

**Date:** 29 June 2017  
**Our Ref:** 2016/2588/PRE  
**Contact:** David Fowler  
**Direct Line:** 020 7974 2123  
**Email:** david.fowler@camden.gov.uk

**Development Control  
Planning Services**  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG  
  
Tel 020 7974 4444  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Nigel Dexter  
Savills

Dear Mr Dexter,

**Re. Planning Pre-application advice ref. 2016/2588/PRE**

**29 New End**

**Proposal**

The pre-application submission relates to amendments to application reference 2012/3089/P that was approved at appeal on 2 February 2015 (reference APP/X5210/A/14/2218243).

This original application was for:

*“Erection of a 7 storey block to provide 17 self contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom units) with associated roof terraces, plus new vehicular access and basement parking for 17 cars; new pedestrian access, refuse store and substation on front boundary; green roofs; communal open space and landscaping, following demolition of existing nurses' hostel (Sui Generis).”*

The amendments proposed are summarised as follows:

- Larger roof plant enclosure (with c. 16 a/c units)
- Adjustments to parapet details and roofline, including increase in height of 250mm, provision of plant on roof at 1.65m above new roof line
- Lift over-run
- Elevational changes, windows
- Revision to make external wall of stair consistent for its whole height.
- Change to balcony above entrance area, rationalisation of railings
- Rooflights to Apt 1 and 2 Bedrooms and extension of terrace above.
- Revisions of flat roofs to terraces from Bed 4 of Apts 8 and 9 and revision to glazed conservatory to apartments 3, 4, 5 and 6.
- Revision of garden lift to stairlifts, to path to clear root protection area and revision of ramp
- Perimeter footprint of penthouse.
- Revision to recess lift into building

Given the scale and nature of these amendments, officers consider that they are **Minor Material Amendments** and should be dealt with under a Section 73 application.

### **Documents submitted:**

- Design Development Amendment Submission JANUARY 2017 REVISION 3 25/01/2017

Set out in this letter is a detailed note of the principal issues regarding the proposal.

### **Emerging local Plan**

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

### **Site description**

29 New End is located on the north side of New End, on land sloping steeply upwards away from the road, and on the west side of Christchurch Passage, a pedestrian alleyway that connects New End with Christchurch Hill. The site is bounded by Christ Church to the north and by properties facing Elm Row, Hampstead Square (including Lawn House and New End to the west. The site is situated in the designated heritage asset of Hampstead Conservation Area (in the New End/New End Square Area of Sub Area 2.

The site has planning permission for a residential building (see history below) and the former nurses' home on the site has been demolished.

The surrounding vicinity of Hampstead has evolved over time and the area is characterised by a variety of dates of buildings, typically from the 18th century to the modern day. The prevailing built form in the New End/New End Square section of the Hampstead Conservation Area is of individual buildings, mainly built of red brick with stone or stucco dressings. The built form and wider environment is generally of a high quality, with a notable degree of visual and physical permeability allowing views of most buildings in the round as well as through and over them, and revealing a fine grain and complex layout of development, exacerbated by the hilly topography. The area is characterised by mature trees and landscaping.

### **Planning History**

16/12/2013 – Planning permission granted (at appeal) for “*Erection of a 7 storey block to provide 17 self-contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom units) with associated roof terraces, plus new vehicular access and basement parking for 17 cars; new pedestrian access, refuse store and substation on front boundary; green roofs; communal open space and landscaping, following demolition of existing nurses' hostel (Sui Generis) – 2012/3089/P.*

### **Considerations**

The following issues are material considerations with regards to your proposal:

- Design and conservation
- Amenity of neighbours
- Sustainability

## **Design and conservation**

Policies CS14, DP24, DP25, CPG1 (Design) are relevant to the design of the proposals. Local Plan policies D1 (Design) and D2 (Heritage) are also relevant. The Site Allocations document requires new development to:

- Protect and enhance the fabric and setting of the existing Listed Buildings
- Retain the existing buildings which make a positive contribution to the Conservation Area, unless their demolition can be justified and the character of the Conservation Area would be preserved and enhanced.
- Ensure that any new buildings or additions are compatible with the scale, grain and character of the site and surrounding area and do not detract from the appearance of the Conservation Area.

Officers have assessed the amendments and we consider that they would not impact on the design of the proposal or the character and appearance of the conservation area. The updated set of drawings don't include the floor plans so we are not clear on the final location of the plant – and therefore cannot give assurance about its impact/visibility.

As mentioned in Gordon Jefferys' email of 24th May 2017, there will be additional plant such as ductwork and flues in the area indicated on the roof drawing as Service Area. I note your intention is to develop this as part of the M&E design and the intention is that this will be submitted as required by Condition 14, including details of the air conditioning enclosure. I advise you to provide as much detail as possible with the minor material amendment application.

## **Amenity of neighbours**

Policies CS5, DP26 and CPG6 (Amenity) are relevant with regards to the amenity impact on neighbouring properties. Local Plan policies A1 (Managing the impact of development) and A4 (Noise and vibration) are also relevant.

Full details of all plant, proposed should be submitted as part of any future application. A Noise Report would be required. You would need to demonstrate that there would be no amenity impact on residential properties in the area.

Given the increase in height of the roofline and the increase in the size of the plant enclosure, a Daylight/Sunlight Report should be submitted to demonstrate there is no reduction in light to neighbouring properties.

## **Sustainability**

I note that there would be a loss of green roof under the proposals, given the provision of plant on the roof. There would need to be a full justification for this. I would advise you to balance any losses with other sustainability features to offset this loss.

## **Conclusion**

Given the scale and nature of these amendments, officers consider that they are **Minor Material Amendments** and should be dealt with under a Section 73 application.

Based on the submitted information, the amendments are considered acceptable in conservation and design terms.

Any future submission would need to demonstrate that there would be no impact on the amenity of neighbouring residential properties in terms of noise from plant and loss of daylight/sunlight from the increase in bulk.

A justification would be required for the loss of green roof.

Thank you for seeking pre-application advice.

Information to be submitted with any planning application

- Planning Statement
- Daylight/Sunlight Assessment
- Design and Access Statement/Townscape, Heritage and Visual Impact Assessment
- Sustainability Statement (addressing loss of green roof)
- Noise (and Vibration) Report and details of necessary attenuation measures

Please note that failure to provide all of the above information with any planning application is likely to lead to delays in the application being validated. Please note, this list is not exhaustive, and other documents may be required to validate the application if they are considered necessary at a later date.

Disclaimer:

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries about the above letter or the attached document please contact **David Fowler** on **020 7974 2123**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

David Fowler  
Principal Planning Officer