

1.4 PLANNING HISTORY

i. All relevant planning history relating to 7 Aberdare Gardens available online are listed below:

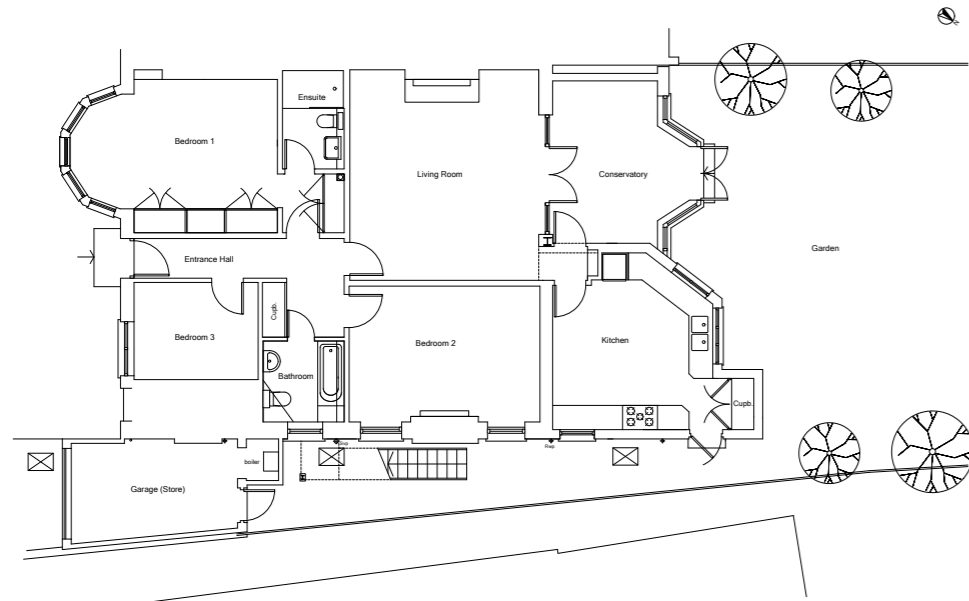
H5/8/15/458
November 1962
Conditional Planning Permission for the conversion of the second floor of No. 7 Aberdare Gardens, N.W.6. into one self-contained flat.

H5/8/56031
April 1939
Permission for the erection of a temporary garden shed at the premises known as No. 7, Aberdare Gardens, Hampstead.

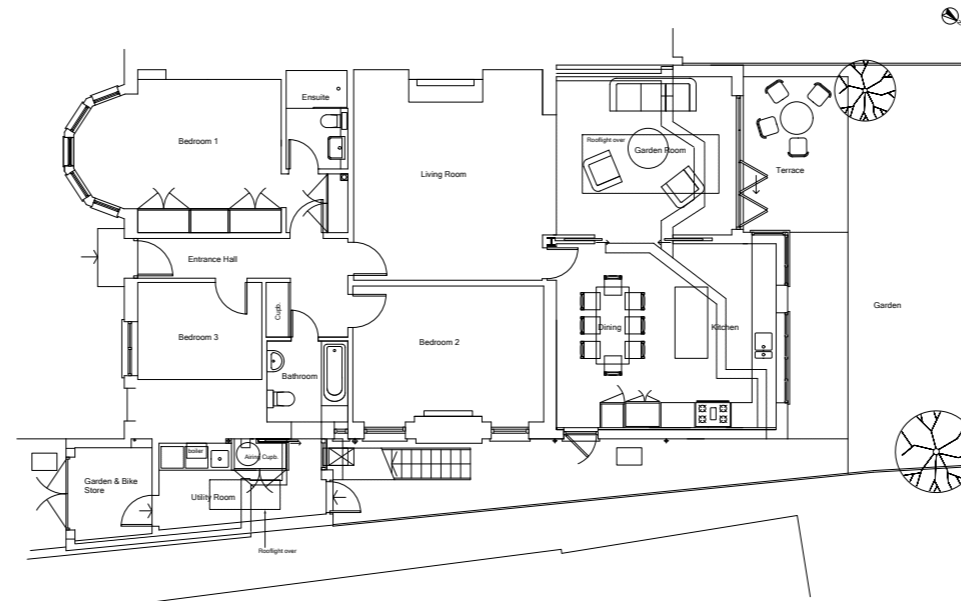
H5/8/15/49315
July 1938
The erection of a one-storey conservatory addition at the rear of the premises known as No. 7, Aberdare Gardens, Hampstead.

7 Aberdare Gardens H5/15/49315 (July 1938)
Historic drawings for the consented conservatory extension





41 Aberdare Gardens 2016/6502/P (January 2017)
Existing Ground Floor Plan



41 Aberdare Gardens 2016/6502/P (January 2017)
Consented Ground Floor Plan



41 Aberdare Gardens 2016/6502/P (January 2017)
Existing Rear Elevation



41 Aberdare Gardens 2016/6502/P (January 2017)
Consented Rear Elevation (single storey extension)

1.5 NEIGHBOURING PLANNING HISTORY

i. A number of properties in the surrounding area have been granted relevant consents in recent years, including:

**41 Aberdare Gardens - Drawings shown to left
2016/6502/P (January 2017)**

Planning permission for the erection of single storey rear extension with terrace above and rear extension to existing garage. [Ben Lumley Architects]

**Flat 1, 27 Aberdare Gardens
12/03398/FULL (November 2011) - Drawings shown to right**

Full Building Consent for the excavation of a single storey basement level with front and rear lightwells, erection of single storey rear extension, and single storey outbuilding in rear garden.

**4 Aberdare Gardens
2014/0465/P (April 2014 & January 2015)**

Refused Planning and appeal dismissed erection of single storey rear extension and replacement of side doors with new window. Refusal reason: 'The proposed rear extension, by virtue of its length, siting and scale would appear as an over dominant and incongruous addition, detrimental to the character and appearance of the parent building and wider conservation area of which it forms part'.

**Flat A, 9 Aberdare Gardens
2010/0238/P (March 2010)**

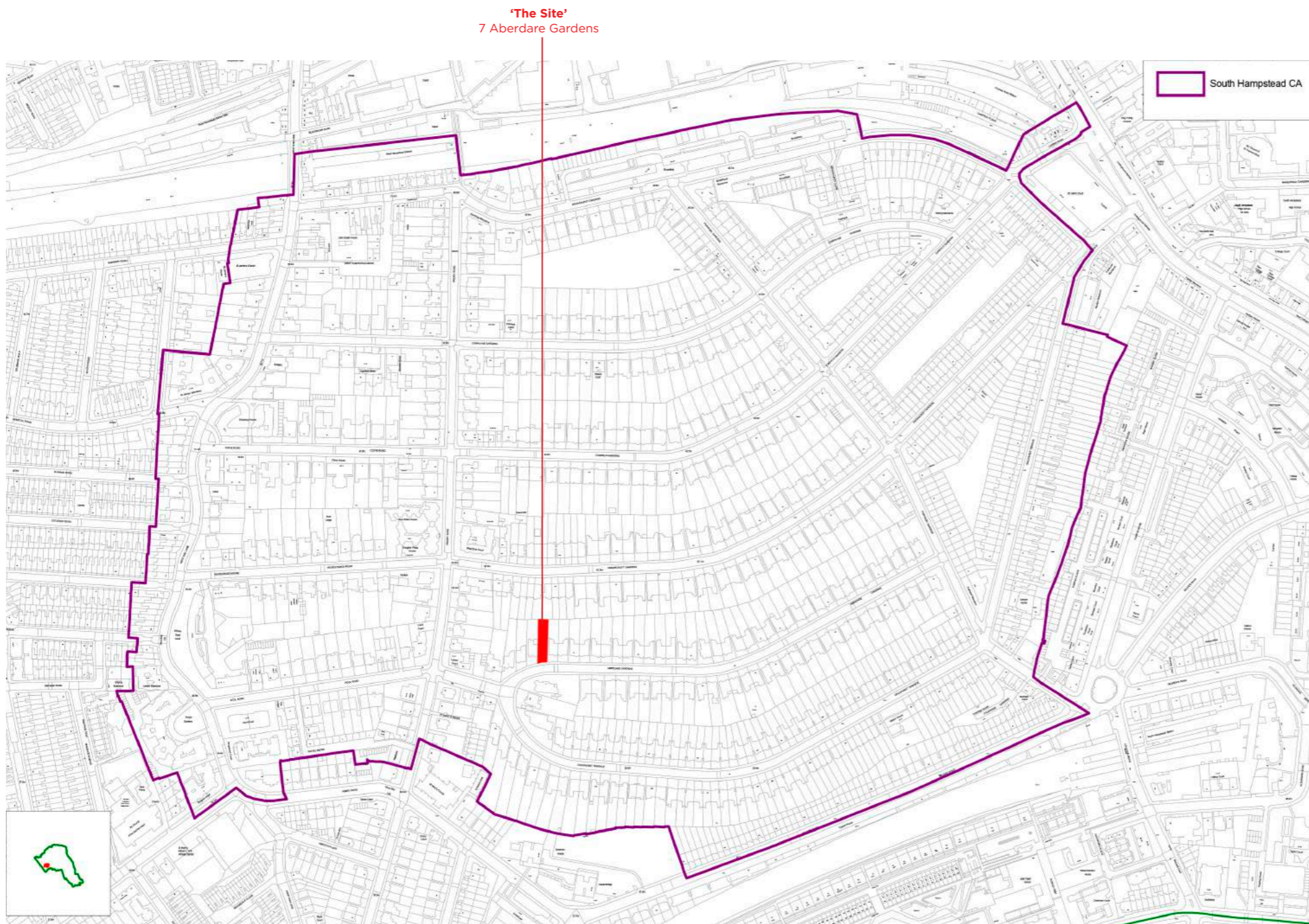
Planning permission for the excavation of new basement extension with new lightwells to the front and rear and the installation of railings to rear lightwell at ground floor level, to existing flat (Class C3). [Carytid Architects]

**23 Aberdare Gardens
2003/0399/P (October 2003)**

The enlargement of an existing ground floor rear extension, the replacement of a conservatory with a larger conservatory and the enlargement of two windows on the side elevation ground floor level.

ii. Given the similarity of the above planning consents, they suggest that the proposals set out in this document would be acceptable (in principle) in planning terms. The policy implications of these proposed changes are considered on the next page.





Conservation Area Plan with site location

- Site Location
- Conservation Area

1.6 CONSERVATION AREA APPRAISAL

i. The property lies within the South Hampstead Conservation Area; a predominantly residential part of Camden. The area was planned on a gently curving grid-iron pattern with houses arranged predominantly in grand terraces or as large semi-detached dwellings.

ii. It is noted in the South Hampstead Conservation Area Audit that,

“South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass”. (p.8)

It continues that,

“One of the most prominent features of the area is vegetation – both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area’s character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature specimen trees, are essential in giving the streetscape its attractive and serene quality.”

iii. The property is not listed, however it has been identified in the South Hampstead Conservation Area appraisal as a “positive contributor.”

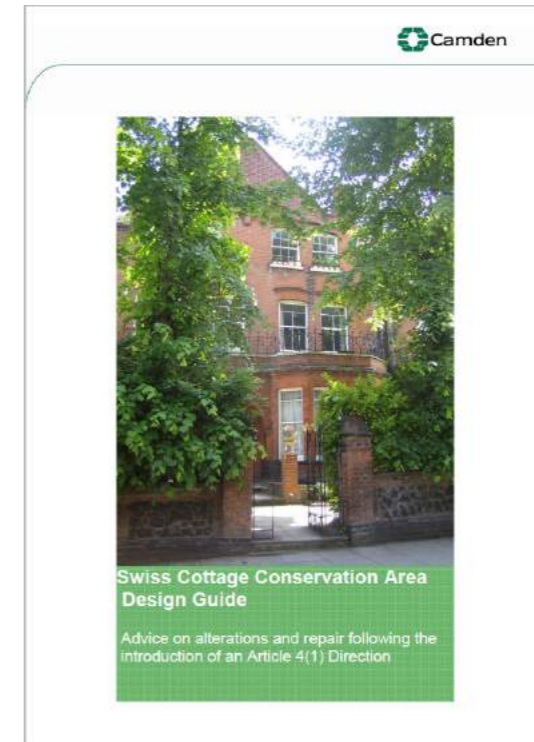
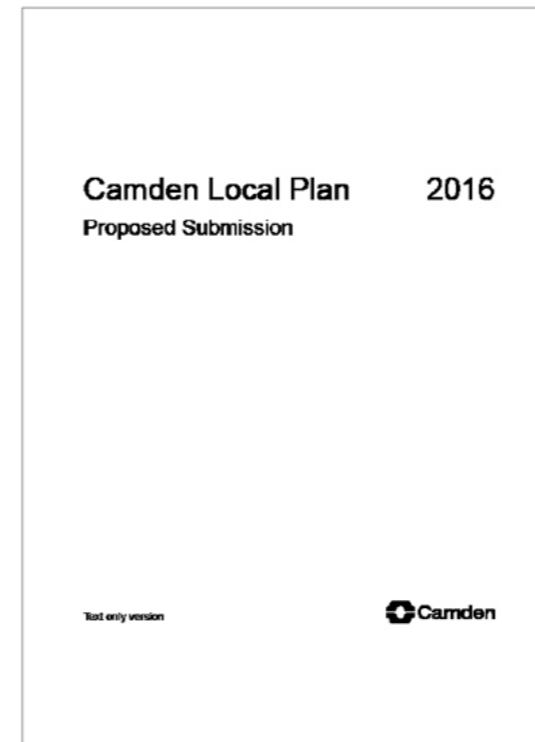
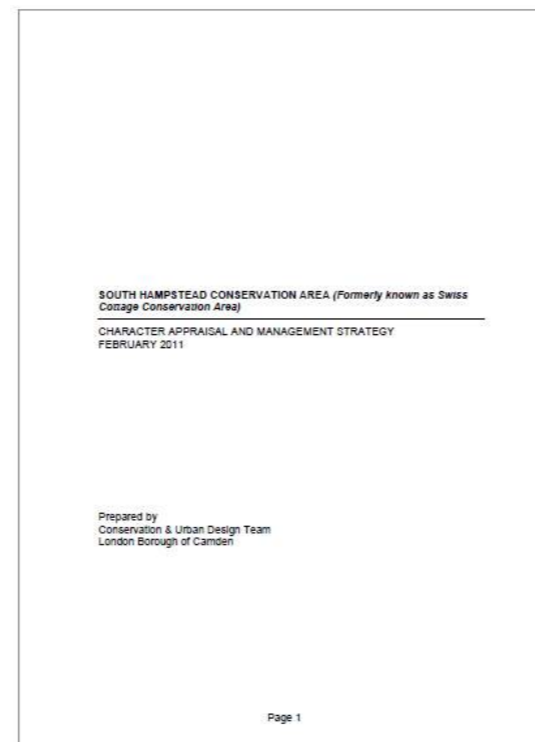
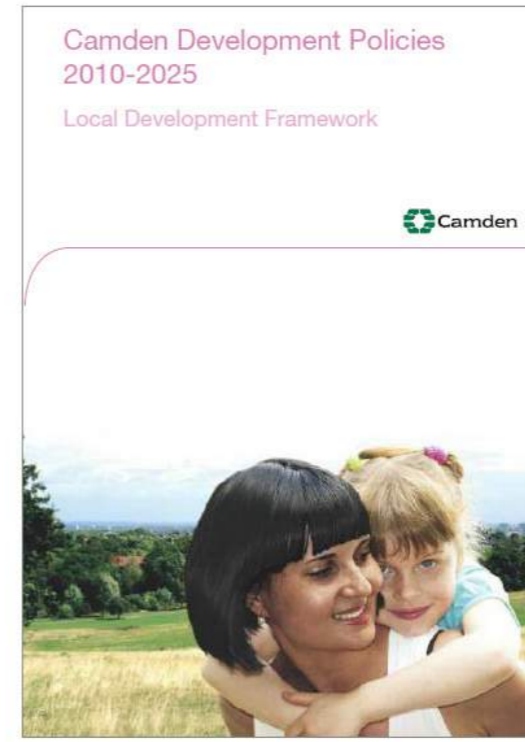
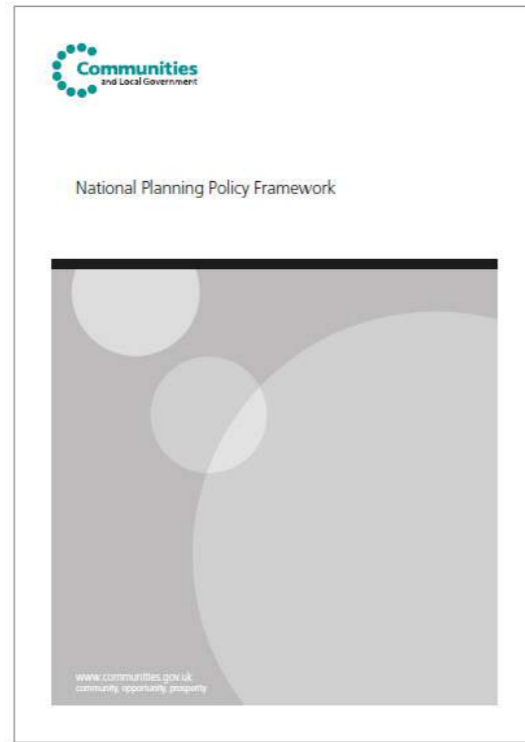
iv. With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and historic value of the Conservation Area, involving sensitive extensions to the residential property as part of its conversion back to the original single-family use.





SECTION TWO:
PLANNING POLICY & ADVICE







7 Aberdare Gardens
Front elevation from Aberdare Gardens

2.1 PLANNING POLICY

- i. Planning policy which has been principally considered in compiling this application relate to the conversion of the property back to a single-family dwelling and the development of a property in a conservation area. Such policies informed the proposals set out in Section 2.0 & 3.0 of this document.
- ii. Policy H3 of Camden's Local Plan (adopted July 2017) is concerned with the protection of existing homes in the borough. It states that, "The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by: (c) resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:
 - create large homes in a part of the borough with a relatively low proportion of large dwellings;
 - enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
 - enable sub-standard units to be enlarged to meet residential space standards." (p.56, Local Plan)
- iii. Additional planning guidance relating to Policy H3 notes that the "Net loss of one home is acceptable when two dwellings are being combined into a single dwelling." (p.58, Local Plan)
- iv. With regards to development in a conservation area, Policy D2 of Camden's Local Plan states that the Council will "will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:
 - require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
 - resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
 - resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
 - 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." (p.211)
- v. The South Hampstead Conservation Area Appraisal has been considered as part of this application. The appraisal notes that: "The long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance." (point 7.3, p.27)
- vi. The proposed rear extension will be modest in size and as per Camden's planning guidance CPG4 (2.60), 'retain a reasonable sized garden.' It has been designed to ensure that the attractive rear garden and neighbouring gardens are not compromised. Proposals look to maintain and enhance existing hard and soft landscaping where possible.
- vii. In light of the above, we believe that the proposals outlined in the document comply with the local and national planning policy. The proposals are therefore not considered to be contentious (in principle) in planning terms and are a positive move in heritage terms. 'Section Two' of this report covers the proposed design changes related to this conversion.



8.1 Pre Application Advice and MWA respons

Pre-planning application advice was received on the 2nd May 2018 from Planning Officer Charlotte Meynell of the London Borough of Camden's Planning Solutions Team (Camden Reference: 2018/1635/PRE). The assessment provided in that advice is extracted below. Camden's pre-application recommendations are highlighted in green with the applicant's responses in green italic typeface.

Date: 02/05/2018
Our ref: 2018/1635/PRE
Contact: Charlotte Meynell
Direct line: 020 7974 2598
Email: charlotte.meynell@camden.gov.uk

Ms Rebecca Prince
 Marek Wojciechowski Architects
 By email

 **Camden**
Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG
www.camden.gov.uk/planning

Dear Ms Prince,

Re: 7 Aberdare Gardens, London, NW6 3AJ

Planning Solutions Team Planning and Regeneration Culture & Environment Directorate
 London Borough of Camden 2nd Floor
 5 Pancras Square London
 N1C 4AG

www.camden.gov.uk/planning

Thank you for submitting a pre-planning application enquiry for the above property which was received on 29 March 2018, with the required fee of £432.69 received on 4 April 2018. These notes were informed by a site visit undertaken on 16 April 2018.

1. Drawings and documents

Cover Letter (dated 20/03/2018); Pre-Planning Document Ref. 18010 (prepared by Marek Wojciechowski Architects, dated 20/03/2018).

2. Proposal

Advice is requested for the conversion of 2 flats into 1 dwellinghouse; erection of replacement single storey rear extension with first floor roof terrace above enclosed with metal balustrade and privacy screens to east and west sides; installation of 2 x rooflights into main flat roof; replacement of front and rear windows with timber framed replacements and replacement of first floor rear windows with doors; installation of new sliding metal gate to front driveway and replacement of front gate and railings.

3. Site description

The host property relates to a three-storey semi-detached building on the northern side of Aberdare Gardens. It is located within the South Hampstead Conservation Area (CA) and is identified as making a positive contribution to the character and appearance of the CA in the South Hampstead Conservation Area Character Appraisal and Management Strategy.

The property has been divided into two flats; a three bedroom flat at ground and first floor levels and a two bedroom flat at second floor level.

6. Assessment

The main issues to consider in this case are as follows:

- Conversion from 2 x flats to single dwellinghouse;
- Design and heritage;
- Neighbour amenity;
- Trees.

Conversion from 2 x flats to single dwellinghouse

Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit and would revert the property back to its original use as a single dwellinghouse, the proposal would not be contrary to Policy H3 and is considered acceptable.

MWA Response:
 Given the council's support of the proposition to de-convert the two flats back into a single-family dwelling house, this Change of Use has been included in the Planning Application.

Design and heritage

The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

CPG1 (Design) guidance recommends alterations take into account the character and design of the property and surroundings, that windows, doors and materials should complement the existing buildings, and that rear extensions should be secondary to the main building.

Rear extension

The proposal involves the replacement of the existing single storey rear extension and rear conservatory with a full-width (9.8m wide) single storey rear extension. The extension would be flat-roofed and would extend approximately 5.7m in depth from the original rear elevation of the main house, in line with the existing single storey rear conservatory No. 5 Aberdare Gardens, the semi-detached pair to No. 7. The extension have a height of approximately 3m and would include the installation of a new roof terrace above, accessed from new rear doors which would replace existing windows at first floor level, and enclosed by black painted metal balustrades. The extension would be constructed in London stock brick to match the existing building and 5 x flush rooflights would be also be inserted into the flat roof of the extension.

The existing conservatory and extension are considered to be unsympathetic additions to the original building in design terms, and the proposed flat-roofed extension in matching brick with 5 x double doors to the rear fenestration is considered to be an appropriate replacement which would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building. The rear of the building is not visible from the public realm, and the height, width, depth and design of the proposed extension would be consistent with other extensions along this side of Aberdare Gardens. The extension would not be overly bulky and is considered subordinate to the host building in terms of size and scale, and would preserve the character and appearance of the CA.

MWA Response:
 The pre-application advice is supportive, in principle, of the design, bulk and mass of the rear extension. Therefore the design remains unchanged between pre-application submission and detailed Planning submission.

There are some other examples of similar first floor roof terraces along this side of Aberdare Gardens, and the installation of a modest terrace above the proposed extension to be enclosed with black-painted metal railings is considered to be acceptable in both principle and detailed design. However, the proposed privacy screens to either side of the terrace would create unacceptable high level bulk and should be removed from the scheme.

MWA Response:
 The proposed 'privacy screens' have been omitted from the design proposals.

Whilst the submitted information notes that the proposed new doors and sash windows to the rear at first and second floor level would be timber framed, no information has been provided regarding the proposed materials for the glazing to the extension. The proposed replacement glazing to the rear at first and second floor levels is considered acceptable, and it is recommended that the proposed extension also incorporates timber framed glazing as it is considered the most appropriate material to complement the host building and historic fabric of the CA.

MWA Response:
 The glazing to the rear extension is proposed to be timber-framed. The detailing of the window is proposed to be traditionally detailed style; in keeping with the character of the Conservation Area.

Rear patio

At the site meeting, it was confirmed that the proposed raised terrace adjacent to the rear extension is unlikely to be required as there is a minimal difference between the level of the garden and terrace. As such, the proposed replacement patio terrace with natural stone paving would not extend further into the garden than the existing patio, which is considered acceptable in design terms.

Installation of new rooflight

The installation of 1 x new conservation style rooflight into the main flat roof of the building is considered acceptable as it would be of a proportionate size and would not be visible from the public realm.

Alterations to front garden

To the front of the building, the proposal involves the replacement of all of the front windows with traditionally detailed timber framed sash windows, the replacement of the existing hard standing with permeable paving, the replacement of the existing front metal entrance gate and railings, and the installation of a new sliding metal gate to the front driveway.

The South Hampstead Conservation Area Character Appraisal and Management Strategy (CACAMS) states that the reinstatement of front gardens and typical local boundaries (for example hedges or walls) is encouraged where cross-over parking has been implemented in the past, as this is an important way of enhancing the streetscene and incrementally improving the quality of the area. The South Hampstead CACAMS also notes that an Article 4 Direction is in place in the CA which requires that planning permission be obtained for all works (except repairs and like for like replacement) to the front boundary treatment and to replace front windows.

As such, whilst the replacement of the existing hard standing with permeable paving would be acceptable in terms of sustainability and detailed design, the removal of the parking space and reversion of this space to soft landscaping with the installation of a low boundary wall along the front boundary would be the preferred approach to enhance the character and appearance of the South Hampstead CA.

MWA Response:
 Off street parking is important to the design brief and has been retained as part of the design proposals which include the replacement of the existing hard standing with permeable paving.



As the existing front entrance gate and railings above the front boundary wall are not historic, their replacement with traditionally detailed metal replacements would be acceptable in principle, subject to an appropriate detailed design. However, the proposed installation of a new sliding metal gate to the existing driveway would be out of keeping with the original front boundary treatments along Aberdare Gardens, and would not preserve or enhance the character and appearance of the CA. It was noted during the site visit that a similar sliding metal gate has been installed to the front boundary of No. 21 Aberdare Gardens; however, there is no planning history for this gate and it therefore cannot act as a precedent. The proposed sliding metal front gate would therefore be unacceptable and should be removed from the proposal.

*MWA Response:
The proposed vehicular sliding gate has been omitted from the design proposals.*

Replacement of front and side windows

As highlighted above, there is an Article 4 Direction in place within the South Hampstead CA which removes permitted development rights for the replacement of front windows. The South Hampstead CACAMS states that the appearance of all buildings of historic interest (listed or unlisted) within the CA is harmed by the removal or loss of original architectural features. As such, in all cases the Council will expect original architectural features to be retained, protected, refurbished in the appropriate manner, and only replaced when it can be demonstrated that they are beyond repair.

The Council's Conservation Officer has confirmed that the removal of leaded and stained glass windows of any age or quality within the CA would be considered to have a detrimental impact on the character and appearance of the host building and CA as a whole. The proposed replacement of such windows to the front and side elevations of the host building is therefore considered unacceptable.

*MWA Response:
There are only two leaded or stained glass windows. These are on the western flank elevation of the semi-detached property. These windows shall be preserved as part of the revised design proposals.*

However, the replacement of the non-original and unsympathetic front dormer windows with single paned timber framed sash windows to match the size, scale, style and materials of the front dormer windows at No. 9 Aberdare Gardens would be welcomed, as it would enhance the appearance of the front fenestration.

Cleaning and repointing of fascia

A specification for cleaning and repointing of the fascia should be submitted as part of any future planning application for review by the Council's Conservation Officer, in order to confirm that the works would be sensitive to the host building and would match the style and colour of the existing pointing. Any roof tiles required to be replaced would need to be done so on a like for like basis.

*MWA Response:
A 'Specification for the Cleaning and Repointing of the Façade' has been included with the detailed Planning Submission. Approval of the pointing colour (if required) should be a matter reserved by condition because this will only be finalised once works have commenced on site and test samples may be prepared.*

Neighbour amenity

Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The Council's amenity guidance CPG6 further details that development should be designed to minimise the impact of the loss of daylight, sunlight, artificial light levels, outlook and privacy.

It is not considered that the height and depth of the proposed rear extension would have a detrimental impact on the residential amenities of the adjacent neighbours at No. 5 Aberdare Gardens in terms of loss of sunlight, daylight, privacy and outlook, as it would not project beyond the rear building line of the existing single storey rear conservatory at No.5.

The proposed first floor roof terrace would have a depth of 1.8m and a separation distance of approximately 2.3m between the western edge of the proposed terrace and the middle of the closest upper floor window at No. 5 Aberdare Gardens. Given this separation distance, it is unlikely that the proposed terrace would facilitate views into any habitable rooms at No. 5 and it is therefore considered that it would not result in a loss of privacy to neighbouring occupiers at No. 5. However, any future planning application should include the closest first floor windows at No. 5 on the proposed plans and elevations so that an accurate assessment of the potential for overlooking into the neighbouring windows can be made.

The proposed roof terrace would not result in a loss of privacy to the neighbouring property No. 9 Aberdare Gardens as the rear building line of No. 7 is set back from No. 9.

Trees

The scheme proposes the removal of 1 x magnolia tree from the front garden and 2 x magnolia trees from the rear garden of the property. At the meeting on site, the removal of another tree situated along the eastern boundary of the site in the front garden was also proposed. An arboricultural report has not been submitted as part of this pre-application advice request; however, the Council's Tree Officer has initially reviewed the proposals with respect to the trees on site. The Council's Tree Officer has confirmed that provided the mature plane tree in the north-east corner of the rear garden is not adversely affected by the proposed works, the removal of the highlighted trees in the rear and front gardens is likely to be acceptable.

Any future planning application would need to include the submission of an arboricultural impact assessment and tree protection plan to justify the tree removal and to ensure that all trees to be retained would be adequately protected throughout the proposed development. The removal of the requested trees may also be subject to replacement planting.

*MWA Response:
No trees are proposed to be removed in the front garden. 1 no. tree is proposed to be repositioned (or replaced with an equivalent specimen) in the rear garden. An arboricultural impact assessment and tree protection plan will be included with the detailed Planning submission.*

7. Conclusion

The proposal to convert 2 flats into one single dwellinghouse and to erect a full-width single storey rear extension with first floor roof terrace above is considered acceptable in principle. The detailed design of the proposal including the use of matching London stock brick and white painted timber framed glazing with glazing bars is considered appropriate, and would ensure that the proposal preserves and enhances the character and appearance of the host building and South Hampstead CA.

The replacement of the existing front entrance gate and railings above the low boundary wall would be acceptable in principle, subject to appropriate detailing. The removal of the existing driveway and its replacement with soft landscaping is encouraged; however, the replacement of the existing hard standing with permeable paving would be acceptable in terms of design and sustainability. The installation of a new sliding metal gate in front of the existing driveway would be unacceptable in design terms and should be removed from the proposal.

The proposed replacement of any stained and leaded glass windows to the front and side elevations of the property would have a detrimental effect on the character and appearance of the host building, and would therefore be resisted. However, the replacement of the front dormer windows with sash windows to match the existing front dormer windows at No. 9 Aberdare Gardens in terms of size, scale, style and materials would improve the appearance of the building and would be acceptable in design terms.

Finally, the removal of several trees in the front and rear garden is likely to be acceptable, subject to the submission of an acceptable arboricultural report and provided that all trees to be retained are adequately protected throughout the proposed development. Replacement tree planting may also be required to mitigate for the proposed loss of the trees.



SECTION THREE:
DESIGN STRATEGY





Kitchen of the ground floor dwelling



Ground/first floor flat electricity meter



Ground floor gas meter

3.1 DESIGN STRATEGY

i. General Strategy

The principle of the development is to maximise the property's potential for residential use, providing a high quality residential development in keeping with the character of the South Hampstead Conservation Area.

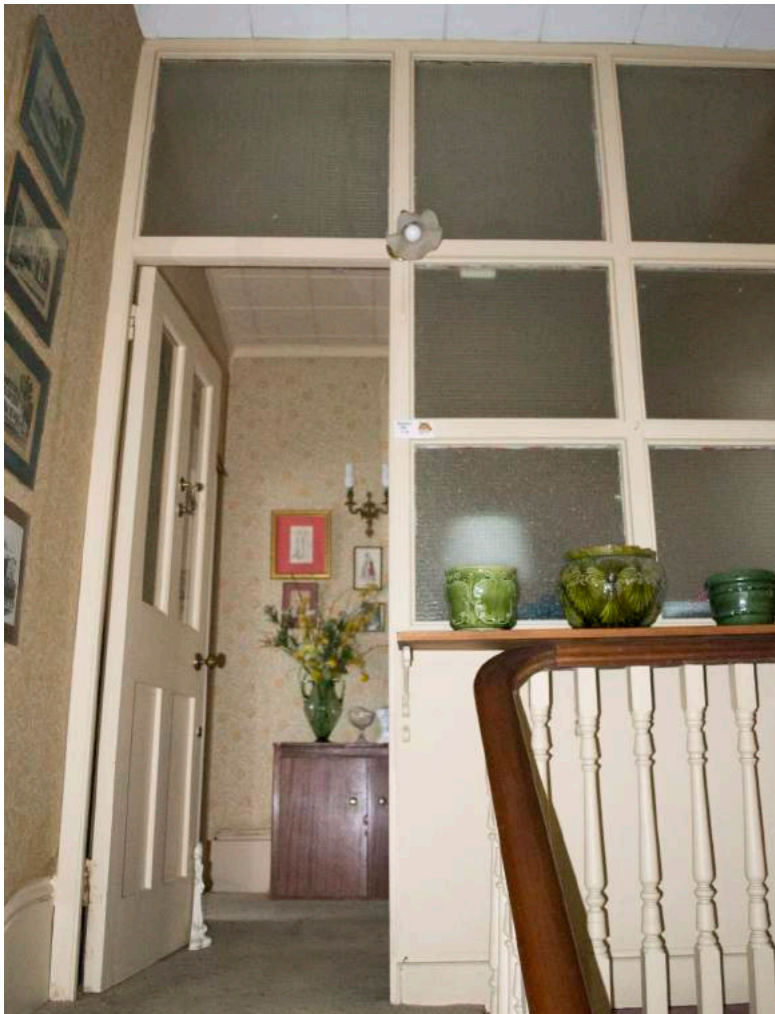
The design, massing and materials of the building envelope has been developed following close consideration of the site and its context. In developing the design the following strategy has been adopted:

- Identify and respond to key constraints and opportunities provided by the site;
- Address pre-application advice and respond to established planning policy frameworks;
- Improve and enhance the buildings character with regard to South Hampstead Conservation Area.

All proposed works are shown in full in the drawings submitted as part of this application.

ii. Extension to Rear

The proposed extension towards the rear of the property will replace the existing extension and conservatory. The proposed extension will appear subsidiary to the existing building yet respond to the proportions of the adjoining property and enhance the two properties being viewed as a pair.



Separate front door to second floor flat



Kitchen of the second floor flat



Second floor flat electricity meter

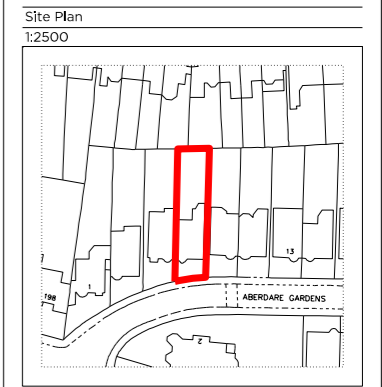




Front Elevation View
As Existing



Front Elevation View
As Proposed



- Key**
- Site Boundary
 - Denotes proposed demolition in section
 - ✕ Denotes proposed demolition in elevation
 - ▭ Denotes proposed extension

- Notes**
- ① New, brick, single-storey extension (polyester powder-coated metal coping to parapet);
 - ② Roof terrace with metal railings;
 - ③ Traditionally detailed hardwood timber doors;
 - ④ Traditionally detailed double-glazed hardwood timber windows to match existing;
 - ⑤ Timber framed glazed double doors;
 - ⑥ Flush rooflight;
 - ⑦ Flat rooflight;
 - ⑧ Traditionally detailed pedestrian metal gate and railings;
 - ⑨ Timber-framed gate.
 - ⑩ Low level brick wall and pillars;
 - ⑪ Planting;
 - ⑫ Allow to relay existing roof tiles. Replace broken roof tiles with new tiles to match existing as required;
 - ⑬ Lean-to bicycle storage shed to external side pathway.
 - ⑭ Brickwork infill to match existing brickwork;
 - ⑮ Full height fixed glass window in metal frame;
 - ⑯ Tile paving;
 - ⑰ Timber fence; height to match existing;
 - ⑱ Liquid applied membrane to existing flat roof
 - ⑲ New clear glazed bottom pane fitted into existing window
 - ⑳ Bin storage

PLANNING

Project No.	18010		
Date	April 2018		
Scale	NTS		
Project	7 Aberdare Gardens, NW6 3AJ		
Drawing Title:	Existing and Proposed Front Elevation		
Drawing No.	E_04 & P_04		
Drawn	Approved	Signed	Rev.
RP	RD		-



66-68 Margaret Street W1W 8SR T. 020 7580 9356 www.mwa.co.uk

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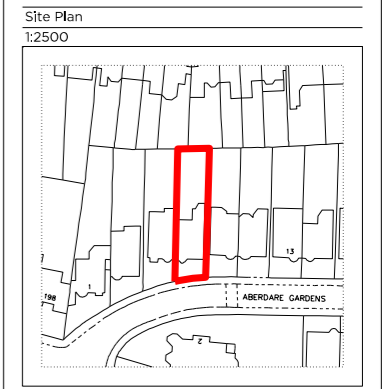




Rear Elevation View
As Existing



Rear Elevation View
As Proposed



- Key**
- Site Boundary
 - Denotes proposed demolition in section
 - ▨ Denotes proposed demolition in elevation
 - ▨ Denotes proposed extension

- Notes**
- ① New, brick, single-storey extension (polyester powder-coated metal coping to parapet);
 - ② Roof terrace with metal railings;
 - ③ Traditionally detailed hardwood timber doors;
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 - ⑫ Allow to relay existing roof tiles. Replace broken roof tiles with new tiles to match existing as required;
 - ⑬ Lean-to bicycle storage shed to external side pathway.
 - ⑭ Brickwork infill to match existing brickwork;
 - ⑮ Full height fixed glass window in metal frame;
 - ⑯ Tile paving;
 - ⑰ Timber fence; height to match existing;
 - ⑱ Liquid applied membrane to existing flat roof
 - ⑲ New clear glazed bottom pane fitted into existing window
 - ⑳ Bin storage

PLANNING			
Project No.	18010		
Date	April 2018		
Scale	NTS		
Project	7 Aberdare Gardens, NW6 3AJ		
Drawing Title: Existing and Proposed Rear Elevation			
Drawing No.	E_05 & P_05		
Drawn	Approved	Signed	Rev.
RP	RD		-



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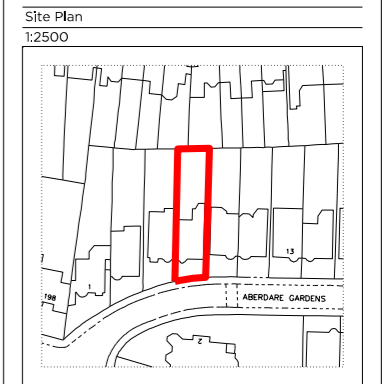




Rear Isometric View
As Existing



Rear Isometric View: Option 1
As Proposed



- Key**
- Site Boundary
 - Denotes proposed demolition in section
 - Denotes proposed demolition in elevation
 - Denotes proposed extension

- Notes**
- ① New, brick, single-storey extension (polyester powder-coated metal coping to parapet);
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 - ④ Traditionally detailed double-glazed hardwood timber windows to match existing;
 - ⑤ Timber framed glazed double doors;
 - ⑥ Flush rooflight;
 - ⑦ Flat rooflight;
 - ⑧ Traditionally detailed pedestrian metal gate and railings;
 - ⑨ Timber-framed gate.
 - ⑩ Low level brick wall and pillars;
 - ⑪ Planting;
 - ⑫ Allow to relay existing roof tiles. Replace broken roof tiles with new tiles to match existing as required;
 - ⑬ Lean-to bicycle storage shed to external side pathway.
 - ⑭ Brickwork infill to match existing brickwork;
 - ⑮ Full height fixed glass window in metal frame;
 - ⑯ Tile paving;
 - ⑰ Timber fence; height to match existing;
 - ⑱ Liquid applied membrane to existing flat roof
 - ⑲ New clear glazed bottom pane fitted into existing window
 - ⑳ Bin storage

PLANNING

Project No.	18010	
Date	April 2018	
Scale	NTS	
Project	7 Aberdare Gardens, NW6 3AJ	
Drawing Title:	Existing and Proposed Rear Isometric	
Drawing No.	E_06 & P_06	Rev. -
Drawn	Approved	Signed
RP	RD	



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Proposed waste / recycling waste storage unit.
80 Litre Capacity (2 x 32L & 2 x 8L)
Cabinet size - 600mm

3.5 SUSTAINABILITY, M&E SERVICES & WASTE MANAGEMENT

i. SUSTAINABILITY AND M&E SERVICES

As part of the refurbishment, mechanical and electrical installations shall be upgraded to meet and exceed the standards set out by approved documents Part L1B of the building regulations.

ii. WASTE MANAGEMENT

Waste storage and recycling bins will be provided in large compartmented storage units in kitchens as shown below. Refuse will periodically be taken out by occupants from the kitchen to the existing bin store at the front of the house and placed out on Tuesdays in accordance to the collection times (0700-1200 on every Tuesday for Recycling and Food, and every other Tuesday for Rubbish).



7 Aberdare Gardens

Existing & Proposed Area Schedule

Existing & Proposed Gross Internal Areas (GIA)

	Existing GIA*		Proposed GIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Ground Floor	138.1	1,487	147.5	1,588
First Floor	95.9	1,032	95.9	1,032
Second Floor	96.8	1,042	96.8	1,042
TOTAL	330.8	3,561	340.2	3,662

* All measurements are based on scaled agents plans by Goldschmidt & Howland and are approximate only. All proposed areas are subject to the required Planning consents, Rights of Light, restrictive covenants and further detailed design.

3.6 PROPOSED USE, UNIT SIZE & DENSITY

i. Single Family Dwelling

It is proposed that the property is returned from 2no. residential units to its original use as a single family dwelling.

ii. Gross External Area

In addition to the Gross Internal areas shown in the schedule, the existing proposed gross external areas are as follows:

Existing GEA: 364.7sqm/3,926sqft

Proposed GEA: 377.4sqm/4,062sqft

3.6 CONCLUSION

This document has been compiled following a thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to reinstate an original single-family dwelling, whilst maintaining the character and amenity of the South Hampstead Conservation Area.

