

# DESIGN AND ACCESS STATEMENT

Full Planning Application For

- Installation of condenser unit in rear garden  
At 1 The Mount, Hampstead, NW3 6SZ



Prepared by

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## 1.0 INTRODUCTION

This Planning & Design and Access Statement has been prepared by BB Partnership Ltd in support of the proposed development at 1 The Mount, Hampstead, NW3 6SZ.



## 2.0 THE EXISTING SITE

The site subject to this planning application is approximately 0.018ha in area. The property, referred to as 1 The Mount, is located in Hampstead Village in the London Borough of Camden. It forms part of a pair of semi-detached Grade II listed dwellings built in the 18<sup>th</sup> Century.

The original 18<sup>th</sup> century house was four-storey across two bays and designed in a Georgian Style, with the front brick-built elevation being stucco rendered and painted white. In the Camden listing for this building, it notes that no.2 appeared originally to have had a symmetrical relationship with no.1. However, no.1 was further extended to the south later in the 19<sup>th</sup> Century, creating the additional bay on the left-hand side. The rear of the property was further developed throughout the 20<sup>th</sup> century, with a first-floor extension also being added in the 1990s.

The front boundary wall and railings are modern, having been installed in the 1990s using high-grade traditional materials. The wall is formed of London stock brick and is curved at the corner of Holly Bush Steps and The Mount. At this corner are also the remnants of a historic granite dwarf wall, which likely included insert cast iron railings above.

3.0 THE PLANNING HISTORY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2014/2930/T	1 The Mount London NW3 6SZ	FRONT GARDEN: 3 x Lime - Re-pollard.	FINAL DECISION	25-04-2014	No Objection to Works to Tree(s) in CA
2013/8297/T	11 The Mount London NW3 6SZ	REAR GARDEN: 1 x Silver Birch - Reduce the height by approx. 1.5-2m. Reduce lateral spread all round by up to 1m to shape. Thin through crown by 5%.	FINAL DECISION	24-12-2013	No Objection to Works to Tree(s) in CA
2013/6497/L	1 The Mount London NW3 6SZ	Installation of metal railings to front boundary wall.	FINAL DECISION	17-10-2013	Granted
2013/6432/P	1 The Mount London NW3 6SZ	Installation of metal railings to front boundary wall.	FINAL DECISION	17-10-2013	Granted
2013/3084/T	1 The Mount London NW3 6SZ	REAR GARDEN: 1 x Eucalyptus - Fell to ground level.	FINAL DECISION	22-05-2013	No Objection to Works to Tree(s) in CA
2012/3902/L	1 The Mount London NW3 6SZ	Erection of brick pier on the boundary wall between No. 1 and No. 2 The Mount (Class C3)	FINAL DECISION	08-08-2012	Granted
2012/3862/P	1 The Mount London NW3 6SZ	Erection of brick pier on the boundary wall between No. 1 and No. 2 The Mount (Class C3)	FINAL DECISION	08-08-2012	Granted
2011/1619/T	1 The Mount London NW3 6SZ	FRONT GARDEN: 3 X Limes - Pollard.	FINAL DECISION	05-04-2011	No Objection to Works to Tree(s) in CA
2005/4617/L	1 The Mount London NW3 6SZ	Internal alterations to basement and ground floors plus the excavation of rear basement extension to provide additional living accommodation below the rear garden of the existing dwellinghouse.	FINAL DECISION	15-11-2005	Granted
2005/4616/P	1 The Mount London NW3 6SZ	The excavation of a rear basement extension to provide additional living accommodation below the rear garden of the existing dwellinghouse.	FINAL DECISION	15-11-2005	Granted

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2005/4129/T	1 The Mount, London, NW3 6SZ	FRONT GARDEN: 3 x Lime - Pollarding. REAR GARDEN: 1 x Eucalyptus - Pollarding.	FINAL DECISION	30-09-2005	No Objection to Works to Tree(s) in CA
2005/1609/L	1 The Mount Heath Street London NW3 6SZ	Replacement of floorboards and staircase treads and risers on ground first and second floors.	FINAL DECISION	06-06-2005	Granted
LW9902190	1 The Mount, Heath Street, NW3	Approval of details of facing materials pursuant to condition 2 (i) and (ii) of listed building consent dated 13th August 1998, as shown on samples of Salvaged London Stock bricks, slate and sample new box sash window.	FINAL DECISION	03-03-1999	Grant Approval of Details (Listed Bldg)
TC9906040	1 The Mount Heath Street London NW3 6SZ	Re-pollard three Lime trees in front garden.	FINAL DECISION	21-01-1999	No objection to works to tree in C A
PW9702792R1	1 The Mount, Heath Street, NW3	Erection of first floor rear extension to provide enlarged bathroom, as shown on drawing number; 02, 03, 05; 02A; SK1, SK2 and SK3.	FINAL DECISION	25-06-1998	Grant Full Planning Permission (conds)
LW9702807R1	1 The Mount, Heath Street, NW3	Erection of first floor rear extension to provide enlarged bathroom, as shown on drawing numbers: 02, 03, 05; 02A; SK1, SK2 and SK3.	FINAL DECISION	25-06-1998	Grant L B Consent with Conditions
PW9802297	1 The Mount, Heath Street, NW3	Erection of mansard roof extension, plus third floor new staircase extension, as shown on drawing numbers: 1A, 2A, 3A, 5A and 6; 1, 2, 3, and 5.	FINAL DECISION	22-04-1998	Refuse Planning Permission
LW9802298	1 The Mount, Heath Street, NW3	Erection of mansard roof extension, plus third floor new staircase extension, as shown on drawing numbers; 1A, 2A, 3A, 5A, 6; 1, 2, 3 and 5.	FINAL DECISION	22-04-1998	Refuse Listed Building Consent
PW9702792	1 The Mount, Heath Street, NW3	Extension of first floor bath room including partial demolition. (Plans Submitted)	FINAL DECISION	22-10-1997	Withdrawn Application-revision received
LW9702807	1 The Mount, Heath Street, NW3	Extension of first floor bath room including partial demolition. (Plans Submitted)	FINAL DECISION	22-10-1997	Withdrawn Application-revision received

Application Number	Site Address	Development Description	Status	Date Registered	Decision
PW9702452R1	1 The Mount Heath Street NW3	The reconstruction of the front garden wall (onto both Heath Street and Holly Bush steps), as shown on drawing numbers> 01/B, 01/C and 02/A.	FINAL DECISION	19-06-1997	Grant Full Planning Permission (conds)
LW9702453R1	1 The Mount Heath Street NW3	Demolition and reconstruction of front garden boundary wall using London Stock brick, as shown on drawing numbers> 01/B, 01/C and 02/A.	FINAL DECISION	19-06-1997	Grant L B Consent with Conditions
LW9702484	1 The Mount Heath Street NW3	Removal of entrance canopy and window shutters to front elevation. As shown on Drawing Numbers: A; B.	FINAL DECISION	16-06-1997	Grant L B Consent with Conditions
PW9702452	1 The Mount Heath Street NW3	Rebuild garden wall with London Stock Bricks. (Plans submitted)	FINAL DECISION	30-05-1997	Withdrawn Application-revision received
LW9702453	1 The Mount Heath Street NW3	Rebuild garden wall with London Stock Bricks. (Plans submitted)	FINAL DECISION	30-05-1997	Withdrawn Application-revision received
PW9702305	1 The Mount, Heath Street NW3	Erection of a part first floor, part first and second floor rear extension, as shown on drawing numbers: 02A; 03; 03A; 05 and 05A.	FINAL DECISION	29-04-1997	Refuse Planning Permission
LW9702306	1 The Mount, Heath Street NW3	Erection of a part first floor, part first and second floor rear extension, partial demolition of rear elevation and internal alterations, as shown on drawing numbers: 02A; 03; 03A; 05 and 05A.	FINAL DECISION	29-04-1997	Refuse Listed Building Consent
LW9702326	1 The Mount Heath Street NW3	Submission of details of railings showing design, spacing of rails, and method of fixing into plinth and details of gates pursuant to condition 3a and 3b of Listed Building Consent (Ref. L9601523) granted 9 August 1996. (Materials and drawings submitted)	FINAL DECISION	21-04-1997	Withdrawn Application
L9602294R1	1 The Mount, Heath Street, NW3	Installation of gas meter to front elevation at ground/lower ground level, as shown on unnumbered drawings.	FINAL DECISION	11-11-1996	Grant L B Consent with Conditions
L9602294	1 The Mount, Heath Street, NW3	Installation of British Gas domestic meter. (Plans subitted).	FINAL DECISION	30-07-1996	Withdrawn Application-revision received

Application Number	Site Address	Development Description	Status	Date Registered	Decision
P9601684	1 The Mount Heath Street NW3	Replacement of garden fence/wall also gate, as shown on drawing numbers: 01, 01B, 02, 02A, 04 and 04A.	FINAL DECISION	03-06-1996	Grant Full Planning Permission (conds)
L9601523	1 The Mount Heath Street NW3	Replacement of garden fence/wall also gate, as shown on drawing numbers: 01, 01b, 02, 02A, 04, 04A.	FINAL DECISION	20-05-1996	Grant L B Consent with Conditions
L9600533	1 The Mount Heath Street NW3	Removal of internal walls and installation of staircase between ground floor and basement, as shown on drawing numbers 04, 04A and location plan.	FINAL DECISION	23-02-1996	Grant L B Consent with Conditions
9591110	1 The Mount NW3	Seeking permission to re-pollard lime trees in front garden.	FINAL DECISION	18-05-1995	Approve works(TPO)specified by Council
9591004	1 The Mount NW3 6SZ	Seeking permission to pollard 2 Lime trees in the front garden of the above address and also to remove two trees from the rear garden and replace them with suitable tree	FINAL DECISION	09-01-1995	Agree to removal & replacement of Trees
9470030	1 The Mount Heath Street NW3	In retrospect the rebuilding of the boundary wall adjacent to Holly Bush Steps.	FINAL DECISION	14-02-1994	Grant List.Build. or Cons.Area Consent
9400172	1 The Mount Heath Street NW3	The retention of a rebuilt boundary wall adjacent to Holly Bush Steps.	FINAL DECISION	14-02-1994	Grant Full or Outline Planning Permissn.
9005474	21 The Mount NW3	The formation of a roof terrace including a staircase enclosure and balustrading on roof as shown on drawing no. 9021/01.	FINAL DECISION	13-08-1990	Refuse Full or Outline Permission

At the time of writing the D&A Statement, full planning application ref 2018/1897/P and listed building application ref 2018/2525/L are currently being considered by Camden Planning Authority.



#### 4.0 PROPOSAL

The proposal subject of this application is the installation of 1no. condenser and associated acoustic enclosure, as detailed in the accompanying information. Access and bicycle storage, waste and refuse collection are not relevant to this application.

#### 5.0 CONCLUSION

The proposal is not considered to be contentious as the installation will be concealed from public view. As detailed in the Environmental Noise Survey and Plant Noise Assessment Report, the installation of the condenser will also require an acoustic enclosure which will reduce the sound output by a minimum of 12dB – this will be designed in full detail according to any conditions attached to a future approval.

There are no historic architectural details to preserve or safeguard in the proposed working areas, and we believe our proposal will not present harm or impact upon the neighbouring properties in terms of visual or audible pollution.