

**13A POND STREET
HAMPSTEAD
LONDON
NW3 2PN**

PLANNING STATEMENT

**PREPARED BY BARTON WILLMORE LLP ON BEHALF OF
MR SPENCER BAYLIN**

DECEMBER 2017

13A POND STREET, HAMPSTEAD, LONDON, NW3 2PN

PLANNING STATEMENT

Prepared by Barton Willmore LLP on behalf of Mr Spencer Baylin

Project Ref:	26298/A5/GS/AM	26298/A5/GS/AM
Status:	Draft	Final
Revision	01	02
Date:	11/12/2017	14/12/2017
Prepared by:	Annabel MacGregor	Annabel MacGregor
Checked by:	Gary Stevens	Gary Stevens

Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 0207 446 6888
Fax: 0207 446 6889

Our Ref: 26298/A5/GS/AM
Date: 14th December 2017

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of the Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.

CONTENTS

1.0 INTRODUCTION 3

2.0 THE APPLICATION SITE AND SURROUNDING AREA 7

3.0 THE PROPOSED DEVELOPMENT 13

4.0 PLANNING POLICY AND KEY MATTERS 15

5.0 PLANNING CONSIDERATIONS 21

6.0 CONCLUSION 36

APPENDIX 1 39

APPENDIX 2 40

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Barton Willmore LLP on behalf of Mr Spencer Baylin (“the Applicant”) in support of a Full Planning Application for the enlargement, improvement, and alteration of the existing dwelling at 13A Pond Street, Hampstead, London, NW3 2PN (“the Application Site”). The proposed works would involve the demolition of the former stable and cottage, retention and remodelling of the 1969 extension, construction of a new 3-storey extension, plus subterranean development, and refurbishment of the existing roof terrace.

1.2 The proposed description of development is as follows:

“The demolition of the former stable and cottage, retention and remodelling of existing 1969 extension, and construction of a 3-storey extension, plus subterranean development, refurbishment of existing roof terrace, and associated landscaping.” (“the Proposed Development”)

1.3 Further details of the Proposed Development are provided in **Section 3** of this Planning Statement and the accompanying Design and Access Statement prepared by Gianni Botsford Architects in support of this application.

1.4 This Statement sets out the relevant planning policy framework for the Application Site and assesses the Proposed Development accordingly. This Planning Statement is one of a number of technical documents which have been scoped out during pre-application discussions with the London Borough of Camden (“LBC”). The other submission documents, which should be read in conjunction with the Planning Statement, are listed in **Table 1** below:

TABLE 1: LIST OF SUBMISSION DOCUMENTS	
Document	Author
Covering Letter	Barton Willmore LLP
Planning Application Form	Barton Willmore LLP
CIL Additional Information Form	Barton Willmore LLP
Planning Statement	Barton Willmore LLP
Existing & Proposed Architectural Drawings	Gianni Botsford Architects
Design & Access Statement	Gianni Botsford Architects
Heritage Assessment	Heritage Collective
Report on Trees	Tree Projects
Structural Report (incl. Basement Impact Assessment)	Entuitive

1.5 This Statement draws upon the conclusions of the above reports where relevant.

1.6 This Statement is comprised of the following sections:

- **Section 2** describes the Site and the surrounding area;
- **Section 3** describes the Proposed Development in greater detail;
- **Section 4** sets out the relevant local, regional, and national planning policies;
- **Section 5** assesses the material planning considerations relevant to the proposal; and
- **Section 6** draws together the conclusions of the Statement.

Pre-application Consultation

LBC Pre-application Advice

1.7 A pre-application meeting (LPA Ref. 2016/4412/PRE) with LBC was held on 6th October 2016. Planning officers provided the following detailed comments:

- The existing building does not make a positive contribution to the Hampstead Conservation Area;
- The loss of the existing Victorian dwelling is, on balance, considered to be acceptable given the high quality design of the proposal;
- Given that the basement would be below the existing footprint of the building, and would be single-storey, this is unlikely to draw any concerns in terms of “overdevelopment”;
- Given that the building envelope would be essentially the same as existing, it is unlikely there would be any significant impact on the amenity of neighbours in terms of loss of sunlight/daylight, or outlook; and
- Two long-stay cycle parking spaces must be provided internally and close to the site entrance.

1.8 Overall, LBC planning officers concluded in their written advice that:

“The scheme is considered to be well-designed and appropriate to the site. Subject to assessment of the impact on amenity, basement issues, trees, sustainability, and construction, the scheme would, in my considered opinion, likely be acceptable were an application submitted.”

LBC Design Review Panel

1.9 A pre-application Surgery Review conducted by LBC's Design Review Panel ("DRP") was held on 2nd December 2016. The Panel provided the following detailed comments:

- The concept of the design, based on the demolition of the original brick coach house and construction of a new home linked to the 1969 Foster extension, is supported;
- The inclusion of mesh screen elements that extend beyond the roof to protect the privacy of neighbouring and future occupiers is welcomed; and
- The use of bronze mesh for the roof screens is supported.

Neighbour Consultation

1.10 Following the pre-application advice given by LBC's planning officers in October 2016, a neighbour consultation was undertaken prior to the submission of the planning application. A total of 49 letters were sent out on 10th October 2017, which described the proposed development and invited comments from neighbours. Five written responses were received from residents at the following properties:

- Flat 1, 13 Pond Street;
- Flat 3, 13 Pond Street;
- 17A Pond Street;
- Flat 3, 21 Pond Street; and
- Flat 4, 21 Pond Street.

1.11 A copy of the letter which was sent to neighbours is attached at **Appendix 1**.

1.12 The five neighbours who responded to the letter all requested to review the proposal. Meetings with neighbours were held on-site on 19th October, 6th December, and 9th December 2017, where the Applicant and/or the architect were on-hand with a site model and the draft Design and Access Statement to answer any concerns and queries.

1.13 A summary of the neighbours' comments is set out below:

- All were happy with the proposals and the design;
- One neighbour raised concerns regarding the potential vibration caused by the proposed basement works, although this was in the context of their greater concern regarding the Royal Free Hospital's plans to construct a new car park to the south; and

- One neighbour wanted to know whether the Applicant would want the large trees on the adjacent land owned by The Roebuck Public House to be reduced in size, as these trees currently block out light to their property.
- 1.14 The Applicant has also been separately consulting with Young's & Co. Brewery plc. (the owners of The Roebuck Public House at No. 15 Pond Street) with regards to the proposed plans and access to the Site. No concerns or objections have been raised with regards to the proposed plans. However, consultation regarding the proposed access arrangements is on-going.
- 1.15 At the time of writing, no further feedback from neighbours has been received.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 This Section of the Planning Statement describes the Application Site in greater detail, including its relevant planning history, and the wider context of the surrounding area.

Site Description

- 2.2 The Application Site, identified in **Figure 1** below, is located in the London Borough of Camden in the Hampstead Town ward and comprises a site area of approximately 275sqm (0.0275ha). The Site lies within the Hampstead Conservation Area.



Figure 1. Aerial view of the Site. The approximate site boundary is highlighted in red.

- 2.3 A Site Location Plan is attached at **Appendix 2**.
- 2.4 The Site currently comprises a two-storey coach house and stable first built in the late Victorian period, which was extended and refurbished in a contemporary style by Foster + Partners in 1969 to form an additional living room and roof terrace space. The building is constructed on a “backland” site, and is accessed via an undercroft between No. 13 Pond Street and The Roebuck public house (No. 15 Pond Street).
- 2.5 The land to the north of the Site is primarily consists of the private rear gardens of neighbouring properties, underneath which the partially covered Overground line between Finchley Road & Frognal and Hampstead Heath runs, approximately 60m to the north of the

Site. Within these gardens, seven established trees have been identified in proximity of the Site and are assessed in the accompanying Arboricultural Impact Assessment. Approximately 200m to the north lies the southernmost edge of Hampstead Heath.

- 2.6 To the east of the Site sits another “backland” development. In February 1999, planning permission for the construction of three houses in a contemporary style (2 x 1-bed, and 1 x 4-bed) in the rear garden of 21 Pond Street was granted under LPA Ref. PW9802270R2. Construction works started on-site in early 2000 and are now fully complete. The larger 4-bed house is 3-storeys in the height, with the top storey set back from the roofline. Further east is the retail frontage South End Green Neighbourhood Centre, which fronts onto South End Road.
- 2.7 To the south of the Site lie several statutorily and locally listed buildings, which comprise the main historic frontage of Pond Street. Across the road, the Royal Free Hospital (first constructed in the mid-1970s) lies just outside the Hampstead Conservation Area. The Hospital is part 4/part 5-storeys where it fronts onto Pond Street, with a 12-storey tower set back further to the rear of the site.
- 2.8 To the west of the Site is a row of 4-storey townhouses, which front onto Hampstead Hill Gardens. Further west is Rosslyn Hill (A502), one of the Borough’s major north-south connecting roads, beyond which lies further residential development.

Site Accessibility

- 2.9 Access to the Site is gained via an undercroft in between No. 13 Pond Street and The Roebuck public house (15 Pond Street).
- 2.10 The Site is within a 5-minute walk of Hampstead Heath Rail Station (Overground Line), and a 7-minute walk of Belsize Park London Underground Station (Northern Line). There are three nearby bus stops within 250m of the Site, with regular services between the London Borough of Barnet, Central London, and the London Borough of Southwark. According to the Transport for London (TfL) WebCAT planning tool, the Site has an overall Public Transport Accessibility Level (PTAL) score of 5 – Very Good (on a scale from 1a to 6b).

Heritage

- 2.11 The Site lies within the Hampstead Conservation Area, of which Pond Street forms part of Sub Area 3: Willoughby Road/Downshire Hill, as identified in the Council’s Conservation Area Statement.

2.12 According to Historic England's listed buildings register, the following nearby buildings (some of which are directly adjacent to the Site, are Grade II listed:

- Nos. 5-13 Pond Street;
- The Roebuck Public House;
- Nos. 17 & 17A Pond Street;
- Nos. 19 & 21 Pond Street; and
- No. 23 Pond Street.

2.13 An extract taken from Historic England's Map Search service, which identifies the location of the nearby listed buildings, is included at **Figure 2** below:

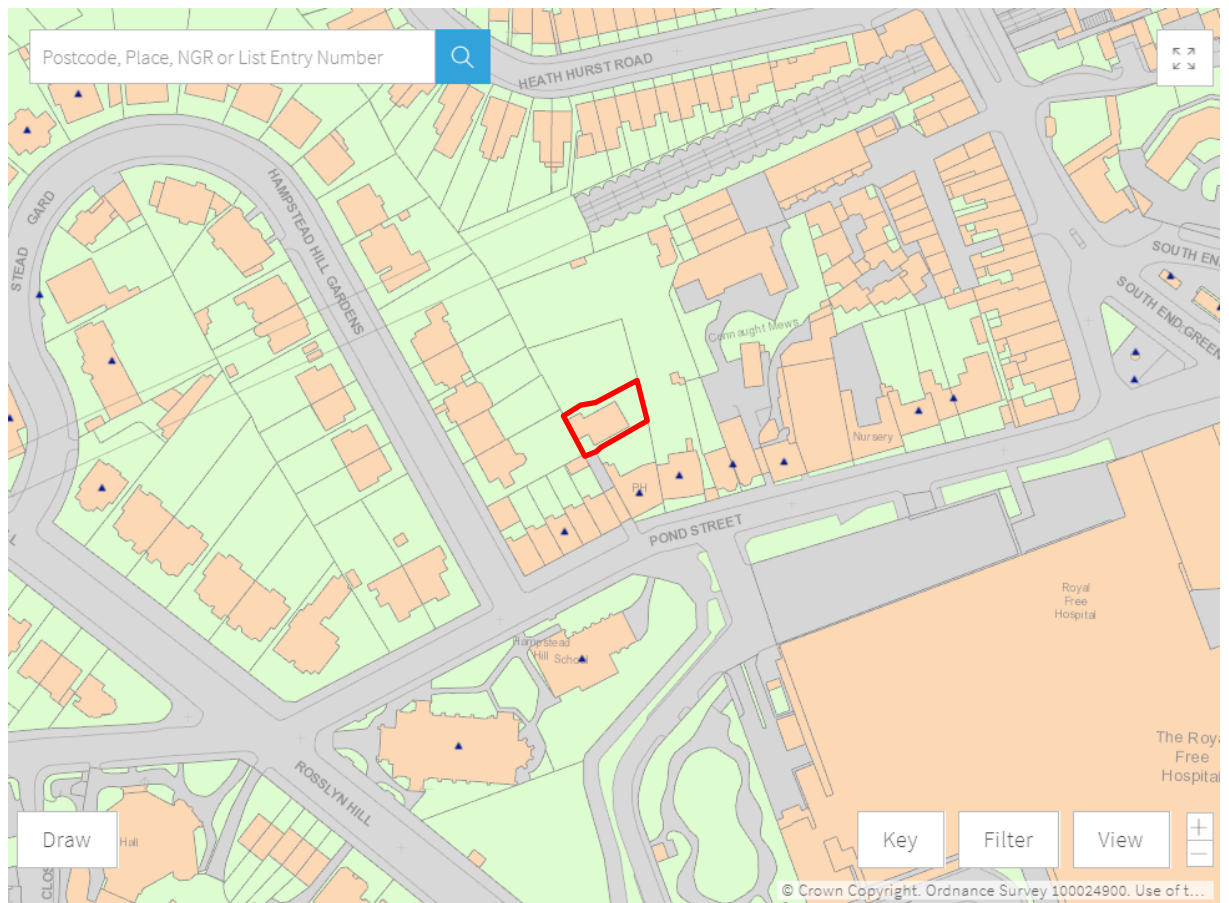


Figure 2. Extract taken from Historic England's Map Search service. The approximate boundary of the Site is highlighted in red.

2.14 To the east of the Site, a 20th Century former drill hall, known as the Armoury Building (No. 25 Pond Street), is identified as a locally listed building in LBC's Local List (January 2015).

Planning History

The Site (No. 13A Pond Street)

- 2.15 An application for full planning permission was registered under LPA Ref. 6961 on 14th April 1969 and approved on 5th June 1969 for the erection of a single-storey extension and alterations to the existing buildings at 13A Pond Street.
- 2.16 The application was submitted by architect Barry Copeland, on behalf of Foster Associates (a practice originally founded by Sir Norman Foster, now known as Foster + Partners). Foster Associates were commissioned by the owner, Ron Hall (a noted journalist for the Sunday Times), to design a modern extension to the property in the "high-tech" architectural style for which Foster is now well known. Since the implementation of this application there have been no further alterations to the property.
- 2.17 Within the Site boundary, two applications for tree works were submitted under LPA Refs. 9292016 & 9293195 in 1992 for the pruning and felling of trees on the Site.
- 2.18 There is no other relevant planning history available on the Council's online planning register.

Neighbouring Sites

21 Pond Street

- 2.19 An application for full planning permission was registered under LPA Ref. PW9802270R2 on 22nd January 1999 and approved on 25th February 1999 for the following description of development:

"The change of use of the building fronting Pond Street to five residential flats including works of conversion and the redevelopment of the rear part of the site to provide 1 x 1-bedroom house in the retained outbuilding and 2 x 4-bedroom houses in the rear part of the garden, together with opening up of the carriage arch, new access, car parking, and landscaping."

- 2.20 In addition to the proposed change of use of the existing nurse training school fronting onto Pond Street, this application included the demolition of two existing outbuildings (total site coverage: 556.7sqm) and the construction of a new 1-bedroom bungalow (site coverage: 83.1sqm) and two part 2/part 3-storey 4-bedroom houses (site coverage: 346.4sqm) within the rear garden of the site, classified as "backland" development.

- 2.21 The proposed 4-bedroom houses were designed in a contemporary style, as can be seen in the "South Elevation" drawing presented in **Figure 3** below:

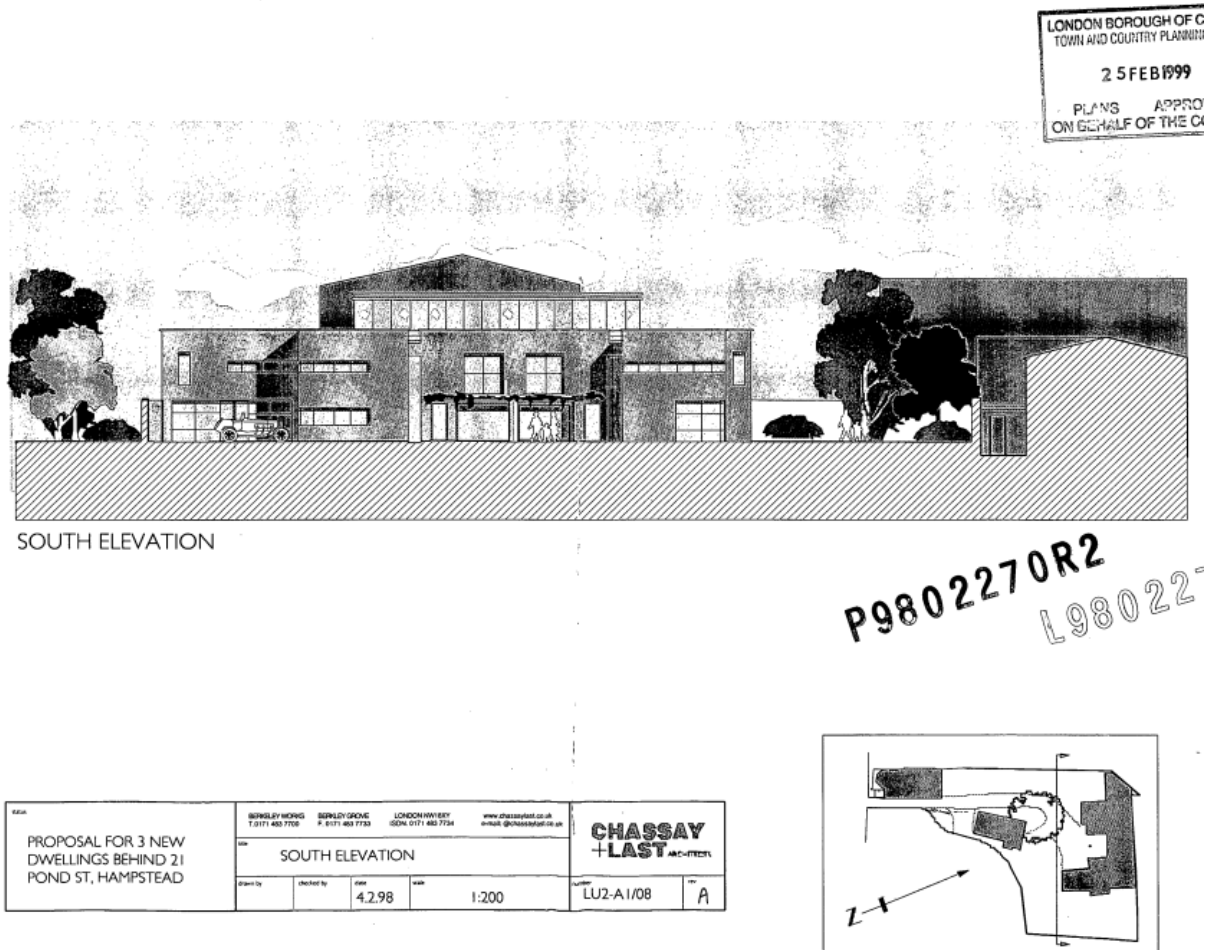


Figure 3. 21 Pond Street (South Elevation). Source: LPA Ref. PW9802270R2, "Drawing".

- 2.22 This proposal also included the felling of several trees on the site to facilitate redevelopment.
- 2.23 An application was later registered under LPA Ref. PWX0002711 on 30th August 2000 to vary the grant of planning permission discussed above to allow the conversion of the approved 1-bedroom house to a 3-bedroom house, but was refused by the Council for the following reason:

- "1. The proposals constitute overdevelopment of the site and over-intensive use of the building which would result in an unacceptable impact on the existing building, setting of the listed building, and the conservation area in which it lies."**

- 2.24 A subsequent application (LPA Ref. PWX0003022) to alter the built form and appearance of the two approved houses (2nd floor only) to the rear of the site was registered on 17th November 2000 but was later withdrawn by the applicant on 10th December 2001.
- 2.25 In the Supporting Statement submitted with this application, the applicant confirmed that construction works were started on-site at the beginning of 2000 to implement the planning permission granted under LPA Ref PW9802270R2, as described above.
- 2.26 On the basis of the above nearby development within the rear garden of No. 21 Pond Street, we consider that the principle of intensifying existing “backland” development in this location has already been established. The proposals for two 4-bedroom house and one 1-bedroom house were approved by the Council, but a proposed increase to form a total of 11 bedrooms across the two houses was considered by the Council to constitute “overdevelopment”. As the Proposed Development at 13A Pond Street proposes alterations to provide total of 3-bedrooms (compared to the 9 approved at No. 21 Pond Street) we consider the density of development to be appropriate, and consistent with other homes in the area.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 This Section of the Planning Statement describes the Proposed Development. In summary, the planning application is for the enlargement, improvement, and alteration of the existing dwelling at 13A Pond Street and seeks full planning permission for:

“The demolition of the former stable and cottage, retention and remodelling of existing 1969 extension, and construction of a 3-storey extension, plus subterranean development, refurbishment of existing roof terrace, and associated landscaping.”

- 3.2 The Proposed Development seeks to extend and alter the original two-storey cottage and stable buildings to provide a high quality, contemporarily designed 3-bedroom family dwelling, that successfully retains and integrates the 1969 extension designed by Foster + Partners.
- 3.3 The proposed alterations would comprise three storeys above ground. However, this has been designed not to extend above the established ridge height of the existing cottage. A new basement level is also proposed to accommodate a multi-functional studio room. Overall, the footprint of the building would be reduced, and the massing would be set back further from the site boundary to the north.
- 3.4 The 1969 extension would be refurbished, and the roof terrace would be fitted with new aluminium decking and planting.
- 3.5 The proposed dwelling as a whole has been designed to meet the minimum internal space standards set out in **Policy 3.5 (Quality and Design of Housing Developments)** of the adopted London Plan. The building would also achieve the design standards for Accessible and Adaptable Dwellings set out in Part M4(2) of the Building Regulations.
- 3.6 All existing trees would be retained as part of the Proposed Development. A large part of the paved rear garden to the east would be replaced with lawn to improve permeability for the purposes of drainage, and a new private garden would be created to the north of the proposed building. Bat and bird boxes would also be installed on the two existing trees within the eastern garden to provide opportunities to improve the biodiversity value of the Site.
- 3.7 The undercroft connecting to Pond Street, which leads to a private driveway with space to park one car, would be retained as existing and act as a buffer zone between the public street and private residence. Two internal cycle storage spaces would be provided within the entrance of the building.

- 3.8 Internal and external storage for refuse and recycling would be provided.
- 3.9 A green roof would be incorporated on top of the proposed building, to aid in the management of on-site drainage and surface water run-off, in addition to a 2kWp photovoltaic ("PV") panel orientated to maximise solar gains.

4.0 PLANNING POLICY AND KEY MATTERS

- 4.1 This Section of the Planning Statement summarises the Development Plan Documents and material considerations relevant to the Proposed Development. A summary of the relevant planning policy designations is also provided.

National Planning Policy and Guidance

- 4.2 The National Planning Policy Framework ("NPPF") published in March 2012 provides the relevant national planning policies for the Proposed Development. The NPPF is now accompanied by the National Planning Practice Guidance ("NPPG"), which came into effect in March 2014 and superseded the majority of Planning Circulars and other guidance.
- 4.3 NPPF policies and NPPG guidance relevant to the determination of this planning application are summarised in **Section 5** of this Planning Statement.

The Development Plan

- 4.4 Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that the application should be determined in accordance with the "Development Plan", which in this case comprises the following documents:
- LBC Local Plan (July 2017);
 - LBC Policies Map Alterations (June 2017);
 - LBC Site Allocation Plan (September 2013); and
 - The London Plan (March 2016, with consolidations).
- 4.5 The key planning policies of the adopted LBC Local Plan that are relevant to the Proposed Development are:

Policy G1	Delivery and Location of Growth
Policy H1	Maximising Housing Supply
Policy H3	Protecting Existing Homes
Policy H6	Housing Choice and Mix
Policy H7	Large and Small Homes
Policy A1	Managing the Impact of Development
Policy A4	Noise and Vibration
Policy A5	Basements
Policy D1	Design

Policy D2	Heritage
Policy CC1	Climate Change Mitigation
Policy CC2	Adapting to Climate Change
Policy CC3	Water and Flooding
Policy CC5	Waste
Policy T1	Prioritising Walking, Cycling, and Public Transport
Policy T2	Parking and Car-free Development
Policy DM1	Delivery and Monitoring

- 4.6 The key planning policies of the adopted London Plan that are relevant to the Proposed Development are:

Policy 3.3	Increasing Housing Supply
Policy 3.4	Optimising Housing Potential
Policy 3.5	Quality and Design of Housing Developments
Policy 3.8	Housing Choice
Policy 3.14	Existing Housing
Policy 5.1	Climate Change Mitigation
Policy 5.2	Minimising Carbon Dioxide Emissions
Policy 5.3	Sustainable Design and Construction
Policy 5.4	Retrofitting
Policy 5.13	Sustainable Drainage
Policy 5.17	Waste Capacity
Policy 5.18	Construction, Excavation, and Demolition Waste
Policy 6.13	Parking
Policy 7.6	Architecture
Policy 7.8	Heritage Assets and Archaeology
Policy 7.15	Reducing and Managing Noise
Policy 7.21	Trees and Woodlands

Guidance Documents

- 4.7 In addition to the abovementioned Development Plan policies, the NPPF, and the NPPG, regard will need to be had to other “material considerations” including the guidance contained within the following documents:

- Camden Planning Guidance 1: Design;
- Camden Planning Guidance 2: Housing;

- Camden Planning Guidance 3: Sustainability;
- Camden Planning Guidance 4: Basements and Lightwells;
- Camden Planning Guidance 6: Amenity;
- Camden Planning Guidance 7: Transport;
- Camden Planning Guidance 8: Planning Obligations; and
- The Mayor's Housing SPG (March 2016).

4.8 The Council are currently reviewing and updating their Camden Planning Guidance ("CPG") documents to support the delivery of the new Camden Local Plan, which was formally adopted in July 2017. The update is being carried out in two phases.

4.9 The documents being reviewed in Phase 1 are:

- CPG 2: Housing (Partial Review);
- CPG 4: Basements and Lightwells;
- CPG 5: Town Centres, Retail, and Employment;
- CPG 6: Amenity; and
- CPG 8: Planning Obligations (Partial Review).

4.10 The above documents are currently out for public consultation until 12th January 2018. Once feedback is received, final versions will be prepared and reported to the Cabinet for formal adoption. However, until this updated guidance is formally adopted it will not carry any material weight in the determination of planning applications.

4.11 Other relevant material considerations include:

- Hampstead Conservation Area Statement (October 2001); and
- LBC's Local List (January 2015).

4.12 LBC adopted their Community Infrastructure Levy ("CIL") Charging Schedule on 1st April 2015. The Application Site lies within Geographical Charging Zone C, where floorspace is charged at the following rates:

Residential (<10 dwellings)	£500 per sqm
Retail	£25 per sqm
Office	£25 per sqm
Student Housing	£400 per sqm
Hotel	£30 per sqm

Other Commercial Uses

£25 per sqm

- 4.13 According to the Mayor's CIL Charging Schedule (adopted on 1st April 2012), the Mayoral CIL rate in LBC is £50 per sqm.

Planning Policy Designations

- 4.14 The planning policy designations relevant to the Application Site are set out in LBC's Policies Map Alterations (June 2017), and can be summarised as follows:

- Within the **Hampstead Conservation Area**;
- Adjacent to the **South End Archaeological Priority Area** ("APA");
- 120m to the west of **South End Green Neighbourhood Centre**;
- 160m to the north of **Belsize Lane Neighbourhood Centre**;
- 100m to the north of **Open Space (Hampstead Green)**;
- 150m to the south of **Open Space (Keat's House Grounds)**;
- 150m to the west of **Open Space (South End Green)**;
- 200m to the south of **Metropolitan Open Land (Hampstead Heath)**.

- 4.15 An extract taken from the Policies Map is included at **Figure 44** below:

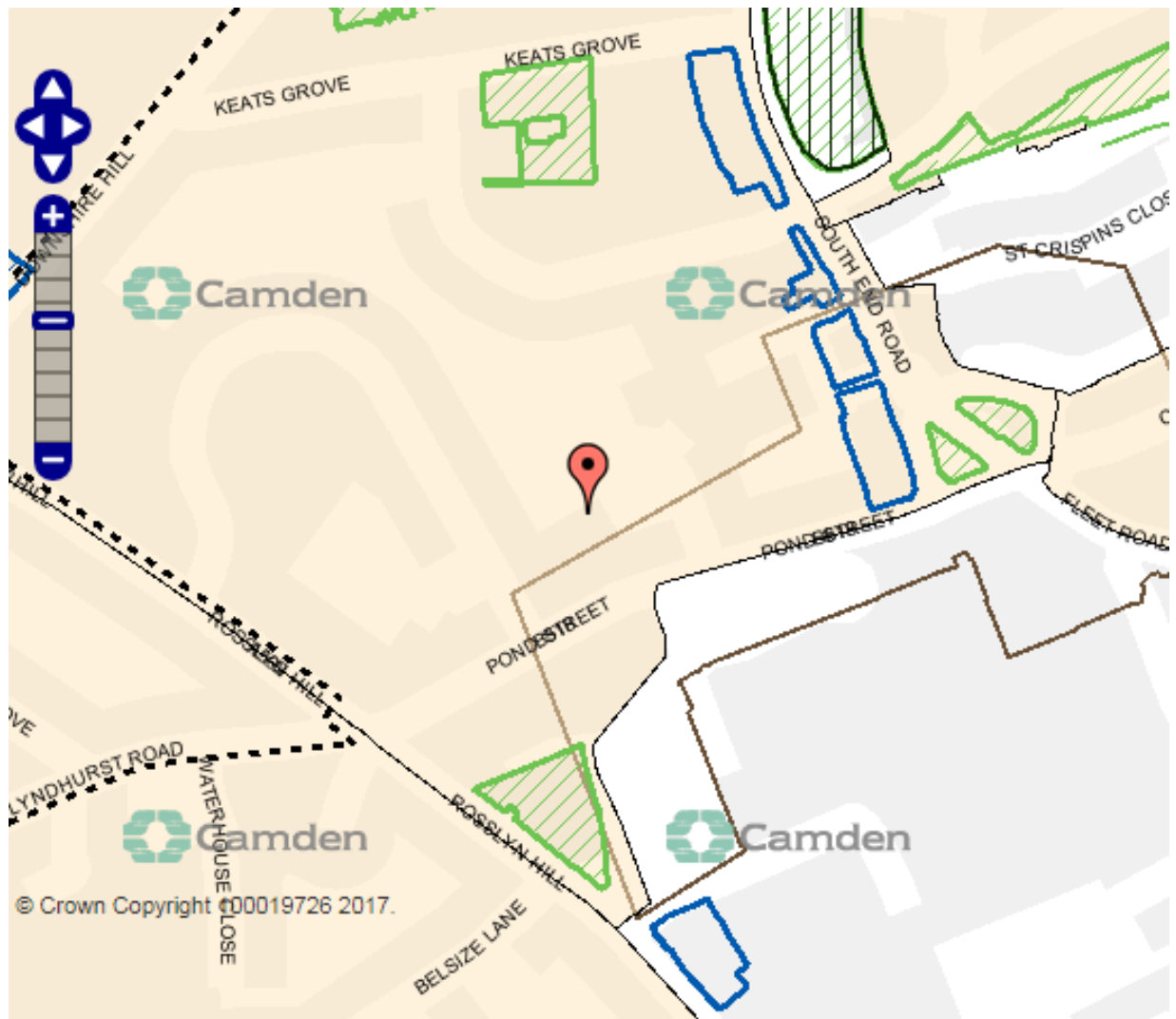


Figure 4. Extract taken from the LBC Policies Map Alterations (2017). The approximate centre of the Site is indicated by the red marker icon.

- 4.16 Aside from the above planning policy designations, the Site has been identified as being within Flood Zone 1 (the area considered to be at the lowest risk of flooding from sea and river sources) according to the Environment Agency's Flood Mapping service.

Key Matters

- 4.17 Following discussions with LBC and the local community, the key matters considered relevant to the determination of the application include:
1. Principle of Development;
 2. Layout, Design and Appearance;
 3. Heritage Impacts;
 4. Subterranean Development;

5. Residential Amenity;
6. Parking and Refuse/Recycling Storage;
7. Sustainability and Energy;
8. Landscaping and Trees; and
9. Planning Obligations and CIL.

4.18 The Proposed Development is considered against each of the above matters in **Section 5** of this Planning Statement.

5.0 PLANNING CONSIDERATIONS

- 5.1 This Section has regard to the key matters relating to the Proposed Development. Paragraph 14 of the NPPF states that, “at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking [...] For decision-taking, this means approving development proposals that accord with the Development Plan without delay”.
- 5.2 The following sections provide a detailed assessment of the Proposed Development with reference to the relevant Development Plan policies.

1. Principle of Development

Location of Development

- 5.3 Paragraph 111 of the NPPF states that decisions should “...encourage the effective use of land by re-using land that has been previously developed (“brownfield land”), provided that it is not of high environmental value”. The Site has been previously developed, and is not covered by any planning policy designations intended to protect land of environmental value in the Borough. In addition, **Policy G1 (Delivery and Location of Growth)** of the Local Plan states that:

“Development will take place throughout the Borough with the most significant growth expected to be delivered through [...] Development at other highly accessible locations”

- 5.4 The Application Site is not within a designated Growth Area. However, the Site has a PTAL score of 5 (Very Good) and is within a 5-minute walk of two Neighbourhood Centres at South End Green and Belsize Lane. This location is therefore a highly accessible and sustainable, with good access to public transport facilities and local services, and is appropriate for residential development. Furthermore, the Site is located within a predominantly residential area, where further residential development would be appropriate. The location of the Proposed Development is therefore in accordance with the NPPF and Policy G1.

Principle of Residential Use

- 5.5 The Application Site is currently in residential use, and is occupied by a 2-bedroom house set over two storeys, with a contemporary extension to provide a large living room and roof terrace. The principle of residential use on this Site has therefore already been established.

- 5.6 The Proposed Development seeks to extend and alter the original dwelling to provide a 3-bedroom house set over three storeys (plus one basement level) and to retain and refurbish the existing contemporary-styled extension. No change of use is proposed, and the addition of a single bedroom would not result in an unacceptable intensification of residential use.
- 5.7 We therefore consider the principle of the Proposed Development to be acceptable.

2. Layout, Design, and Appearance

Design Approach

- 5.8 The Proposed Development has been designed by Gianni Botsford Architects, an award-winning architectural practice best known for their ability to successfully combine innovation with rationalisation to produce feasible yet architecturally interesting buildings. Their stated aim is to create an architecture of local adaptation to climate, the environment, and culture. The final design of the Proposed Development has therefore been carefully considered with regard to the local context and in accordance with planning policy.
- 5.9 **Policy D1 (Design)** of the adopted LBC Local Plan states that:
- “the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”**
- 5.10 The existing house is composed of two distinct design elements: the original stable and cottage built in the late Victorian period; and the contemporary extension to the cottage constructed in 1969 and designed by Foster + Partners.
- 5.11 The original stable and cottage are not considered to have any architectural or historical merit, as confirmed in the accompanying Heritage Assessment and agreed with LBC planning officers during pre-application discussions. The Proposed Development seeks to replace these low-value buildings with a more “modern” building that integrates with the contemporary style of the retained 1969 extension, which is identified as having “intrinsic architectural and historic interest as an early work by Foster” in the Heritage Assessment submitted with this application. The form of the new extension has been designed to adapt to the local context, reducing its visual and physical impacts on neighbouring properties whilst maintaining a distinction between the “old” and “new” elements of the building.
- 5.12 The design approach has been informed by the desire to create an innovative and contemporary addition to the Hampstead Conservation Area that positively contributes to the

character of the area. The scale and siting of the enlarged and improved dwelling is such that it would nestle in amongst the existing mature trees that surround the Site, with glimpsed views of the proposed extension possible via Pond Street from beneath the undercroft that runs adjacent to The Roebuck Public House.

- 5.13 This overall approach to the design was supported by members of the LBC Design Review Panel held in December 2016, and the inclusion of mesh screen elements to form roof panels was welcomed as a solution for maintaining the privacy of neighbouring occupiers whilst ensuring adequate levels of sunlight and daylight are received by adjacent properties.

Local Context and Character

- 5.14 In support of Policy D1, Paragraph 7.2 of the Local Plan further states that:

“The Council [...] will expect developments to consider:

- **Character, setting, context, and the form and scale of neighbouring buildings;**
- **The character and proportions of the existing building;**
- **The prevailing pattern, density, and scale of surrounding development;**
- **The impact on existing rhythms, symmetries, and uniformities in the townscape;**
- **The compositions of elevations**
- **The suitability of the proposed design to its intended use;**
- **Inclusive design and accessibility; [...] and**
- **The wider historic environment and buildings, spaces, and features of local historic value.”**

- 5.15 The height of the Proposed Development includes three storeys, and has been designed so as not to exceed the established ridge height of the existing 2-storey cottage. The building footprint would be slightly reduced by the removal a bedroom at ground floor level, creating a larger garden to the north to serve the proposed kitchen/dining area. At first floor level and above, the mass of the enlarged dwelling would be veiled by large roof screens to protect the privacy of occupants and neighbouring residents.

- 5.16 The proposed extension is proportionate to the existing building and the retained 1969 extension, with most of the increase in floorspace being a result of the proposed basement level and improving the efficiency of internal floor-to-ceiling heights to allow for an additional storey within the existing building envelope. The total GIA of the building would increase by

98sqm to a total of 276sqm, 67sqm of which would comprise the basement level and would not be externally visible.

- 5.17 The siting of the building would remain the same as the existing cottage, preserving the established grain of development. All rooms would meet the Nationally Described Space Standard ("NDSS") as required in **Policy 3.5 (Quality and Design of Housing Developments)** of the London Plan, and the internal layouts have been designed to meet Building Regulations Part M4(2) – Accessible and Adaptable Dwellings standards.
- 5.18 Due to the setback location of the proposed building within a "backland" site, there would be no adverse visual impact on Pond Street's protected historic frontage. The building would be screened by nearby trees, and has been designed and orientated to minimise any potential visual impacts on nearby statutorily and locally listed buildings and their settings.
- 5.19 Overall, the proposed extension has been designed to maximise the internal space available to occupiers, whilst retaining the form, scale, and massing of the existing cottage and 1969 extension as far as possible. It is on this basis that we consider the design of the Proposed Development to have taken appropriate consideration of the local context and character, and to represent the highest standard of design as required in accordance with Policy D1.

Materials

- 5.20 In support of Policy D1, Paragraph 7.9 of the Local Plan states that "in new development, detailing should be carefully considered so that it conveys quality of design and creates and attractive and interesting building", and that "schemes should incorporate materials of a high quality".
- 5.21 The materials to be used in the construction of the proposed extension include: white concrete blockwork, brick, steel, silver anodised aluminium, and perforated bronze anodised aluminium. These have been chosen for their high quality in order to complement the materials and architectural detailing used in the construction of the "high-tech" style Foster + Partners extension, whilst maintaining a visual contrast between the "old" and "new" sections of the dwelling. The use of these materials was welcomed by the LBC Design Review Panel in December 2016.
- 5.22 We therefore consider that using the materials chosen would make a positive contribution to the character and appearance of the Conservation Area, and help to create an attractive and interesting building, in compliance with Policy D1.

- 5.23 Further details regarding the design of the Proposed Development can be found in the accompanying Design and Access Statement prepared by Gianni Botsford Architects in support of this application.

3. Heritage Impacts

- 5.24 The Site lies within the Hampstead Conservation Area, and is adjacent to several statutorily listed buildings including: Nos. 5-13 Pond Street, The Roebuck public house, and 17 & 17A Pond Street; and the locally listed Armoury Building (No. 25 Pond Street).

Hampstead Conservation Area

- 5.25 **Policy D2 (Heritage)** of the Local Plan states that:

Conservation Areas

"The Council will:

- e. Require that development within Conservation Areas preserves or, where possible, enhances the character and appearance of the area;**
- f. Resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area;**
[...]
- h. Preserve trees and garden spaces which contribute to the character and appearance of a Conservation Area of which provide a setting for Camden's architectural heritage."**

- 5.26 The proposed extension and alterations have been designed to complement the style of the more notable retained 1969 Foster + Partners extension, further enhancing the architectural merit of this part of the dwelling as a whole. Compared to the existing cottage and stable (which have no special architectural or historic interest, as confirmed in the accompanying Heritage Assessment) the proposed extension would help to reinforce an excellent example of the natural evolution of architectural design in the area during the 20th Century, enhancing the overall character and appearance of the Conservation Area.
- 5.27 The Proposed Development involves the demolition of the former cottage and stable, which are not locally or statutorily listed. The Heritage Assessment prepared in support of this

application further concludes that these buildings are not of any architectural or historical merit, and do not make a positive contribution to the character and appearance of the Hampstead Conservation Area. The demolition of these unlisted buildings should therefore be acceptable in principle.

- 5.28 The two existing trees on the Site would be retained in order to provide additional natural screening of the Proposed Development. However, it should be noted that only one of these trees (the Japanese Maple) has been identified in the accompanying Arboricultural Impact Assessment as being worthy of retention in terms of visual amenity.

Statutorily/Locally Listed Buildings

- 5.29 Policy D2 further states that:

Listed Buildings

“To preserve or enhance the Borough’s listed buildings, the Council will:

- i. Resist the total or substantial demolition of a listed building;**
- j. Resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and**
- k. Resist development that would cause harm to the significance of a listed building through an effect on its setting.”**

- 5.30 The Proposed Development does not include any demolition of any part of a listed building.
- 5.31 The alterations and extensions proposed to the existing dwelling would not cause harm to the special architectural and historic interest of neighbouring listed buildings or their setting, as they would occupy roughly the same building envelope as the existing cottage. The new extension has been designed to minimise any visual impact resulting from the Proposed Development through careful siting and positioning of the proposed massing, and screening from existing trees. The overall building footprint will also be reduced. Notwithstanding this, the Application Site is a “backland” development that cannot be seen from Pond Street itself – the main historical frontage that the Council is seeking to preserve and enhance.

- 5.32 The Proposed Development is therefore in accordance with Policy D2, and should not be refused on the basis of potential heritage impacts.
- 5.33 Further details of the potential heritage impacts resulting from the Proposed Development can be found in the accompanying Heritage Assessment prepared by Heritage Collective in support of this application.

4. Subterranean Development

- 5.34 **Policy A5 (Basements)** of the Local Plan states that:

“Basement development should:

- f. Not comprise of more than one storey;**
- g. Not be built under an existing basement;**
- h. Not exceed 50% of each garden within the property;**
- i. Be less than 1.5 times the footprint of the host building in area;**
- j. Extend into the garden no further than 50% of the depth of the host building, measured from the principal rear elevation;**
- k. Not extend into or underneath the garden further than 50% of the depth of the garden;**
- l. Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and**
- m. Avoid the loss of garden space or trees of townscape and amenity value.”**

- 5.35 In response to each of these detailed criteria, the proposed basement development would:

- Comprise a single storey;
- Be built underneath the existing ground floor level, and not under an existing basement;
- Be located almost entirely underneath the proposed enlarged dwelling, and not exceed 50% of each garden within the property;
- Have total footprint of 68sqm, 0.58 times the footprint of the host building (117sqm);
- Not extend into the garden more than 50% the depth of the host building;
- Not extend into or underneath the garden further than 50% of the garden;
- Be set back from neighbouring property boundaries by at least 2m on all sides; and
- Not result in any loss of garden space or trees.

- 5.36 The proposed basement development is therefore compliant with each of the detailed criteria described in Policy A5 of the Local Plan and should not be refused on this basis.
- 5.37 Policy A5 further states that:

“The Council will require applicants to demonstrate that proposals for basements:

n. Do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 – Very Slight.”

- 5.38 A Damage Category Assessment (“DCA”) has been undertaken to assess the risk of damage to neighbouring properties. This DCA assumed a worst-case scenario for the adjacent structures, based on the maximum displacements predicted using Oasys Pdisp soil displacement/settlement analysis software. This was combined with predicted ground movements alongside the basement in response to lateral stress releases, based on figures taken from CIRIA C580 – Embedded Retaining Walls: Guidance for Economic Design.
- 5.39 In each of the cases assessed (the rear single-storey bedroom of No. 13 Pond Street, and the rear single-storey extension of No. 15 Pond Street) the predicted damage was found to be within Burland Scale 1 – Very Slight. In order to ensure that any potential ground movements caused by the Proposed Development are kept in line with the above predictions, best practice construction methods will be used to minimise any disruption to the ground in and around the Site. A Pre-construction condition survey would also be undertaken, to establish a baseline that can be used to monitor and measure any potential damage to adjoining and adjacent structures before this breaches Burland Scale 1 – Very Slight levels.
- 5.40 On the basis of the above, the proposed basement development would have a limited or no impact on neighbouring properties, in accordance with the criteria set out under Policy A5.
- 5.41 Further details of the potential for harm to neighbouring properties can be found in the accompanying Basement Impact Assessment prepared by Chelmer Site Investigations Laboratories Ltd. in support of this application.

5. Residential Amenity

- 5.42 **Policy A1 (Managing the Impact of Development)** of the Local Plan states that:

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- a. Seek to ensure that the amenity of communities, occupiers, and neighbours is protected; [...]**

The factors we will consider include:

- e. Visual privacy, outlook;**
- f. Sunlight, daylight, and overshadowing;**
- g. Artificial lighting levels;**
- h. Transport impacts;**
- i. Impacts of the construction phase;**
- j. Noise and vibration levels;**
- k. Odour, fumes, and dust;**
- l. Microclimate;**
- m. Contaminated land; and**
- n. Impact upon water and wastewater infrastructure."**

- 5.43 No trees would be removed as a result of the Proposed Development, which ensures that a large amount of screening is maintained between the Site and neighbouring properties. In addition, all ground floor rooms face the garden to the east and north, and on upper floors face east in order to improve privacy and maximise the window-to-window distances between habitable rooms. Angled roof screens would also be provided to control views out of the upper level windows, and increase the level of privacy afforded to occupiers and nearby residents.
- 5.44 The proposed roof would be angled so as not to subtend the 25° angle specified in the Building Research Establishment's ("BRE") "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice", which is used to help establish whether development proposals are likely to have a material effect on the levels of daylight and sunlight received by neighbouring properties. Good levels of daylight would be achieved in the interior of the development, in line with the guidance set out in CPG6: Amenity. An Overshadowing Survey is also included in the accompanying Design and Access Statement, which demonstrates that there would be limited change in the existing and proposed conditions as a result of the proposal.

- 5.45 An outline Construction Method Statement is included in the accompanying Structural Statement prepared by Entuitive in support of this application, which sets out the procedures that would be followed during the construction phase in order to minimise any potential impacts. Measures to control the potential noise, vibration, odour, fumes, and dust impacts arising during construction would be set out Construction Management and Logistics Plan to be secured by way of planning condition.
- 5.46 Given the planning history and previous uses of the Site, we consider there to be a low risk of soil or groundwater contamination being found on the Site. Furthermore, a Ground Investigation Survey has not been identified by LBC planning officers as a required document for validation of this application. There would therefore be no unacceptable impacts in terms of contaminated land as a result of the Proposed Development, in compliance with detailed criteria (m) above.
- 5.47 The potential transport impacts, and the impact on water and wastewater infrastructure are discussed in greater detail in parts 6 and 7 of this Section respectively.
- 5.48 Overall, the Proposed Development would not cause any unacceptable harm to amenity as set out in detailed criteria (e) to (n) above, and therefore complies with Policy A1. Further details of the potential impacts of the proposal can be found in the accompanying Design and Access Statement.

6. Parking and Refuse/Recycling Storage

Parking

- 5.49 Internal storage to accommodate two bicycles would be provided at ground floor level, in compliance with the minimum cycle parking standards set out in Table 6.3 of the London Plan.
- 5.50 **Policy T2 (Parking and Car-free Development)** of the Local Plan states that:

"The Council will limit the availability of parking and require all new developments in the Borough to be car-free.

We will:

- a. Not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to**

on-street parking permits;”

- 5.51 The existing on-site parking space would be retained, and no additional on-site parking is proposed. The Applicant also holds an on-street parking permit which entitles them to the use of one on-street car parking space.
- 5.52 There would be no net increase in the number of homes as a result of the proposed alterations, and no change in circumstances as the Applicant already has both an on-site car parking space and an on-street parking permit, and intends to occupy the enlarged dwelling upon completion. It therefore follows that there would be no material impact on trip generation, parking stress, or road safety as a result of the Proposed Development. It is on this basis that we consider Policy T2’s restriction on the issuing of on-street and off-street parking permits in relation to this proposed “new development” to fail the two of the planning condition tests set out in Paragraph 206 of the NPPF, which states:

“Planning conditions should only be imposed where they are:

- **Necessary;**
- **Relevant to planning;**
- **Relevant to the development to be permitted;**
- **Enforceable;**
- **Precise; and**
- **Reasonable in all other respects.”**

- 5.53 As there would be no material difference between the existing and proposed parking situation, we consider that a planning condition to restrict the issue of parking permits in this instance would be both unnecessary and unreasonable to make the Proposed Development “acceptable” in planning terms. Similarly, the tests for planning obligations (set out in Paragraph 204 of the NPPF) stipulate the following:

“Planning obligations should only be sought where they meet all of the following tests:

- **Necessary to make the development acceptable in planning terms;**
- **Directly related to the development; and**
- **Fairly and reasonably related in scale and kind to the development.”**

- 5.54 Again, as there would be no material difference between the existing and proposed parking situation, a planning obligation/legal agreement to restrict the ability of future occupants to apply for an on-street parking permit would fail the test of being “necessary to make the development acceptable in planning terms”, as the occupier is already entitled to an on-street parking permit.
- 5.55 Notwithstanding the above, Paragraph 10.20 of the Local Plan states that, “in redevelopment schemes, the Council will consider retaining or re-providing existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed”. The purpose of the Proposed Development is to provide a modern 3-bedroom home suitable to accommodate the Applicant’s growing family. Once the dwelling has been redeveloped, the Applicant intends to occupy the building. The Applicant’s circumstances therefore meet the requirements specified in Paragraph 10.20 which allow the retention of existing parking provision, including parking permits, to be considered.
- 5.56 It is on this basis that we respectfully request that the Council consider retaining the existing parking provision, comprising one on-site parking space and one off-street parking space, as it would be unreasonable for the addition of an extension (that does not alter the existing parking situation in any way) to result in the revocation of the Applicant’s right to the continued use of existing car parking spaces associated with the dwelling at 13A Pond Street by way of planning condition or planning obligation.

Refuse/Recycling Storage

- 5.57 In accordance with CPG1: Design, the Proposed Development includes internal storage in the kitchen for recycling and refuse. An external bin store is provided near the entrance gate, to accommodate a single free-standing wheelie bin (140l), kitchen waste caddy, seasonal storage of garden waste, and a free-standing receptacle for storing refuse.

7. Sustainability and Energy

- 5.58 **Policy CC1 (Climate Change Mitigation)** of the Local Plan states that:

“The Council will require all development to minimise the effects of climate change and encourage all new developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

We will:

- a. Promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy;
[...]**
- d. Support and encourage sensitive energy efficiency improvements to existing buildings;**
- e. Require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building;"**

5.59 In accordance with Paragraph 8.8 of the Local Plan, "all new residential development will also be required to demonstrate a 19% CO² reduction below Part L 2013 Building Regulations (in addition to any requirements for renewable energy)". The accompanying Sustainability & Energy Statement demonstrates that the Proposed Development would achieve a 32.7% reduction below Part L 2013, significantly exceeding the minimum requirements. This target would be attained by incorporating the following measures to both the new and retained elements of the proposed dwelling:

- Using building fabric with good thermal performance, triple glazing, and high air tightness;
- Utilising low-energy building services systems, including: lighting, mechanical ventilation with heat recovery, and using a high efficiency condensing boiler to heat the building; and
- Providing a 2kWp ("kilowatt-peak") PV system at roof level, orientated to maximise power generation throughout the year.

5.60 **Policy CC2 (Adapting to Climate Change)** of the Local Plan further states that all development should "not increase, and wherever possible reduce, surface water run-off through increasing permeable surfaces and use of Sustainable Drainage Systems ("SuDS"); and incorporate "measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy". The Proposed Development would reduce the existing building footprint by 14sqm (5%), reducing overall site coverage from 51% to 46% and increasing the permeable surface area of the Site. A mechanical ventilation system also would be incorporated within the dwelling to reduce the impact of overheating.

5.61 **Policy CC3 (Water and Flooding)** of the Local Plan further states that development will be required to "incorporate water efficiency measures". The Proposed Development would

incorporate measures to reduce the demand for potable water to 110 litres per person per day. This would be achieved by harvesting rainwater, specifying water-efficient appliances, and installing a pulsed water meter.

- 5.62 The Proposed Development therefore complies with the requirements set out in Policies CC1, CC2, and CC3 and should not be refused on these grounds. Further details of the sustainability and energy-saving measures to be incorporated into the proposal can be found in the accompanying Sustainability & Energy Statement prepared by Integration UK.

8. Landscaping and Trees

- 5.63 **Policy A3 (Biodiversity)** of the Local Plan states that:

Trees and Vegetation

The Council will protect, and seek to secure additional trees and vegetation. We will:

- j. Resist the loss of trees and vegetation of significant amenity, historic, cultural, or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;**
- k. Require trees and vegetation which are retained to be satisfactorily protected during the demolition and construction phases of development [...]; and [...]**
- m. Expect developments to incorporate additional trees and vegetation wherever possible."**

- 5.64 The Proposed Development does not include the removal of any trees. Of the two trees located on-site, only one is identified as being worthy of retention in terms of visual amenity. However, both will be retained and protected during the demolition and construction phases of development in accordance with the conclusions of the submitted Arboricultural Impact Assessment prepared by Tree Projects in support of this application.
- 5.65 Given the Site's "backland" location, and the proximity of neighbouring properties, the incorporation of additional trees and vegetation has the potential to negatively impact the amenity of neighbouring occupiers in terms of potential overshadowing, blocking of views,

and root damage. We therefore consider the planting of additional trees to be inappropriate in this location.

- 5.66 The proposal is in accordance with Policy A3, and should therefore not be refused on the basis of its impact on nearby trees and vegetation.

9. Planning Obligations and CIL

- 5.67 The existing GIA of the cottage, stable and 1969 extension is 178sqm. The proposed GIA of the new dwelling is 276sqm. The total net additional floorspace proposed (98sqm) does not therefore meet the required threshold of 100sqm new build floorspace which triggers the need to pay Local and Mayoral CIL.
- 5.68 Further details can be found in the CIL Additional Information Form submitted with this application.

6.0 CONCLUSION

- 6.1 The Proposed Development seeks to enlarge, improve, and alter the existing 2-bedroom dwelling and retain and refurbish the existing 1969 extension to form a purpose-built 3-bedroom dwelling that better accommodates the needs of the Applicant's growing family.
- 6.2 The demolition of the unlisted cottage and stable building (which have no architectural or historic interest) is acceptable in principle, and the Site is in a highly accessible and sustainable location suitable for residential development.
- 6.3 The design of the Proposed Development is of the highest quality, and has been heavily informed by the local character and appearance of the area. The design of the proposal sensitively responds to the context of the surrounding Conservation Area through careful analysis of the site constraints to determine ways of providing privacy for the occupants of 13A Pond Street and their neighbours. This analysis has taken into account the long views to and from the Site, sunlight and daylight impacts, acoustic separation, and security. The design response to these factors has been to incorporate a series of "veil-like" roof screens to act as an enclosure, whilst simultaneously evoking the glass and tiled roofs of the existing house.
- 6.4 The proposed extension and alteration of the existing dwelling has been designed to complement the retained 1969 extension designed by Foster + Partners (which is identified as having architectural and historic interest), and would make a positive contribution to the character and appearance of the Hampstead Conservation Area. The demolition of the low value cottage and stable elements of the dwelling, and the implementation of the proposed extension would not have an adverse impact on the setting of nearby statutorily and locally listed buildings, as the Site is located behind the historic Pond Street frontage and can only be glimpsed beneath an undercroft between No. 15 Pond Street and The Roebuck Public House.
- 6.5 The proposed basement development is proportionate to the scale of the existing building and extension, and would be located almost entirely underneath the new enlarged dwelling. As set out in the accompanying Basement Impact Assessment, measures would be taken to ensure that no damage is caused to neighbouring properties that is greater than Burland Category 1 – Very Slight, in accordance with Policy A5 of the Local Plan.
- 6.6 The proposed massing of the new extension has been designed so as to preserve the privacy of occupiers and neighbouring residents, whilst still allowing long views to and from the Site, and for adequate levels of daylight and sunlight to be received by the enlarged dwelling and all nearby properties. There will be no unacceptable adverse impacts on residential amenity.

- 6.7 It would be both unreasonable and unnecessary for the Applicant's existing parking provision, comprising one on-site car parking space and one on-street parking permit, to be revoked in order to make the Proposed Development acceptable in planning terms, as there would be no material impact in terms of trip generation, parking stress, or road safety as a result of the proposal, nor any change in the Applicant's circumstances as they intend to occupy the enlarged dwelling upon completion. The current parking provision should therefore be retained as existing.
- 6.8 The enlargement and alteration of 13A Pond Street would also enable the building to meet and exceed LBC's target for a 19% reduction in regulated carbon emissions by incorporating several modern sustainability measures, including the use renewable energy and green roof technologies.
- 6.9 No trees are proposed to be felled to facilitate the construction of the Proposed Development. The total area of garden space on the Site would increase as a result of the increased setback of the new extension from the northern site boundary. In addition, bird and bat boxes would be incorporated to encourage greater biodiversity in this location.
- 6.10 Overall, the proposed design is of outstanding architectural merit, allows for improvements to be made in terms of accessibility, sustainability, and landscaping, and would make a positive contribution to the character and appearance of the area in a way that complements the contemporary architectural features of the retained extension designed by Foster + Partners.
- 6.11 The supporting technical assessments demonstrate that the Application Site is free from technical constraints that cannot otherwise be mitigated. The Proposed Development is therefore deliverable.
- 6.12 In summary, the benefits of the proposed extension and alterations include:
- Preservation and enhancement of the 1969 extension designed by Foster + Partners;
 - Improvements to the insulation, heating, and mechanical services of the building, resulting in an overall reduction in the regulated carbon emissions connected with the Site;
 - Improvements to the views and natural lighting available to occupiers, especially for the bedrooms and kitchen/dining area;
 - Provision of a new garden to the northwest of the Site, reducing the existing building footprint;
 - Improvements to the size and quality of the service areas, including the entrance, bathrooms, utilities, plant, and storage areas;

- Improved access to the roof terrace of the 1969 extension; and
- Improved privacy and noise insulation, especially in relation to the rear garden of The Roebuck public house to the southeast.

6.13 This Planning Statement has demonstrated that the Proposed Development accords with the Government's "presumption in favour of sustainable development", alongside other relevant national, regional, and local policies. It is on these grounds that we respectfully request that full planning permission be granted.

APPENDIX 1

Copy of Letter sent to Neighbouring Properties (Private Information Redacted)

[REDACTED]
[REDACTED]
[REDACTED]

6 October 2017

Dear Neighbour

13A Pond Street, London, NW3 2PN

As you may know, I bought 13A Pond Street almost two years ago as a family home. Since then I have been working, when time permits, with an architect and the Local Authority to develop a sympathetic scheme for the house to suit my young family.

Having worked with the Local Authority, we are now close to finalising our planning application which we would intend to submit by the end of the month. I am therefore writing to inform you of this and to offer, if it would be of interest, to walk you through the drawings and the project with me and my architect.

I have been a Hampstead resident for over 30 years, man and boy.

If you would like to discuss the proposals, please do get in touch by text on [REDACTED] or by email at [REDACTED] to arrange a time to meet up and run through them.

In the meantime, I look forward to hearing from you and being part of the Pond Street community.

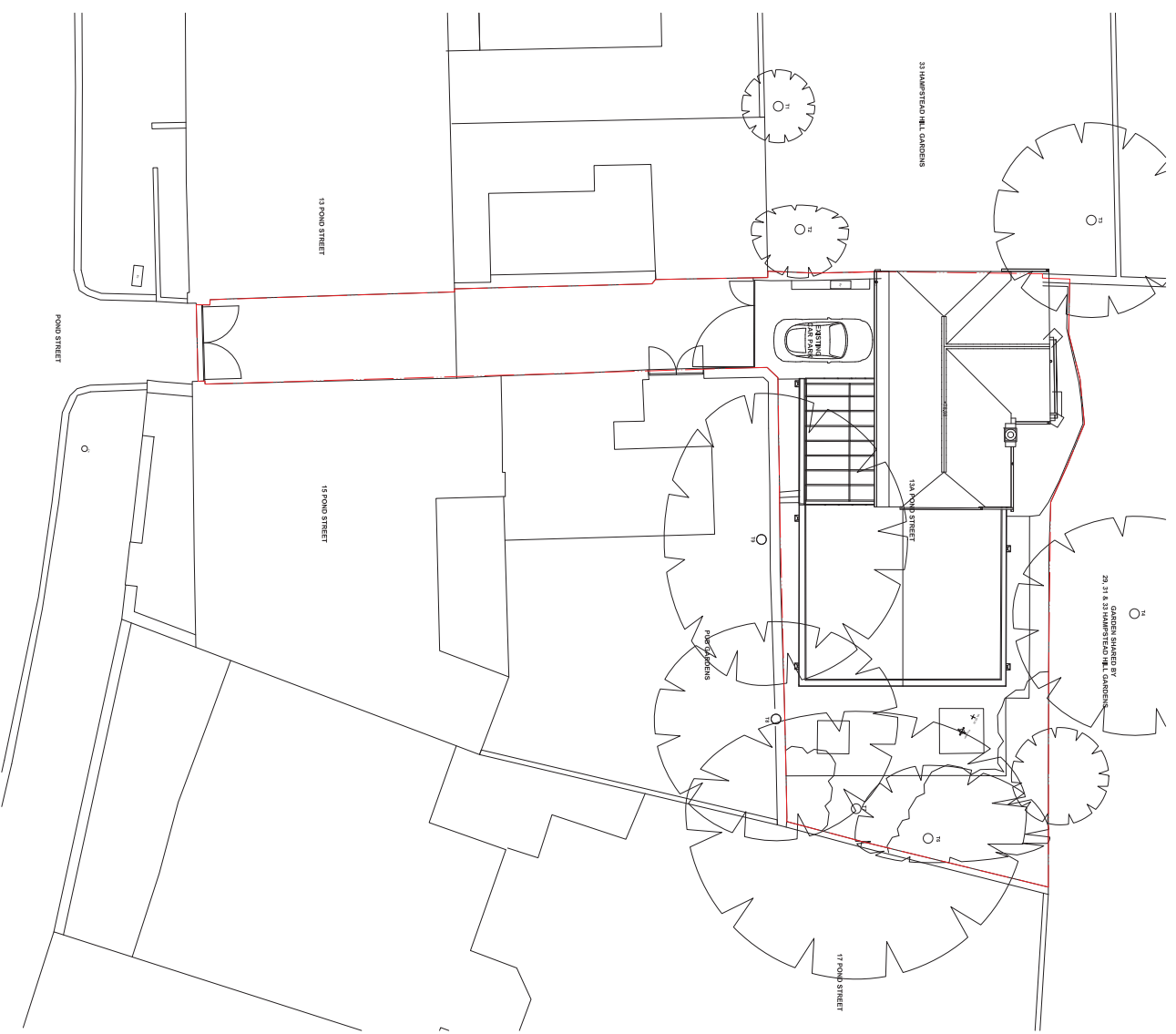
With thanks and kind regards

[REDACTED]

[REDACTED]

APPENDIX 2

Site Location Plan

[illegible]