

JONATHAN AND REBECCA GLASSBERG

UNIT 2, NO. 44 FROGNAL LANE LONDON NW3 6PP

PLANNING, DESIGN, ACCESS AND SIGNIFICANCE APPRAISAL

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1.0 Introduction

1. This Design and Access and Heritage Statement accompanies a minor material amendment application relating to the consent granted by the Council on 6 April 2018 (ref. **2017/6985/P**) to replace and extend the ground floor of unit 2 within the Coach House.
2. It should be read in conjunction with the one submitted with the previous application that is at **Annex 1** and contains greater context material.

2.0 Application Plans

3. These are numbered:
 - 1704 AP01 Proposed Site Plan - **replaced by 1704 AP01A Proposed Site Plan;**
 - 1704 AP02 Proposed Ground Floor Plan - **replaced by 1704 AP02A Proposed Ground Floor Plan;**
 - 1704 AP03 Proposed Basement Plan - **replaced by 1704 AP03A Proposed Basement Plan;**
 - 1704 AP04 Proposed Roof Plan - **replaced by 1704 AP04A Proposed Roof Plan;**
 - 1704 AP05 Proposed Front (South) Elevation - **1704 AP05A Proposed Front (South) Elevation;**
 - 1704 AP06 Proposed North W & North E Elevations - **replaced by 1704 AP06 Proposed North W & North E Elevations;** and
 - 1704 AP07 Proposed Sections A-A and B-B – **replaced by 1704 AP07A Proposed Sections A-A and B-B.**

3.0 Local Heritage Assets

4. There is one relevant designated heritage asset – the Redington/Froggnal Conservation Area. There are no relevant non-designated heritage assets.
5. The Council accepted the previous design preserved the character and appearance of the Conservation Area. The reasons for granting permission contained in the decision notice states:

The replacement of the ground floor extension is set 2.2m lower than the existing coach house, projects 2.7m towards Froggnal Lane but is still set back 2.5m from the boundary gate, and encroaches into the main garden by 1.1m.

The proposed development is considered acceptable in terms of its compatibility to the design of the coach house and the main dwelling. The extension would be set lower and

would provide an improved link to the coach house. The extension would consist of a flat roof which is considered acceptable, the metal framed windows would match the existing and provide the extension with an attractive feature which would be visible within the garden area. It would result in an acceptable visual impact to the character and appearance of the street. A considerable proportion of garden area would be retained and the works would not result in the loss of any mature trees or vegetation.

Overall the extensions design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the proposal would preserve the character and appearance of the conservation area.

The proposed extension would be single storey, set off all boundaries and would have a flat roof, given this it is not considered the proposed extension would have a detrimental impact upon neighbouring properties in regards to loss of light, overbearing, or overshadowing or privacy impacts.

Only internal changes are proposed to the existing basement and the extension would be accessed from the Froggnal Lane gate and through the Coach House which is linked to the main dwelling...

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the Conservation Area. The proposal would be in general accordance with policies A1 and D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012. The development would also align with policies DH1 and DH2 of the Hampstead Neighbourhood Plan (submission draft) 2017.

4.0 The Proposal

6. The key changes from consent ref. **2017/6985/P** relate to the design of the external appearance of the garden (south) elevation. The consented garden elevation had three arched top windows with stone pillars. The revised elevation has three separate windows with solid brick spacing between as shown in the consented and proposed elevations below:



Consented

Proposed

7. The revised proposal is 300mm lower in height with an identical footprint to the consented ground floor of unit 2.

5.0 Impact on Heritage Assets

8. As the plans show, changes to the garden elevation are insignificant. No changes are proposed to the footprint of the permitted scheme.
9. The same pallet of high quality materials shown on the plans is proposed for this application and the same conclusion is appropriate. The significance of the designated heritage asset will not be diminished in any way by these proposals.
10. It follows that the revised proposal's impact on the heritage assets identified above will not differ materially from that of the previous approval.

6.0 Conclusion

11. The major issues relating to the development of this site (principally the impact of replacing and extending the ground floor living accommodation of unit 2) were addressed by the scheme that received consent in April 2018.
12. It is evident from the material submitted above that the proposed changes are minor and will have no greater effect on the heritage asset and neighbours than the development previously approved.
13. The Council is respectfully requested to permit the application.