

**JONATHAN AND REBECCA GLASSBERG**

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

**PLANNING, DESIGN, ACCESS AND SIGNIFICANCE APPRAISAL**

**DECEMBER 2017**

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## 1.0 INTRODUCTION

1. This Planning, Design, Access and Significance Appraisal accompanies a full planning application to replace the ground floor living accommodation within the existing coach house at Unit 2, No. 44 Frognal Lane.
2. The site is within the Redington/Frognal Conservation Area. It is not in the setting of any listed buildings and the Conservation Area Statement neither identifies it as a positive contributor nor indicates there are any positive contributors in the vicinity. No building in Frognal Lane is in the Council's Local List (January 2015).
3. The application bundle comprises the following:
  - A Planning, Design, Access and Significance Appraisal prepared by Michael Burroughs Associates dated December 2017;
  - Copies of the following application plans:

<b>Dwg. No.</b>	<b>Dwg Title</b>
1704 S01	Existing Site Plan,
1704 S02	Existing Ground Floor Plan,
1704 S03	Consented Basement Plan,
1704 S04	Existing Roof Plan,
1704 S05	Existing Front (south) Elevation,
1704 S06	Existing North W & North E Elevations,
1704 S07	Existing Section A-A and B-B,
1704 AP01	Proposed Site Plan,
1704 AP02	Proposed Ground Floor Plan,
1704 AP03	Proposed Basement Plan,
1704 AP04	Proposed Roof Plan,
1704 AP05	Proposed Front (South) Elevation,
1704 AP06	Proposed North W & North E Elevations, and
1704 AP07	Proposed Sections A-A and B-B.

## 2.0 CONTEXT

4. The proposal has been designed taking into account the following considerations.

### The Site

5. No. 44 Frognal Lane comprises two residential units on a large site of about 0.137ha.



6. The main house is on the established building line set back about 20m from the road. It is a plain late Victorian building with an interesting roofline comprised of many gables (some half hipped) and chimneys.
7. Unit two, the subject of this application, is the coach house wing which projects to the north-east in front of the main building line. It can be glimpsed over the double access gate.



8. Access to the main house is from the private cul de sac to the west.



### **Surrounding Area**

9. Froggnal Lane is an area of detached houses on large sites that generally do not address the road or each other. The photo below shows that that local townscape is essentially one of fairly remote large houses glimpsed behind wall, trees and hedges.





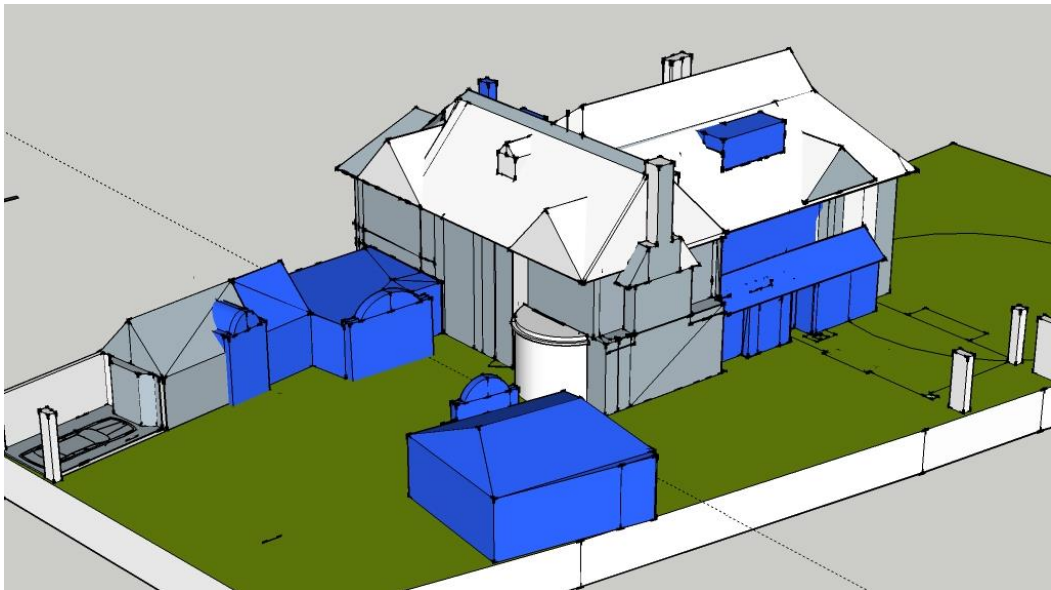
### 3.0 PLANNING HISTORY

10. This is extensive. It shows substantial changes to the outbuildings, roof and boundary walls have been permitted in the past.
11. In 1973 consent **F6/19/16660** granted consent to raise the garden wall to up to 11ft 6inches.
12. In 1985 consent **8501689** was granted to extend the house.
13. In 1994 consent **9400526** was granted to insert two dormer windows.
14. In 1998 consent **PW9802368R1** was granted for erection of new double garage, alterations to entrance gates and creation of new pedestrian gate.
15. In 2003 consent **2003/2549/P** was granted to demolish a coal shed and replace it with a single storey rear extension.
16. In 2006 consent **2006/0429/P** was granted to demolish a single storey garage and erect a new single storey building to provide a one bedroom dwelling with disabled access.
17. In October 2014 consent **2014/1616/P** was granted for *conversion of single dwelling into two self-contained dwellings including partial demolition of the front extension and replacement*

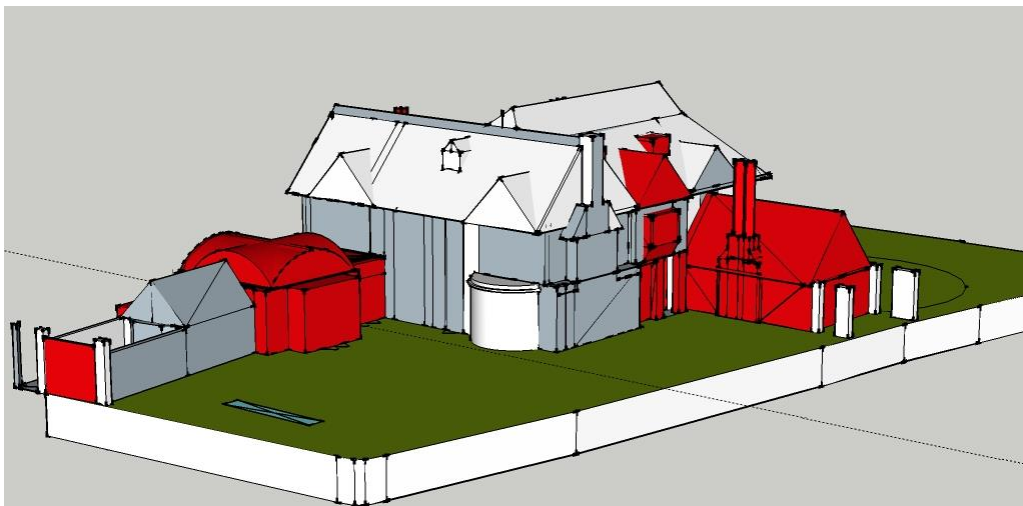


*with larger extension incorporating separate dwelling and single storey side extension replacement with similar footprint involving demolition of existing single storey garage.*

18. The sketch up plan below shows the consented demolition in blue:



19. The new additions are identified in red:



20. In January 2015 a non-material amendment consent **2014/6999/P** was granted for alterations to include; changes to the design of the two front elevation dormers; installation of double rooflights and removal of two first floor windows; alteration of the design of ground floor bay window; kitchen and dining room to have to be leaded critall windows; alteration to position of two first floor windows on south elevation and to be leaded rather than timber



*framed, brick over consented window on east elevation, alteration of basement position and solid timber replacement front gate.*

21. In August 2015 a minor material amendment consent **2015/1800/P** was granted to *erect entrance gates on both the north and west boundary of the site including alterations to the boundary wall and letterbox, and erection of a freestanding condenser enclosure unit.*
22. In June 2016 a minor material amendment consent **2015/7047/P** was granted to *increase the height of the parapet wall around the dome by 300mm.*

#### **4.0 PLANNING POLICY**

23. The relevant operational policies are in:
  - The NPPF (2012);
  - CPG1 Design (September 2013); and
  - Camden's Local Plan (2017).

##### **The NPPF**

24. This has the following relevant policy:
  - **Para 14** sets out the core presumption in favour of sustainable development and says this means approving development proposals that accord with the development plan without delay;
  - **Para 17** sets out 12 core land-use planning principles that should underpin both plan-making and decision-taking: relevant ones in this case and to *conserve heritage assets in a manner appropriate to their significance; to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
  - **Para 56** – Good design is recognised as a key aspect of sustainable development;
  - **Para 131** – indicates the desirability of new development making a positive contribution to local character and distinctiveness;



- **Para 134** – where a development will lead to less than substantial harm this should be weighed against the public benefits of the proposal, including securing its optimum viable use;
- **Para 138** – not all elements of a Conservation Area will necessarily contribute to its significance;
- **Para 186** – local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development;
- **Para 187** – local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible; and
- **Para 196** - planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

#### **Camden Local Plan**

25. **Policy G1 (Delivery and location of growth)** outlines the Council will support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations.
26. **Policy D1 (Design)** says the Council will seek to secure high quality design in development that respects local context and character and preserves or enhances the historic environment and heritage assets.
27. **Policy D2 (Heritage)** requires new development within conservation areas to preserve or, where possible, enhance the character or appearance of the area.

#### **Camden's CPG 1 Design**

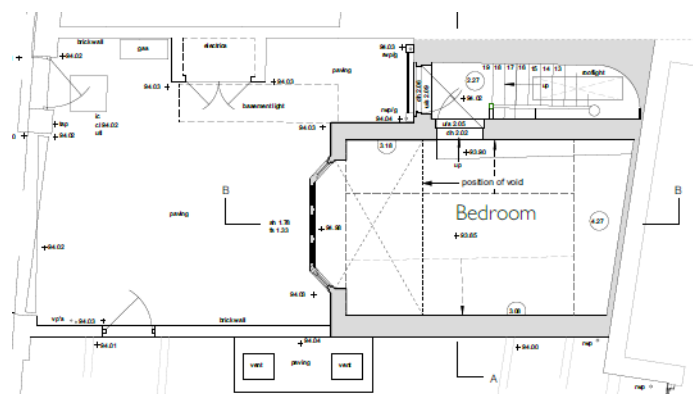
28. The following advice is relevant:
29. Alterations should always take into account the character and design of the property and its surroundings. Windows, doors and materials should complement the existing building. Extensions should be secondary to the building being extended.



30. Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

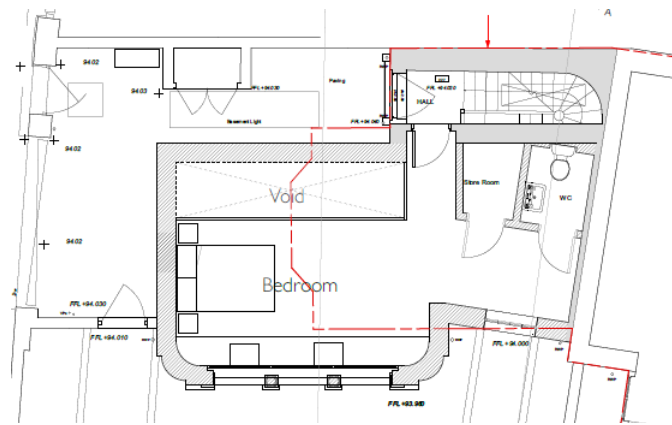
## 5.0 THE PROPOSAL

31. The application seeks consent to replace and extend the ground floor living accommodation of unit 2, within the coach house ground floor projection, to provide a better standard of living accommodation for the occupant who looks after the children in the main house.
32. The current ground floor layout in unit 2 is unsatisfactory. It comprises a bedroom with restricted access to the principal window due to the large void that is required to light the basement.
33. The proposal addresses this by providing fenestration on the west side with a pleasing outlook over the garden. The proposal has been sensitively designed to retain the void to light the basement kitchen.



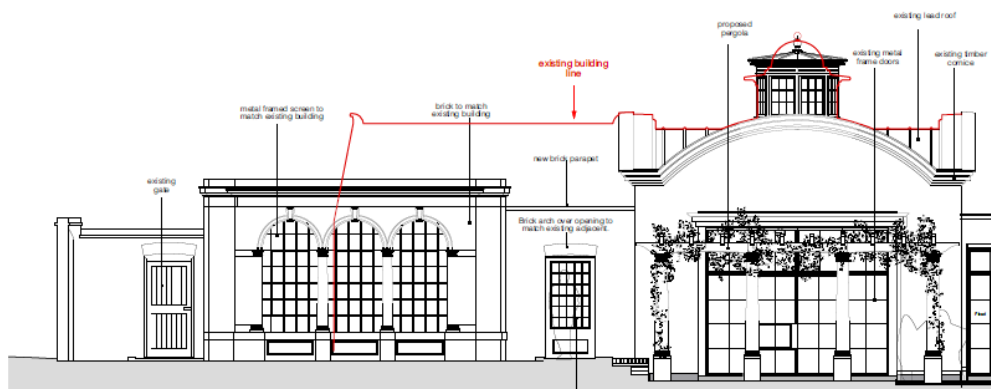
Existing





**Proposed (with existing identified in red)**

34. The extension is 1.1m lower than the existing coach house projection identified in red below.



35. It extends 2.7m deeper (to the north, towards Frognal Lane) than the existing coach house, it is set 1.1m further forward to the west (towards the private access road); and retains a further 0.3m setback from the east boundary.
36. The proposal has been designed to protect neighbouring residential amenity in terms of neighbouring outlook, overlooking, privacy, sunlight and daylight.

## 6.0 HERITAGE ISSUES

37. There is one relevant designated heritage asset – the Redington/Frognal Conservation Area. There are no relevant non-designated heritage assets.



38. The proposal meets contemporary residential requirements whilst preserving the residential character. It will materially enhance the view of the main house from Frognal Lane by replacing an unattractive wing with a more attractive addition which is less conspicuous.
39. The replacement ground floor extension sits 1.1m lower than the existing nondescript coach house projection and provides an improved link to the elegant groin vaulted building element consistent with the late Victorian age of the main house.
40. The proposal is a carefully considered architectural composition that reflects the style of the main house and reflects the characteristics of the Conservation Area and accords with the form, massing, scale of the adjoining properties.
41. It is also worth noting in 2006, in determining the application to replace the garage fronting Frognal Lane with a separate dwelling, the Case Officer confronted the same issues on a more prominent site and concluded in his report that: *in terms of design the building is considered to respect the built form of the area.. the roof materials match those on the existing buildings on the site...a glazed roof spire (is) considered (to) add an element of interest to the streetscape. The elevational detail including red brick quoins and pebble dashed walls will match the existing garage and single storey extension... None of the proposals are considered to harm the character or appearance of the conservation area.*
42. The same pallet of high quality materials is proposed for this extension and the same conclusion is appropriate. The significance of the designated heritage asset will not be diminished in any way by these proposals.

## **7.0 ACCESS**

43. The site has good public transport accessibility links. Hampstead tube station (Northern Line) is about 600m to the north east and Finchley Road and Frognal overground station is about 550m to the south of the application site. There are also numerous bus stops within 400m operating along Finchley Road / Arkwright Road (including route numbers 82, 113, 13).



## **8.0 CONCLUSION**

44. For the reasons set out above, the Council is respectfully requested to permit the application.