension. The proposed rear conservatory extension is angular in form and is constructed solely from glazed panels to the rear and side elevations, together with the roof, with minimal framing. The resultant glazed 'box' form is contemporary in style.

#### **Belsize Park Conservation Area**

##### ***44A Belsize Park Gardens***

- 2.16 Planning permission (ref: 2010/1751/P) was granted in April 2010 for the erection of a single storey conservatory to the rear of the existing lower ground flat. The approved scheme features glazed aluminium framed sliding doors across the full width of the extension adjoining a new rendered masonry wall, together with an aluminium framed glazed roof.

##### ***64 Belsize Park Gardens***

- 2.17 Planning permission (ref: 2015/4442/P) was granted in August 2015 for the erection of a conservatory. The conservatory is fully glazed; comprising a fully glazed sloped roof and incorporates full length glazing to the rear and both side elevations.



## **Bloomsbury Conservation Area**

### ***47 Doughty Street***

- 2.18 Planning permission (ref: 2014/1345/P) was granted in March 2014 for erection of a glazed rear extension at ground floor level following demolition of existing ground floor rear extension. The approved single storey extension set across the full width of the property features a set of full length glazed doors across its full width, and two large rooflights above.

## **Harmood Street Conservation Area**

### ***82 Harmood Street***

- 2.19 Planning permission (ref: 2012/5505/P) was granted in October 2012 for ground floor rear glazed extensions, comprising infill and projecting elements. The scheme incorporated glazed doors across the majority of the rear elevation of the rear extensions, which extend the full width of the property. The rear extension also incorporated a large glazed window covering the majority of its side elevation.
- 2.20 A copy of the relevant approved drawings for these consents are attached at Appendix 3.

### iii) Contemporary residential development within Redington and Frogna Conservation Area

- 2.21 Contemporary designed residential buildings are a well-established feature of the conservation area. The following examples incorporate modernist angular lines, extensive use of glazing and modern materials:

### ***14A Redington Road***

- 2.22 Planning permission (ref: **2006/4977/P**) was granted in 2007 for the erection of a three storey over basement detached property. This property is of a modern geometric design that incorporates large expanses of floor to ceiling glazing and flat roofs.

***The Cottage (No.6) Redington Road***

- 2.23 Permission (ref: **2004/5400/P**) was granted in 2005 for a new two storey contemporary family dwelling. The building is again of angular appearance and incorporates extensive full height glazing.
- 2.24 Additional modern properties within the conservation area, include Nos. 4, 14, 16, 18 and 20 Lindfield Gardens. All of which demonstrate that contemporary designs are a key feature of the conservation area.
- 2.25 Photographs of the above development are attached at Appendix 4.

**APPENDIX 4**

## Section 3      Application Proposals

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- 3.1      This application proposes a modification of the approved scheme (ref: 2016/0714/P) to replace the approved single storey rear extension with a visually lightweight design of the same proportions and footprint at No.8 Langland Gardens.
  
- 3.2      The principal modification between the approved rear extension and the current proposal is the incorporation of two sets of sliding glazed aluminium framed doors. The proposed doors will measure approximately 4m in width (1m approx. greater than approved doors). The scheme also proposes a glazed aluminium framed door at the side elevation.
  
- 3.3      The proposal will retain the approved roof arrangement, including roof lights and stone coping. The rendered masonry columns will be slim and elegant.
  
- 3.4      The new extension has been designed to appear subservient to the host building. This will be achieved through its visually light weight design, limited dimensions and choice of materials. This will create a contemporary piece of high quality architecture that will follow the proportions and geometrics of the original building. It will be deliberately distinguishable from the existing building rather than appear as an attempt to imitate or pastiche the original style. This approach will ensure that the integrity and architectural detailing of the original property, and particularly the rear elevation, will be clearly legible to the un-trained eye.
  
- 3.5      A full description of the proposed scheme, including a detailed description of the layout and design, is set out in the supporting Design and Access Statement.

## Section 4 Planning Policy Analysis

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4.1 The statutory development plan for the site comprises the National Planning Policy Framework (NPPF), London Plan (FALP 2015), Camden Core Strategy 2010-2025 (adopted 2010) and the Camden Development Policies 2010-2025 (adopted 2010).

4.2 The site is not statutorily listed or subject to any Article 4 Directions. The Proposals Map shows that it is situated within the Redington and Frognal Conservation Area. The site benefits from a PTAL 6a rating (Excellent) and does not fall within an area at risk of flooding.

**a) National Planning Policy Framework (NPPF) (2012)**

4.3 The NPPF sets out the Government's economic, environmental and social planning policies for England.

4.4 The Framework at paragraph 14 states that at the heart of the planning system there is a presumption in favour of development. The document also highlights that local planning authorities should approve development proposals that accord with the development plan without delay. This proposal is a sustainable form of development which is consistent with this guidance.

4.5 The Framework states that three of the core planning principles underpinning decision-making are:

**"The encouragement of the effective use of land that has been previously developed (brownfield land);**

**High quality design and a good standard of amenity for all existing and future occupiers of land and buildings;**

**The conservation of heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."**

4.6 Paragraph 58 highlights that decisions should aim to ensure that developments optimise the potential of a site to accommodate development, respond to local character and history, and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation.

- 4.7 With regard to heritage assets, the NPPF at Paragraph 131 highlights that planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 4.8 Paragraph 132 stipulates that when considering the impact of a development proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 4.9 Paragraph 134 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use.

i) NPPF Summary

- 4.10 The proposal is a sustainable form of development which is consistent with the Framework. The scheme seeks to optimise the development potential of the site by replacing the existing poor quality rear extension and improving the standard of accommodation. The scheme will preserve the building's architectural integrity and preserve the character and appearance of the conservation area in compliance with the objectives set out in the NPPF.

b) **London Plan (Further Alterations to the London Plan 2015)**

- 4.11 Policies **3.4** and **3.5** seek to optimise the development potential of sites in accessible locations to promote residential development.
- 4.12 **Policy 7.6** requires a high quality of design, including the use of appropriate materials and spaces which integrate well with the surrounding area.

c) **Camden Core Strategy 2010-2025 (2010)**

- 4.13 **Policies CS1** and **CS6** promote the efficient use of land for residential use.
- 4.14 **Policies CS14** and **CS16** require development to be of a high standard of design that respects local context and character and preserves and enhances heritage assets. The proposal has been carefully designed with these principles in mind.

d) **Camden Development Policies 2010-2025 (2010)**

- 4.15 **Policy DP2** seeks to make full use of Camden’s capacity for housing.
- 4.16 **Policy DP24** requires extension proposals to pay regard to the character, setting, context, form and scale of neighbouring and host buildings. Proposals should include visually interesting frontages and utilise quality materials. Appropriate amenity space landscaping and access arrangements should be provided and care taken to respect trees and topography. The proposed rear extension has been carefully designed to complement the host building and preserve the character and appearance of the conservation area. The merits of the design are discussed in detail in Sections 5 and 6.
- 4.17 **Policy DP25** provides guidance on heritage assets. Proposals should preserve and enhance the character and appearance of conservation areas and protect trees and mature hedges that contribute to the character.
- 4.18 **Policy DP26** seeks to protect residential amenity including in respect to visual privacy, overlooking, overshadowing, outlook, and sunlight and daylight.
- 4.20 **Policy DP22** encourages the use of sustainable design and construction measures.
- 4.21 **Policies DP18** and **DP19** relate to car parking. The proposal will maintain the three existing car parking spaces.

**e) Other Relevant Guidance**

i) Camden Planning Guidance (CPG 1) – Design (2013)

- 4.22 CPG 1 states that extensions should be subordinate to the original building in terms of scale and situation, unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach.
- 4.23 Access to the rear of the property should be retained and significant views and gaps should not be compromised.
- 4.24 Contemporary designs are welcomed in cases where a harmonious contrast with the existing property and its surroundings may be appropriate for new works to distinguish it from the existing building. Materials should complement the host property and the overall character of the surrounding area. Good quality modern materials such as steel and glass are appropriate in some cases.

4.25 The height of rear extensions should be subordinate to the original building, respecting the existing pattern of rear extension, where they exist. Ground floor extensions are generally considered preferable to those at higher levels.

4.26 The width of rear extensions should not be visible from the street and should generally respect the rhythm of existing rear extensions. Rear extensions should retain the open character of existing natural landscaping and garden amenity, and not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, privacy/overlooking, and sense of enclosure.

ii) Camden Planning Guidance (CPG 2) – Housing

4.27 CPG2 relates to residential development and internal space standards. Development should provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms. Development should be designed to optimise the amount of the sun's energy that heats and lights a building naturally.

iii) Camden Planning Guidance (CPG 6) – Amenity

4.28 CPG6 advises that development proposals should protect amenity, including in respect to the receipt of adequate levels of daylight and sunlight for both host and neighbouring dwellings. In addition, developments should protect the privacy of existing dwellings and avoid overlooking.

iv) Camden Local Plan Submission Draft (2016)

4.29 The Council submitted its Local Plan to the Secretary of State in June 2016 for Examination in Public.

4.30 Draft Policy D1 seeks to secure high quality design through development that respects local context and character, comprises high quality materials and detail and preserves the historic environment.

4.31 Draft Policy D2 requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area and seeks to preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

4.32 Draft Policy A1 seeks to manage the impact of development, by ensuring that the amenity of communities and neighbours is protected. The need for development should be balanced against the needs and characteristics of local areas and communities.

## Section 5      Heritage Impact Statement

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5.1      The site is not listed or identified as being of special architectural or historical merit in its own right. It is situated in the Redington and Frogna Conservation Area.

5.2      The Redington and Frogna Conservation Area forms the designated heritage asset. It is therefore important to understand the character of the conservation area in order to assess the impact of the proposal and its potential for preserving and enhancing this asset overall.

### **a)      The Redington and Frogna Conservation Area**

5.3      The Redington and Frogna Conservation Area is an example of a prosperous late nineteenth century and Edwardian residential suburb (1870's onward). The suburb is situated on the slopes to the west of Hampstead Heath and is defined by the relationship of its streets and houses to the contours of the hills.

5.4      The conservation area comprises eight sub-areas with distinct characteristics. The application site falls within Sub-Area Seven, the "Triangle", which includes Frogna Lane, Finchley Road and Langland Gardens.

5.5      Nos. 2-8 Langland Gardens are identified as making a positive contribution to the character and appearance of the Conservation area. These properties are characterised by large three and four storey over basement semi-detached houses. The dwellings are imposing and constructed in red brick with distinctive entrance porches, decorative Dutch style gables, white painted window frames and stonework.

5.6      Mature trees and hedges situated along the boundaries provide good levels of screening and make a positive contribution to the conservation area.

5.7      A variety of architectural styles are present within the conservation area, including a number of striking and contemporary new build residential developments. In architectural terms, these properties are very angular, with flat roofs, and make extensive use of steel and floor to ceiling glazing. The best examples are No. 14A Redington Road, The Cottage (No.6) Redington Road and 27A Redington Road.



- 5.8 Additionally, a number of modern and angular shaped glazed extensions have been constructed on the rear elevations of properties within the conservation area. Notable examples of this contemporary approach to new living space can be found at No.4 (ref: 2011/1710/P) and No.11 Templewood Avenue (ref: 2011/5127/P) and No.4 Langland Gardens (ref: 2015/3036/P). These full width extensions incorporate many of the features proposed under the current application, such as modern materials, floor to height glazing and sliding doors onto patio's.
- 5.9 It is clear from the above that contemporary designed rear extensions constructed from glass are already an established feature of the Redington and Frognal Conservation Area.

**b) Impact on the Conservation Area and Host Building**

- 5.10 The NPPF confirms that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the benefit of securing its optimal viable use (Paragraph 134).
- 5.11 The Conservation Area Statement recognises that modern architectural design is appropriate within the conservation area:

**“Modern architectural design should not be resisted per se, but should respect and reflect its context.”** [Page 30].

- 5.12 The architectural detailing on the front façade of No. 8 Langland Gardens makes a positive contribution to the conservation area's character. The proposal will have no impact on this elevation.
- 5.13 The rear and side elevations of the property are less formal. These simple facades lack architectural detailing and make no meaningful contribution to the character and appearance of the heritage asset.
- 5.14 Over the years, the rear elevations of No.6 and No.8 have been significantly altered through the construction of extensions. This has weakened any original uniformity that may once have existed; and, it is for that reason that the footprint and massing of the proposed extension has already been deemed by Council officers to be subordinate and in keeping with the proportions, scale and massing of No.8.
- 5.15 Given that the scale of development is established, the only modification is the contemporary approach to the fenestration. The approved and proposed schemes share a number of similarities, including the incorporation of two sets of glazed openings, positioned evenly across the rear elevation and set between rendered pillars with stone copings to ensure architectural balance across the façade.

- 5.16 The increase in the glazed surfaces has resulted in slender and elegant dividing pillars. The proportions of the glazing patterns have been carefully designed to match the height of the consented openings and those present on the neighbouring property. Traditional elements, such as traditional stone copings, have also been included to reference the historic character of the conservation area.
- 5.17 The reduction in the rendered surface enlivens the elevation and allows for a more visually lightweight elevation that reduces the perceived massing. The juxtaposition posed by the lightweight appearance of the glass, when compared with the darker tones of the brick work, creates visual interest and provides welcome relief and articulation to this otherwise very undistinguished façade. This will ensure the extension is subordinate and links harmoniously with the rear elevation, whilst responding positively to other heavily glazed extensions, including the far larger multiple-level extension at No. 4 Langland Gardens.
- 5.18 This arrangement will also have the benefit of allowing the distinct periods in the evolution of the building's development to be discernible. This is an approach that the Council has embraced across conservation areas throughout the Borough.
- 5.19 Indeed, Section 2 of this report highlights that the Council has granted consent for contemporary full width glazed extensions at numerous sites, including, but not restricted to; 5A Pilgrims Lane (Hampstead Conservation Area), 47 Doughty Street (Bloomsbury Conservation Area), 44A Belsize Park Gardens and 64 Belsize Park Gardens (Belsize Park Conservation Area) and 82 Harwood Street (Harwood Street Conservation Area). It is clear therefore that the principle of contemporary rear extensions on more traditional style buildings within conservation areas is acceptable.
- 5.20 Notwithstanding the carefully considered design, there will be limited views of the proposed extension from within the conservation area, due to the extension's situation to the rear of the property, which will be screened by existing mature landscaping. The retention of the mature landscaping will preserve the characteristic leafy nature of this part of the conservation area.
- 5.21 Overall, the scheme will provide a well-considered scheme of harmonious contrast, which will preserve the appearance of the host building and its important architectural signifiers, without appearing overbearing in terms of design, mass or scale. This will preserve the character and appearance of the Redington and Froggnal Conservation Area

## Section 6      Assessment of Proposals

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### **a)      Principle of development**

- 6.1      The NPPF, London Plan and Camden Development Plan all seek to promote the efficient use of land to accommodate residential development in a form that is visually attractive and responds to local character and history.
- 6.2      The principle of a full width rear extension of the proportions and footprint proposed has already been established pursuant to planning permission 2016/0714/P. Accordingly, the Council has already accepted that the principle of use, the scale of development, and the relationship with the host building and its setting is entirely compliant with the objectives contained within the NPPF and Camden Development Plan Policies CS1, CS6 and DP2.

### **b)      Design**

#### **i)      Height, bulk and size**

- 6.3      The host and neighbouring buildings are of a grand scale, height and massing. The proposed extension will be single storey, in keeping with the rear additions found in the surrounding area and the extant planning permission. The footprint and flat glazed roof of the extension will remain the same height and proportions as the consented scheme.
- 6.4      Indeed, the scale, height, massing and projection of the proposal reflects that of the replacement extension approved under permission ref: 2016/0714/P. The proposed extension differs only in respect of the proposed fenestration. It is therefore considered that the proposal is subordinate in the context of the host building and should be considered acceptable in this respect.

#### **ii)      Materials and Detailing**

- 6.5      The extent of the glazing has been influenced by the approach taken at No. 4 Langland Gardens (ref: 2015/3036/P). However, the level of the glazing proposed at No.8 has been scaled back in comparison to this development to enhance the symmetry of the rear elevation and respect its overall proportions.

The roof of the proposed scheme, including the level of glazing, matches the extant consent and is therefore considered entirely acceptable in design terms.

- 6.6 The use of white render and stone coping has also been accepted and approved by the Council. This reflects the fact that officers consider that a single storey extension with a high degree of glazing would complement the character and appearance of the host building and heritage asset.
- 6.7 In summary, the proposal has been designed to respect the architectural integrity of No.8 Langland Gardens and the spatial relationship with its neighbours. The extension's contemporary design, sympathetic scale and combination of traditional and modern materials reflects the appearance of nearby properties. The limited views of the proposal from the surrounding area formed from its location to the rear of the property, and from the existing mature screening, will ensure that the proposal will not be obtrusive in views from the wider conservation area. Notwithstanding this, the proposal has been carefully designed in order to pay full regard to the appearance of the host building and the character and appearance of the conservation area in accordance with Policies CS14, DP24 and DP25.

**c) Impact on Amenity**

i) Privacy and overlooking

- 6.8 The proposal will not result in a loss of privacy or an increase in overlooking in relation to neighbouring properties. There are no properties to the north or east of the site and the extensive mature landscaping combined with the site's positioning on the gradient, acts to restrict any potential overlooking or loss of privacy.
- 6.9 There is no fenestration on the side flank facing No.6. The lack of fenestration and the close boarded timber boundary fence ensure that there is no overlooking of the neighbouring property or garden resulting from the proposal. The proposal will therefore protect the amenity of neighbouring properties in accordance with Policy DP26.

ii) Daylight/Sunlight

- 6.10 The proposed glazing solution for the rear extension will maximise the levels of natural daylight and sunlight entering the property. This increase in glazed surfaces will provide a higher quality living space and a better standard of residential amenity than would be achievable under the consented extension. It therefore meets the policy objectives of Policy DP26.

- 6.11 The grant of permission 2016/0714/P has already confirmed that No.6 Langland Gardens will not experience a materially adverse impact on the receipt of daylight/sunlight.

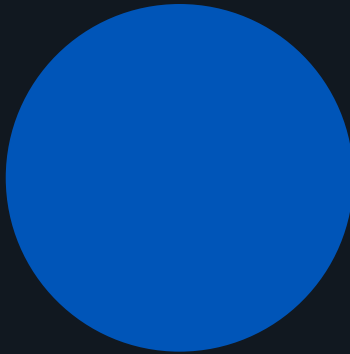
**d) Sustainability**

- 6.12 The proposal provides an opportunity to reduce CO2 emissions. The extensive use of high performance double glazed glass will maximise opportunities for natural daylight and ventilation to reduce energy demand, artificial lighting and the need for mechanical ventilation. This will prevent heat loss in winter and overheating in summer in accordance with CPG2.

## Section 7      Conclusions

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- 7.1      This application seeks planning consent for a proposed modification to planning permission ref: 2016/0714/P to replace the approved rear single storey extension with an elegant contemporary glazed design of the same footprint, scale and massing at No.8 Langland Gardens.
- 7.2      The modification relates to the fenestration only and is required to increase the levels of natural light entering the property in order to improve the quality of the residential accommodation.
- 7.3      The extensive use of glazing and elegant design will create a visually lightweight subservient addition that will respect the proportions of the host building. The harmonious contrast in styles, together with the preservation of the architectural detailing and the incorporation of traditionally inspired elements, will ensure the integrity and architectural composition of the host building and its neighbour will remain legible.
- 7.4      The proposal's situation to the rear of the property in combination with the existing mature boundary will limit views of the proposal and preserve the leafy character of the conservation area.
- 7.5      The scheme will have no harmful impact on neighbouring amenity in respect of loss of daylight or sunlight, sense of enclosure, overlooking or loss of privacy given that the scale and footprint is established.
- 7.6      In summary, the proposal will provide high quality residential accommodation without adversely affecting the amenity of surrounding occupiers. The scheme will also protect and enhance the character and appearance of the host building and Redington and Frognal Conservation Area. Accordingly, it is considered that the proposals accord with the policy and guidance contained within the NPPF, London Plan and Camden Development Plan.



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# **APPENDIX 1**



## PHOTOGRAPHS OF SITE AND SURROUNDING AREA



View of front elevation of no. 8 Langland Gardens



View of side elevation and land to side of property



View of land to the side of no.8



View of boundary treatment with Lindfield Gardens





View of rear elevation of no. 8



View of rear garden

## **APPENDIX 2**

Mr Tim Williams  
Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application Ref: **2016/0714/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

21 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Langland Gardens**  
**London**  
**NW3 6PY**

#### **Proposal:**

Erection of single storey side extension, single storey rear extension, lowering of the existing basement by 200mm, and associated external alterations.

Drawing Nos: Site Location Plan 1048-S12; S08; S09; S10; S11; S13A; AP01E; AP02E; AP03E; AP04E; AP05E; AP06E; AP07E; AP08E; AP09E; AP10E; AP11E; Design and Access Statement by Brod Wright Architects; Basement Impact Assessment by Price & Myers dated 22/01/2016; Construction Method Statement by Price & Myers; Draft Construction Management Plan by Price & Myers dated January 2016; Planning & Heritage Statement by Firstplan dated February 2016; Tree Report by John Cromar's Arboricultural Company Ltd dated 21/12/2015

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### **Condition(s) and Reason(s):**

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



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

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 1048-S12; S08; S09; S10; S11; S13A; AP01E; AP02E; AP03E; AP04E; AP05E; AP06E; AP07E; AP08E; AP09E; AP10E; AP11E; Design and Access Statement by Brod Wright Architects; Basement Impact Assessment by Price & Myers dated 22/01/2016; Construction Method Statement by Price & Myers; Draft Construction Management Plan by Price & Myers dated January 2016; Planning & Heritage Statement by Firstplan dated February 2016; Tree Report by John Cromar's Arboricultural Company Ltd dated 21/12/2015.

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

- 4 No development shall take place until full details of replacement tree planting, including details of species, position, date and size, where applicable, have first been submitted to and approved by the local planning authority in writing. Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with the details thus approved. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to commencement of the development:

(A) All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with "Tree Report by John Cromar's Arboricultural Company Ltd dated 21/12/2015".

(B) Evidence that the tree protection measures have been implemented in accordance with the approved report, shall be confirmed on site by a Council tree officer.

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

Informative(s):

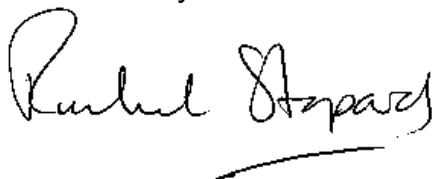
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 In relation to condition 5, you are advised to contact the Tree and Landscape Officer (020 7974 4444) to arrange a site visit.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Director of Supporting Communities

Rachel Stopard  
Director of Supporting Communities



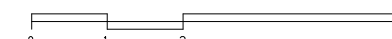
## **APPENDIX 3**

THIS DRAWING AND ANY DESIGNS INDICATED THEREON ARE THE  
COPYRIGHT OF THE ARCHITECT. ALL RIGHTS ARE RESERVED. NO PART  
OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR PERMISSION IN  
WRITING FROM THE ARCHITECT



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1 : 100



# Bchitecture

4 Langland Gardens  
Hampstead NW3 6PY

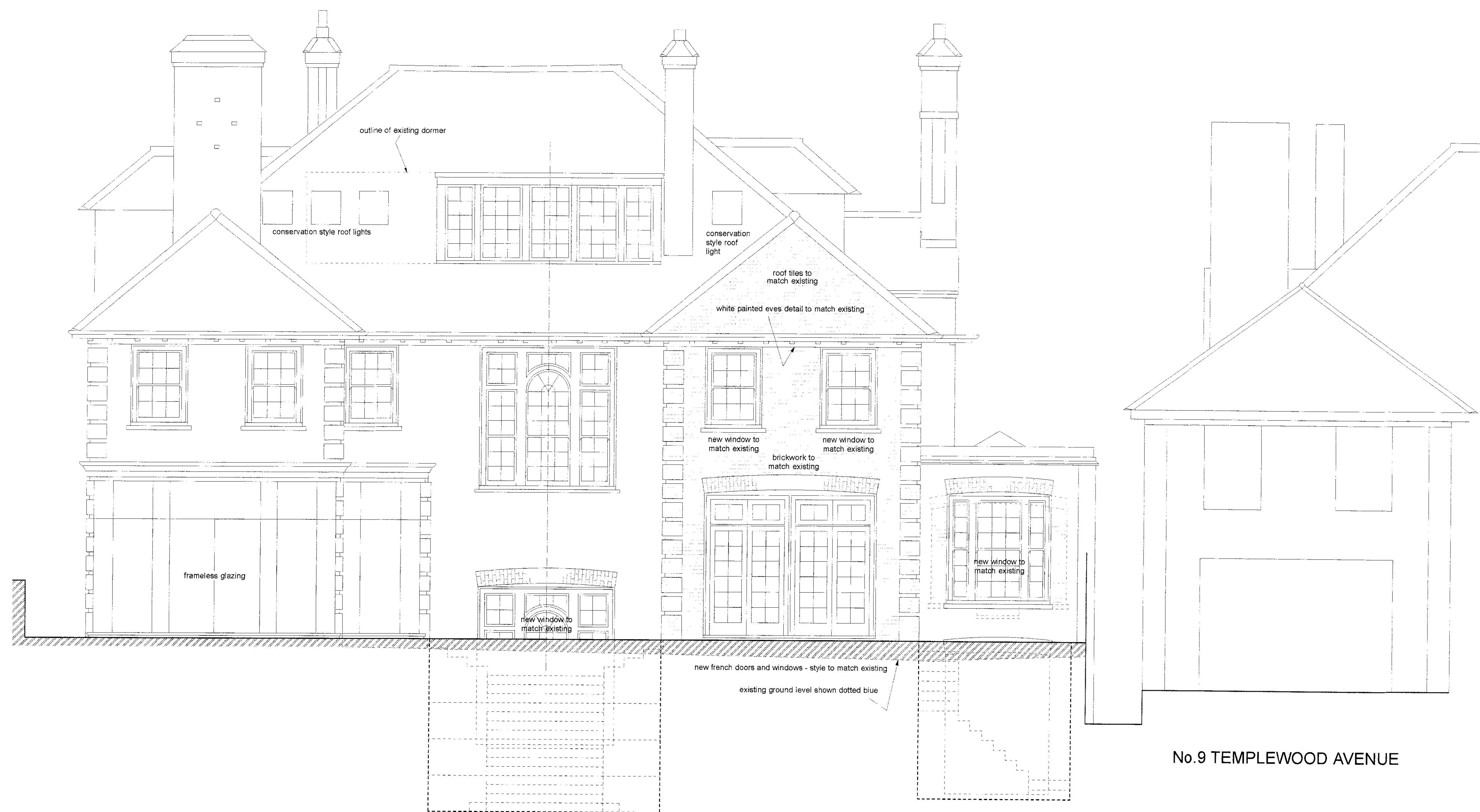
PROPOSED REAR  
ELEVATION

Dec 2014

1:100  
@A3

1410

210/G



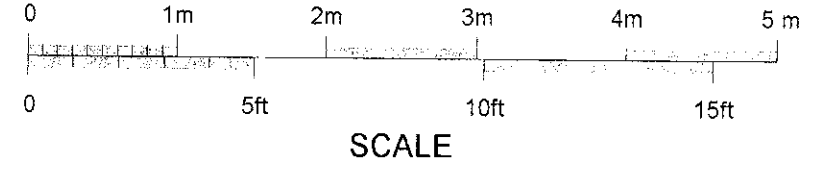
DATUM 100.00m A.O.D.

No. 11 TEMPLEWOOD AVENUE  
REAR/NORTH WEST ELEVATION FROM GARDEN

No. 9 TEMPLEWOOD AVENUE

**KEY**

- New Walls/Floors
- Existing Walls/Floors
- Principle structure to be removed
- Additional insulation to existing walls



VERTICAL SECTION  
MUMFORD & WOOD LTD  
CONSERVATION SYSTEM 57 CASEMENT WINDOW

JAMB

0 100 200 300 400 500mm  
0 3 6 9 12 18in

VERTICAL SECTION  
MUMFORD & WOOD LTD  
CONSERVATION BOX SASH

JAMB

GLAZING BARS TO MATCH EXSTING.

VERTICAL SECTION  
MUMFORD & WOOD LTD  
CONSERVATION FRENCH DOORSET

JAMB

WINDOW & EXTERNAL DOOR DETAILS

scale 1:5

**Brod Wight**  
ARCHITECTS

TEL 020 7722 0810 FAX 020 7722 0939 E MAIL office@brodwight.co.uk WEB www.brodwight.co.uk  
75 Haverstock Hill London NW3 4SL

11 Templewood Avenue, London NW3 1004-AP09  
Proposed Rear/North West Elevation

Date July 2011 Scale 1:50@A1 This drawing is copyright Revisions





Hatched area indicates etched glass

**Planning Condition 13:**  
Notwithstanding the details on the drawings hereby approved the development shall not be occupied until such a time as the French doors/casement windows at first floor level to 'Guest Bedroom 1' on the West elevation have been fitted with obscure glazing and fixed shut to a height of 1.8 metres. Such measures shall be permanently retained thereafter.

**Planning Condition 14:**  
The development shall not be occupied until such a time as all windows on the West elevation not shown as 'Clear Glass' on the approved drawings have been fitted with obscure glazing and fixed shut to a height of 1.8 metres. Such measures shall be permanently retained thereafter.

#### NOTES

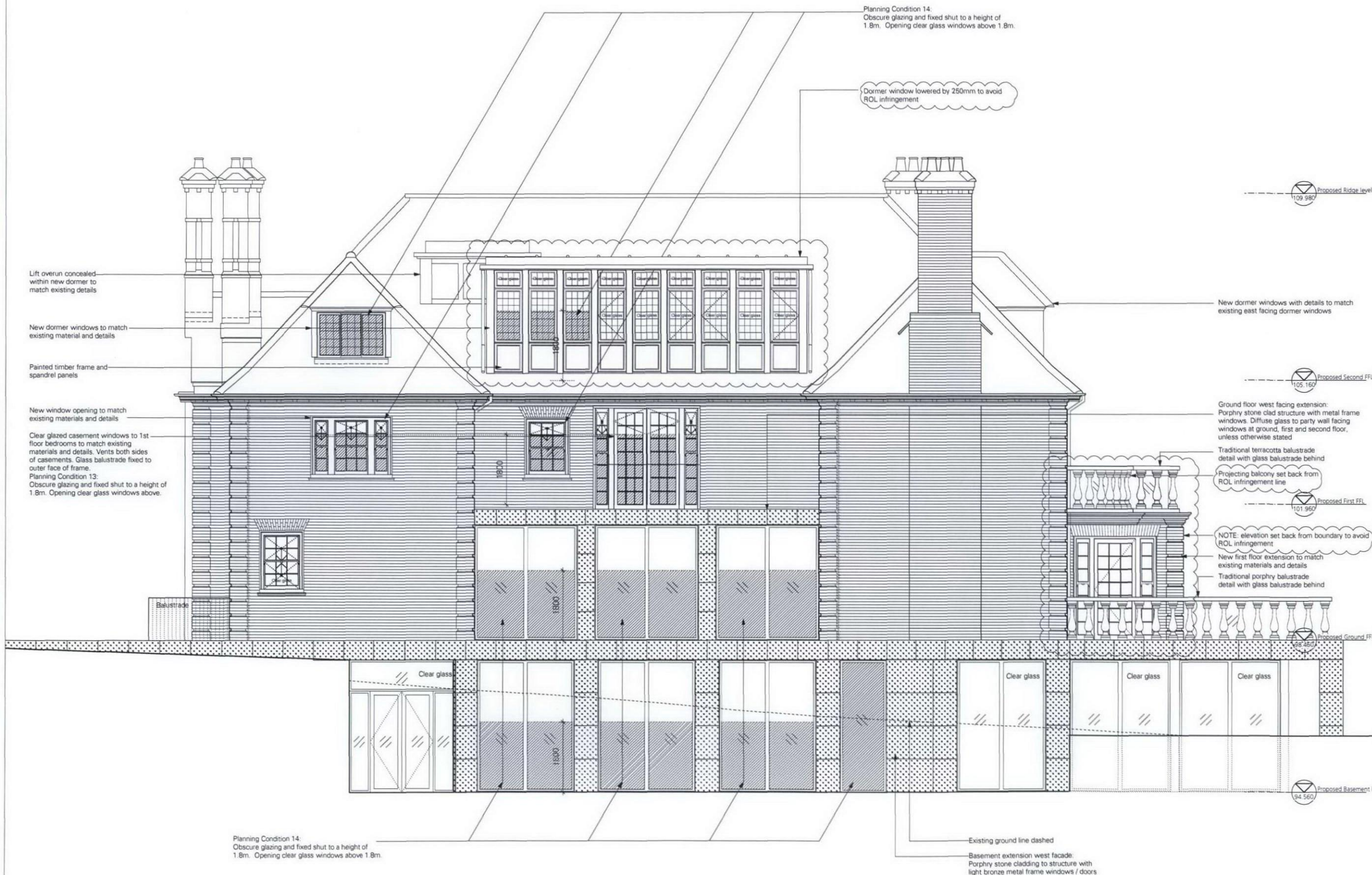
All Dimensions are from structure to structure unless indicated otherwise.  
Elements of structure and services are indicated for coordination purposes. For full structural and services layouts refer to Structural and Services Engineers' drawings.  
Do not scale directly from drawing. All dimension to be checked on site prior to construction or fabrication of any elements.  
Any discrepancies between figured dimensions to be reported to architect for clarification prior to commencing work.  
For legend see signature sheet 103\_B07\_001.  
© Copyright Reserved

Rev Date  
Comments

A 28.02.12  
Following revisions made:  
- Planning conditions relevant to the west elevation have been added to the drawing.  
- Shadows omitted for clarity.

B 25.07.12  
Amendments made to scheme as follows:  
- Second floor dormer glazing to bathroom changed from fixed to 100mm restricted opening below 1.8m.  
- Basement glazing format revised to below ground lightwell of pilates room.  
- Ventilation panels integrated into frames of windows to basement gym and ground floor family room.  
- Ground floor reception room window changed from obscure glass to clear glass.  
- First floor bathroom window position moved northwards to match approved plan.  
- First floor guest bathroom casement windows revised to sash window arrangement.

C 25.07.12  
Amendments made under rev B omitted.  
**Rights of Light:**  
- West facing dormer window lowered by 250mm to prevent any rights to light infringement to no 2.  
- South facing ground floor extension reduced in width to prevent any rights to light infringement to no 2.



**Planning Condition 14:**  
Obscure glazing and fixed shut to a height of 1.8m. Opening clear glass windows above 1.8m.

Existing ground line dashed  
Basement extension west facade:  
Porphyry stone cladding to structure with light bronze metal frame windows / doors

0 5  
meters

## APPROVED SCHEME + ROL CHANGES

#### TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd  
109-123 Clifton Street London EC2A 4LD  
T: +44(0)20 7729 2030 F: +44(0)20 7729 2050  
www.tonyfretton.com mail@tonyfretton.com

Job No: 251

Project: 4 Templewood Avenue

Drawing title: West Elevation Approved Scheme  
Drawn to Show Conditions

Scale: 1:50 @ A1 & 1:100 @ A3

Origination Date: October, 2011

Status: Planning

Drawing No: 251\_PL\_323 Rev C





#### Notes

1. Steelwork setting out to Structural Engineer's details.
2. All dimensions to be checked on site.
3. All dimensions are to masonry unless otherwise stated (ie not plaster finishes).
4. All information is to be checked and verified by the contractor and sub-contractors for accuracy and fit.
5. Discrepancies or omissions to be brought to the attention of Douglas & King prior to construction.
6. Do not scale from this drawing.

**Douglas and King**  
architects

Back Building 150 Curtain Road London EC2A 3AR  
t + 44 (020) 7613 1395  
f + 44 (020) 7613 1399  
info@douglasandking.com  
www.douglasandking.com

revision	date	notes

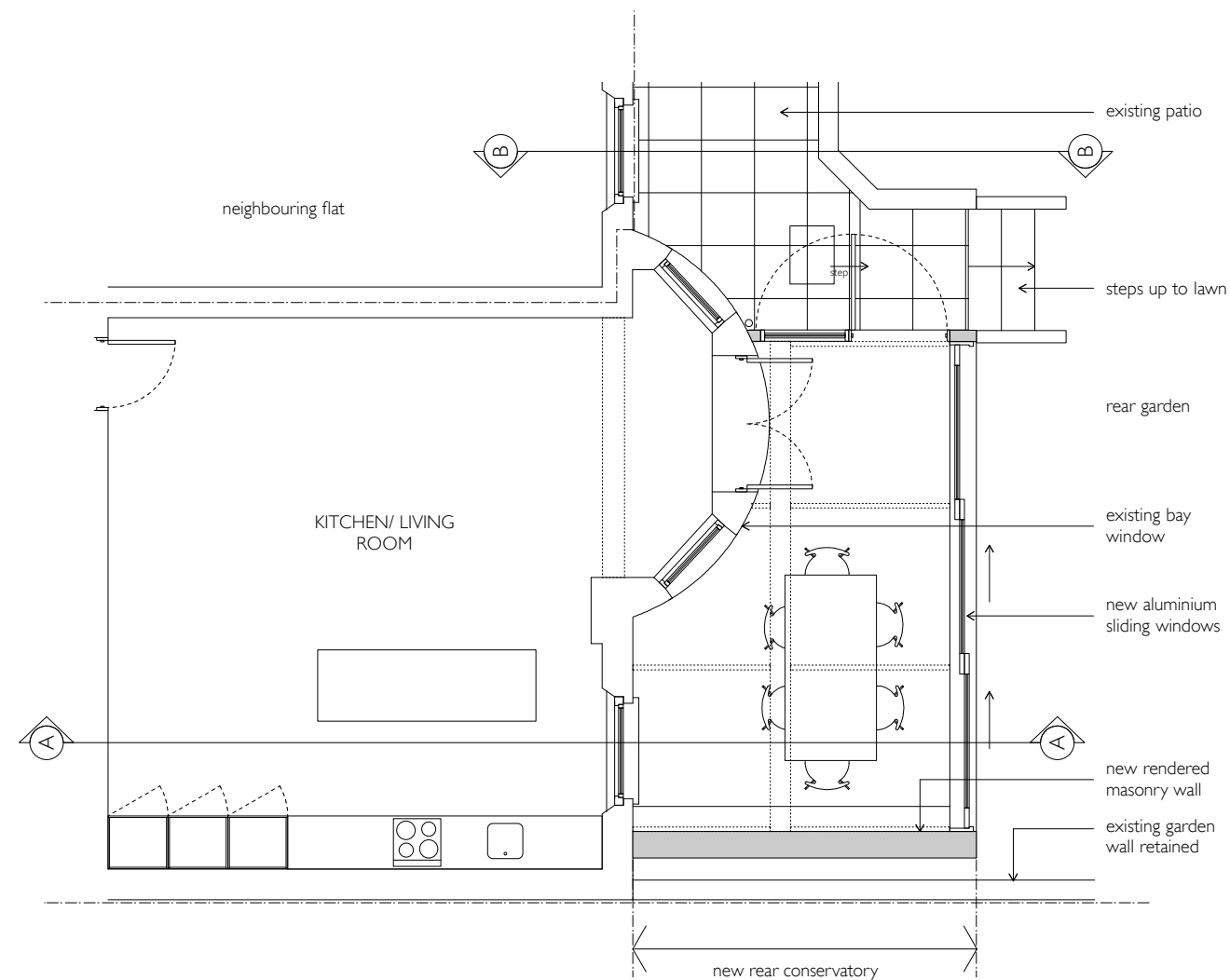
project:  
5a Pilgrims Lane  
Hampstead, NW3 1SJ.  
client:  
Alan and Gillian Goldberg

drawing title:  
Proposals:  
Internal Perspective

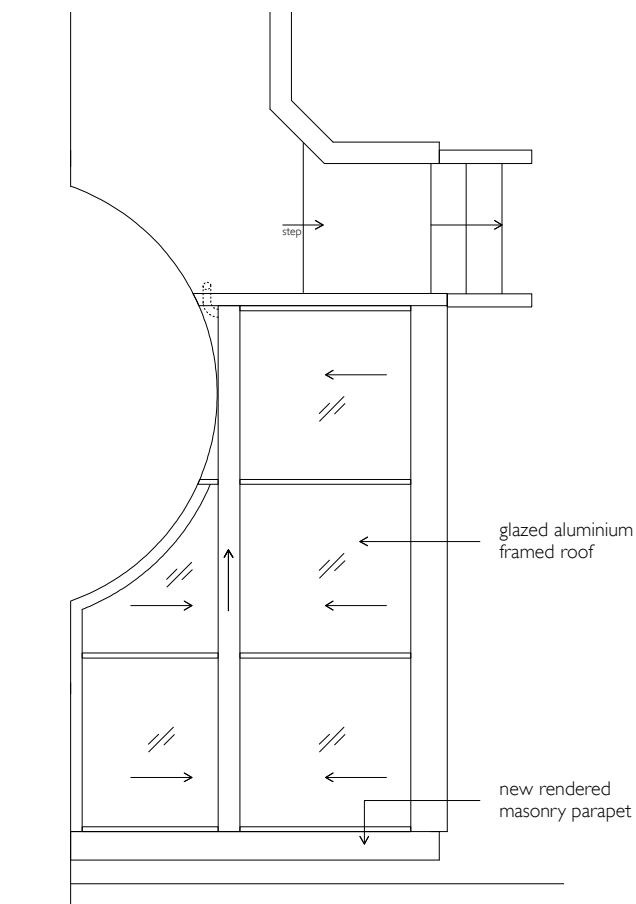
scale: NTS	date: April 2006
drawing no: PGL sk 012	

planning





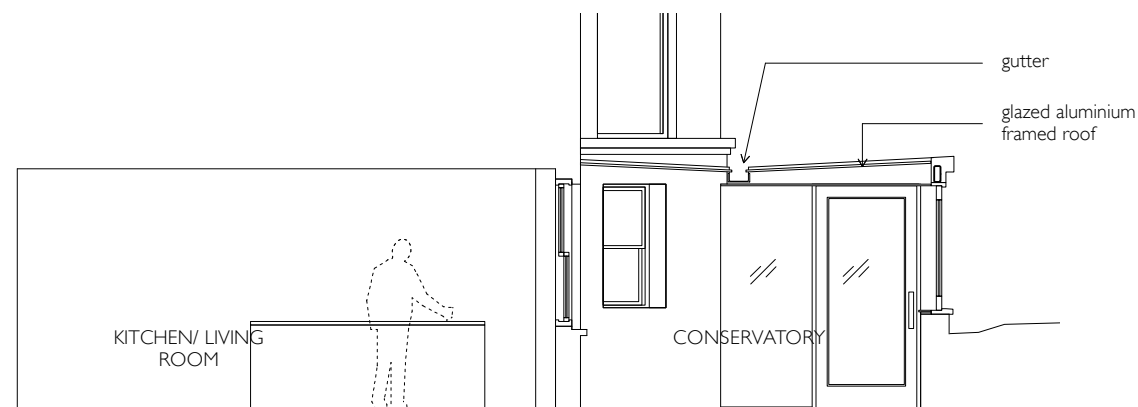
1 GROUND FLOOR PROPOSED  
Scale: 1:40



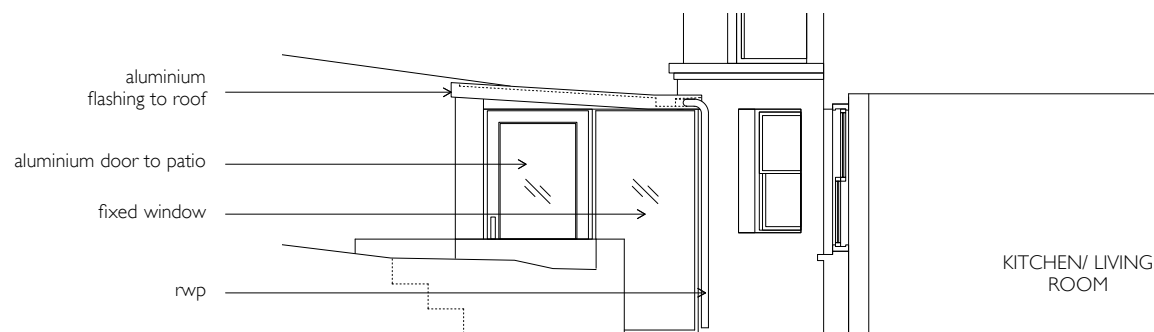
2 ROOF PLAN  
Scale: 1:40



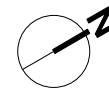
3 GARDEN ELEVATION  
Scale: 1:40



4 SECTION AA  
Scale: 1:40



5 SECTION BB  
Scale: 1:40



Do not scale off this drawing except for planning purposes. Any discrepancies or queries should be brought to the attention of the authors. Sam Tisdall retains copyright of these drawings and the work depicted on them. No unauthorised reproduction of work.

This drawing is for the purposes declared in the Status Box only. Whilst all reasonable efforts are used to ensure drawings are accurate, we accept no responsibility or liability for any reliance on these drawings for purposes other than those stated.

STATUS:  
PRELIMINARY

**SAM TISDALL**

CHARTERED ARCHITECT  
sam@samisdall.co.uk  
58 Broadwick Street, London, W1F 7AL

PROJECT: 44A Belsize Park Gardens

TITLE: Proposed Plans

DRAWING: BPG/ 02

REV: /-

SCALE: 1:40 @A1, 1:80@A3

DATE: March 2010

BPG/ 02



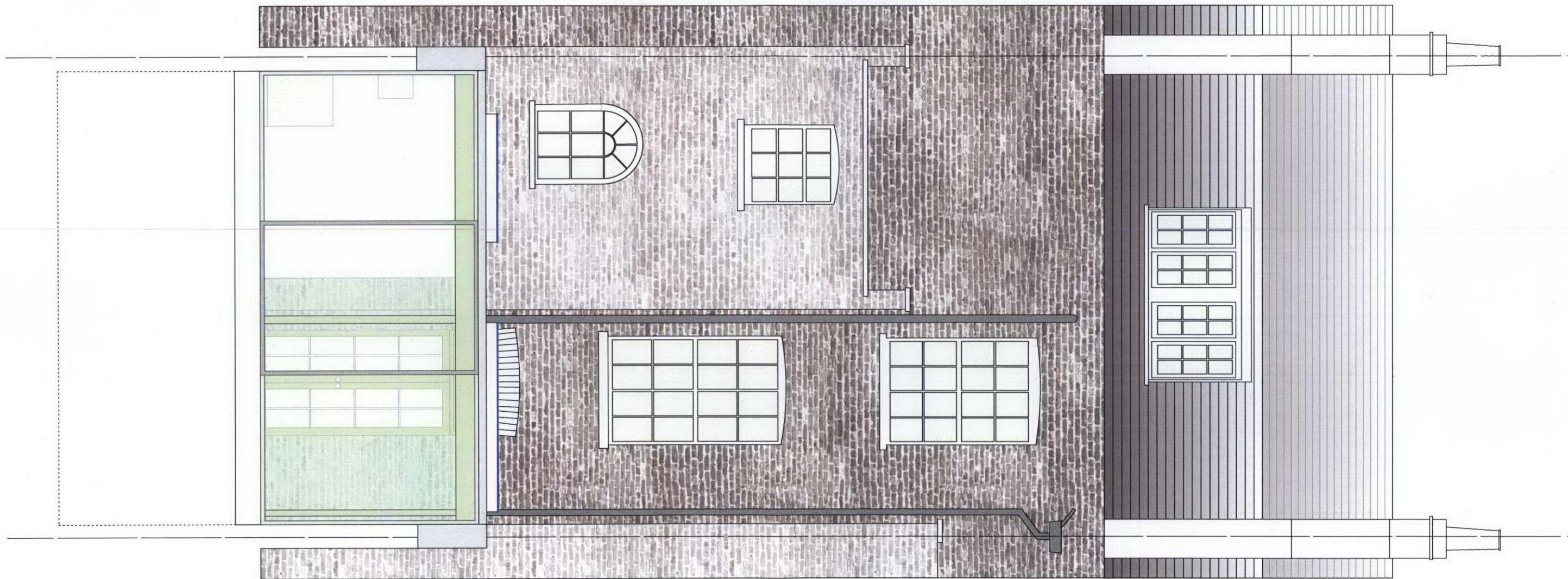
Reference images of similar all-glass extensions - external and interior views



**General Notes:**  
Any discrepancies found between this dfg and other documents should be referred immediately to the consultant. The Contractor to advise on all details and ensure stability and strength of construction. The Contractor to provide setting out drawings for approval prior to construction. The Contractor to check all dimensions on site and relate to these drawings. The Contractor to report any discrepancies to Designers prior to construction. All services to Local Authorities, BCO and Environmental Health requirements and to Service Engineer's details. All structure to Structural Engineer's details and Local Authority and BCO requirements. All construction and materials to comply with current Building and Fire Regulations.  
\*Dfg to be read in conjunction with schedule of works prepared by d\_raw associates and Draper partnership specification.  
\*This drawing is copyright.

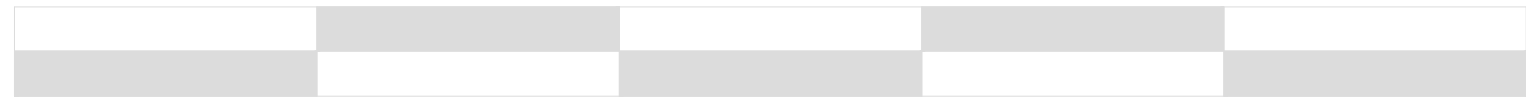
Refer to finishes Schedule

Rear Elevation



Revision		
Project		
47 Doughty Street		
Drawing		
Proposed - Rear Elevations		
Drawn	Date	Scale
RE	21-09-09	1:50 @ A3
Job No	Drawing No	Revision
419	3_2.03	



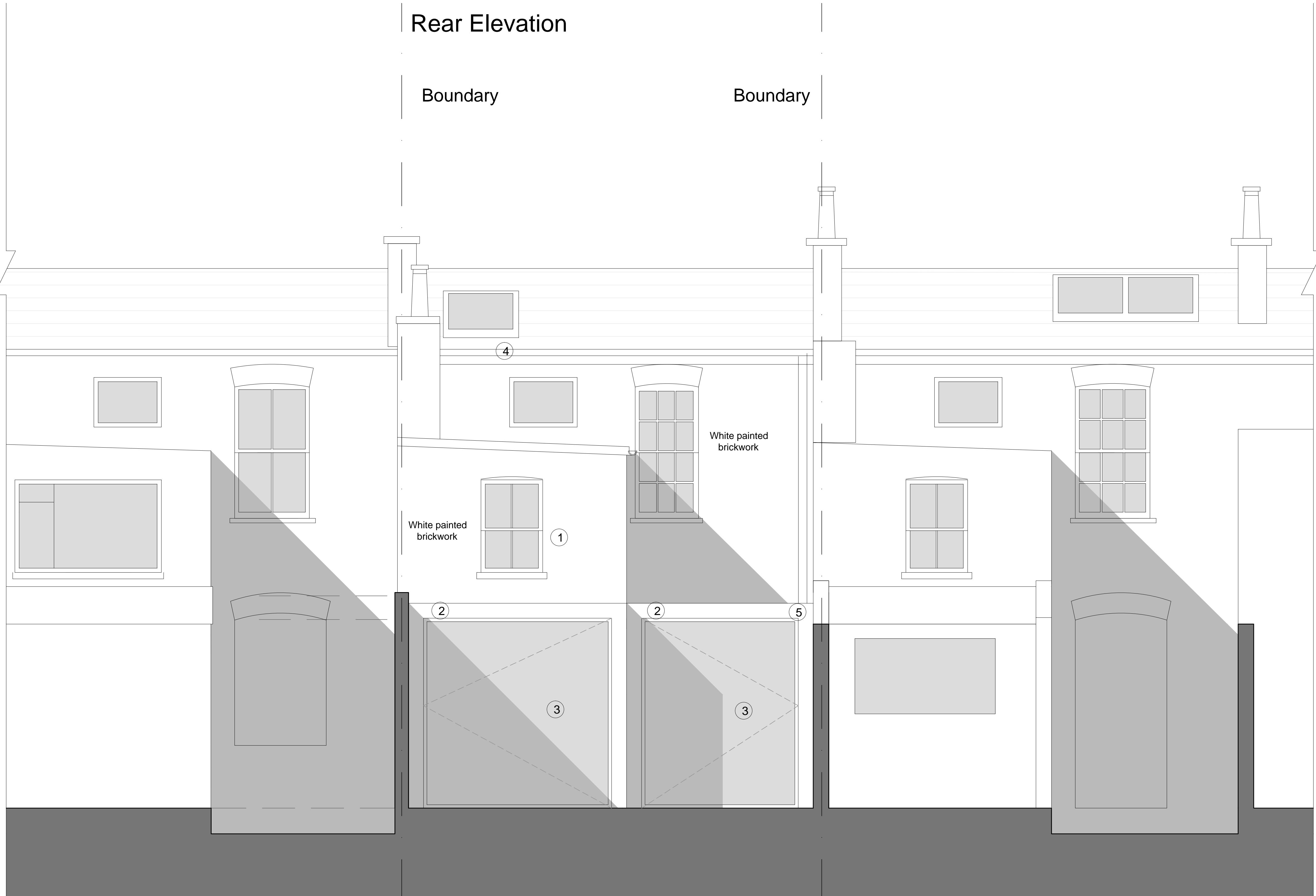


5m 4 3 2 1 0

# Rear Elevation

Boundary

Boundary



80

82 Harmood Street

84

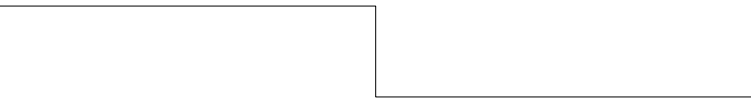
Do not scale off this drawing.

All indicated dimensions to be checked and verified on site by the Main Contractor before commencement of any fabrication drawings or work whatsoever on site.

Report all discrepancies to the Architect immediately. This drawing is to be read in conjunction with all the related Architect's and Structural Engineer's drawings, details and all relevant information.

- KEY:
1. New painted timber sash window
  2. Painted render wall
  3. Timber framed glass doors
  4. New conservation rooflight
  5. Extension steps back to reflect the dog-leg plan form created by the outrigger extension.

A	01.12.12	Rear extension reduced in size and layout altered to reflect dog-leg form of building
rev.	rev. date	rev. description



project		
82 Harmood Street Camden NW1 8DS		
drwg title		
Proposed Rear Elevations		
date	drwg no.	rev.
Sept 2012	P 03	A
scale @ A1 1:25 (1:50@A3)	job no.	
	027	

## **APPENDIX 4**

## PHOTOGRAPHS OF CONTEMPORARY RESIDENTIAL DWELLINGS



View of 14A Redington Road



View of The Cottage (No.6) Redington Road