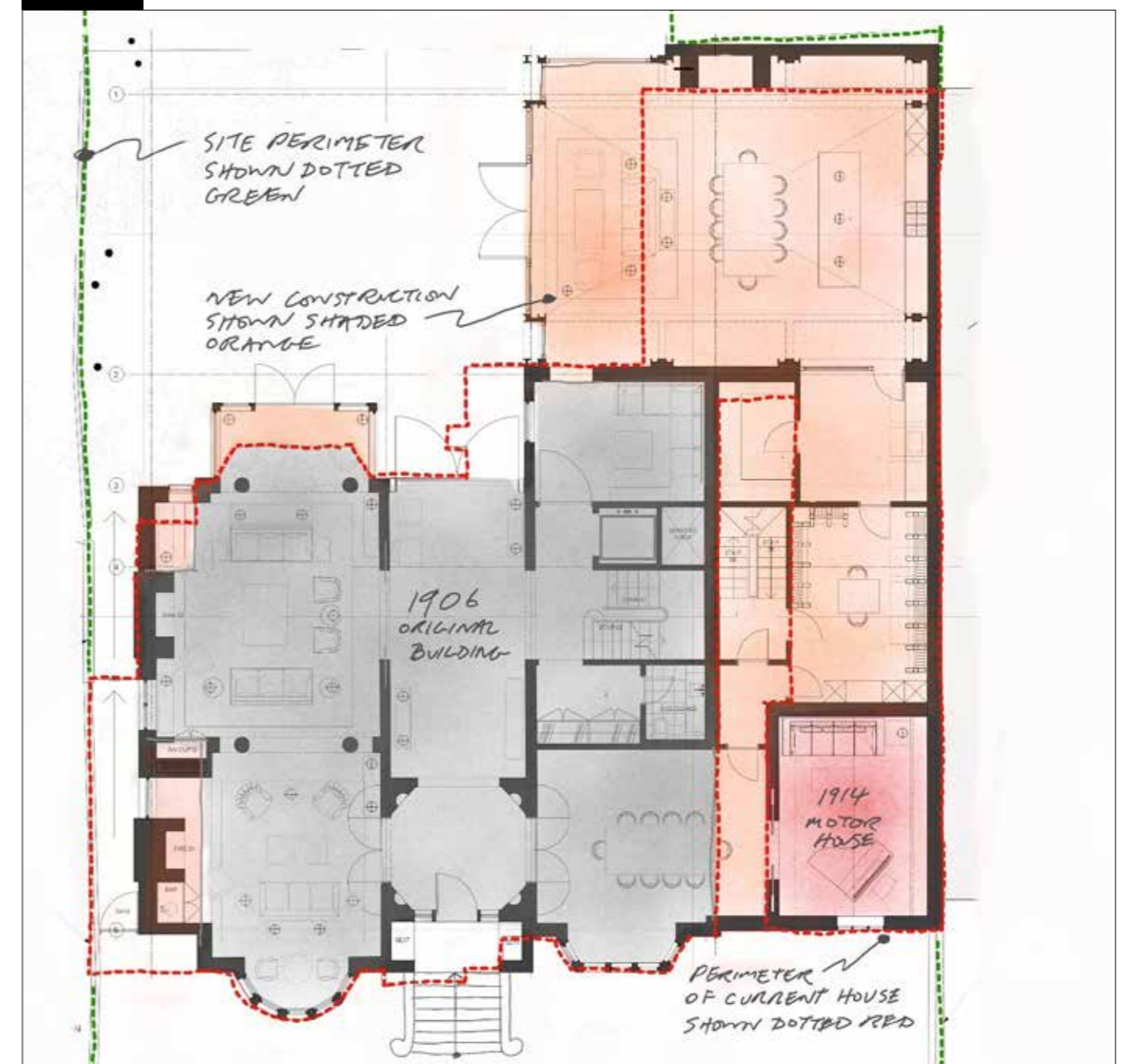




Existing building historic development chronology



Proposed new development chronology

Existing



Computer render of existing street elevation, looking north with neighbouring 24 Redington Road visible on the right

Proposed



Computer render of proposed street elevation, looking north with neighbouring 24 Redington Road visible on the right



Computer render of existing street elevation, looking north with neighbouring 24 Redington Road visible on the right



Computer render of proposed street elevation, looking north with neighbouring 24 Redington Road visible on the right



Existing street side sectional elevation with neighbours

1 EXISTING STREET SECTION
Scale: 1:100



Proposed street side sectional elevation with neighbours

Existing



Computer render of existing garden elevation, looking south east with neighbouring 26 Redington Road in the background.

Proposed



Computer render of proposed garden elevation, looking south east with neighbouring 26 Redington Road in the background.

Existing



Computer render of existing garden elevation, looking south east with neighbouring 26 Redington Road in the background.



Computer render of proposed garden elevation, looking south east with neighbouring 26 Redington Road in the background.



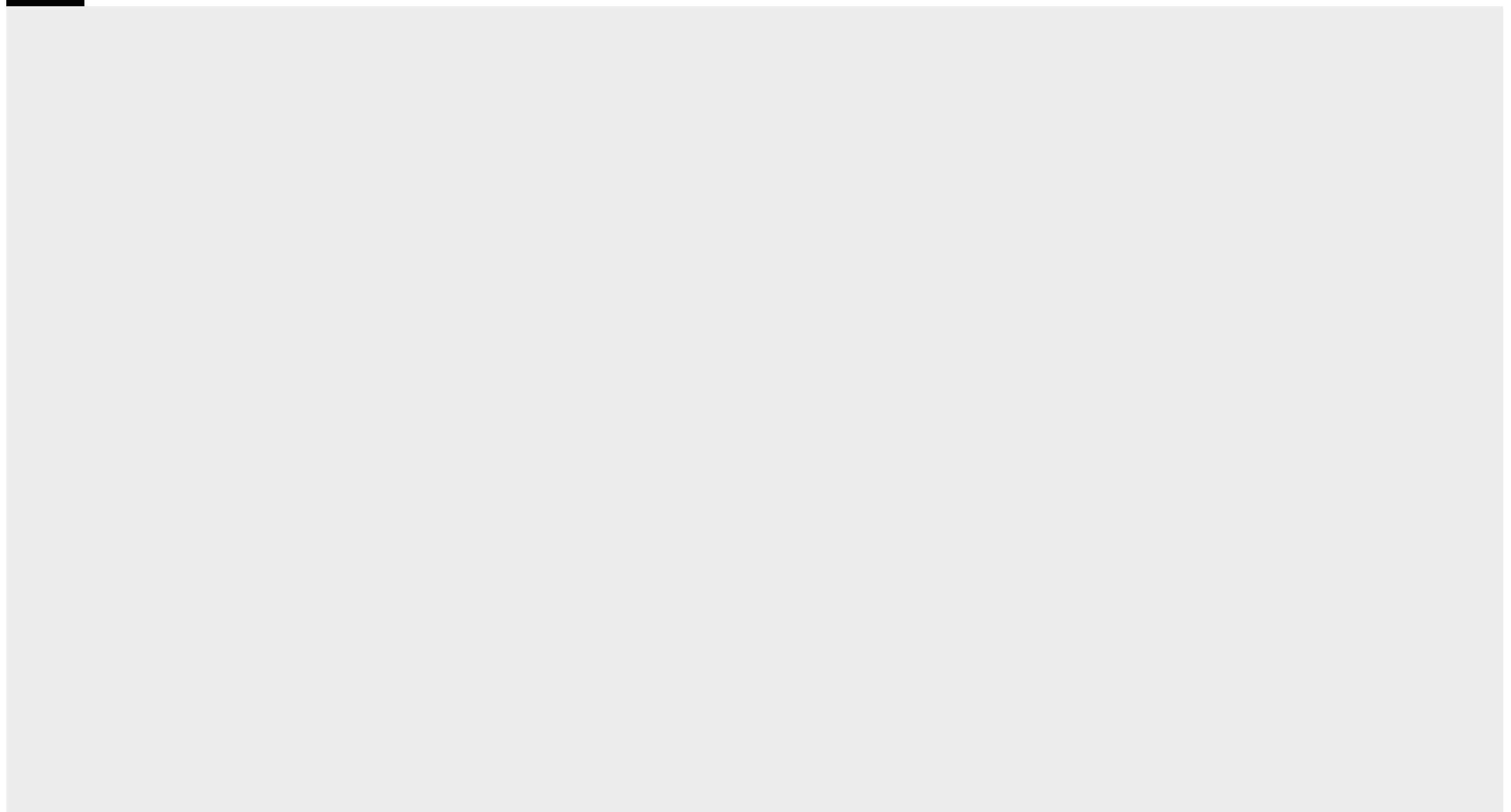
Existing garden side sectional elevation with neighbours

1 EXISTING REAR GARDEN SECTION
Scale: 1:100



Proposed garden side sectional elevation with neighbours

3. Planning History



3.1 Previous Applications since 1970, 3.2 Neighbours & local amenity societies, 3.3 Camden's Pre-Application Advice dated 16/5/2019

3.1 Previous Applications since 1970

Application 2016/2997/P:

- Erection of 4 storey plus basement building (with accommodation at 4th floor level within the roof) to provide 8 flats (1 x 1 bed, 5 x 2 bed, 1 x 3 bed, 1 x 4 bed) including front balcony & rear roof terraces, hard & soft landscaping & 7 basement car parking spaces with car lift, following demolition of the existing building (Class C3).
- Non-determination would have refused 11/09/2017.
- Appeal dismissed 16/11/2017.

Application ref: 2019/4090/P:

- Use of the property as a single family dwellinghouse.
- Certificate of Lawfulness (Existing) Granted 18/10/2019.

3.2 Neighbours & local amenity societies

In June 2019 on behalf of the applicant we approached all of the immediate neighbours at 26, 30, 41, 43, & 45 Redington Road, & others, in person & by letter to inform them of the intended works & to answer any queries & concerns they might have. A copy of the hand-delivered letter to the neighbours is attached as Appendix A.

A couple of weeks prior to making this Planning Application we sent to neighbours & the local amenity societies the Redington Froggnal Association & the Heath & Hampstead Society the informative letter attached as Appendix B. We also sent them a copy of the Construction Management Plan submitted with this Application.

3.3 Camden's Pre-Application Advice dated 16/5/2019

The applicant made pre-application enquiries with the council & received written response from the planning officer David Peres da Costa, reference 2019/1492/PRE, dated 16/5/2019. A copy of the advice is attached as Appendix C.

In general the pre-application advice received was positive to the proposals. The key advice received in relation to design & impact on the Conservation Area was as follows:

- No objections were raised to the demolition of the 1950s rear extensions, the north westerly extension & their replacement provided the replacements remain subordinate in scale & style to the host building.
- Objections were raised to the demolition of the 1914 motorhouse/garage.
- No objections were raised to the rebuilding of the rear bay provided its replacement remains subordinate in scale & style, to the host building.
- Preserve the asymmetry of the rear elevation as they are an important part of the Arts & Crafts style of the building. As such the proposed new 2nd Floor gable roof in the north easterly corner in order to create a new bedroom would not be supported.
- The truncation of the chimneystack that would be caused by this roof alteration would also not be supported for similar reasons.
- No objections were raised in relation to the relocation of the porch & entrance door.
- No objections were raised to the lowering of the basement floor level provided a full BIA is submitted with the application.
- No objections in principle were raised to the redesigning of the front & rear gardens.
- Concerns were raised about the potential impact of new external plant such as condensers.



28 Redington Road c. 1950



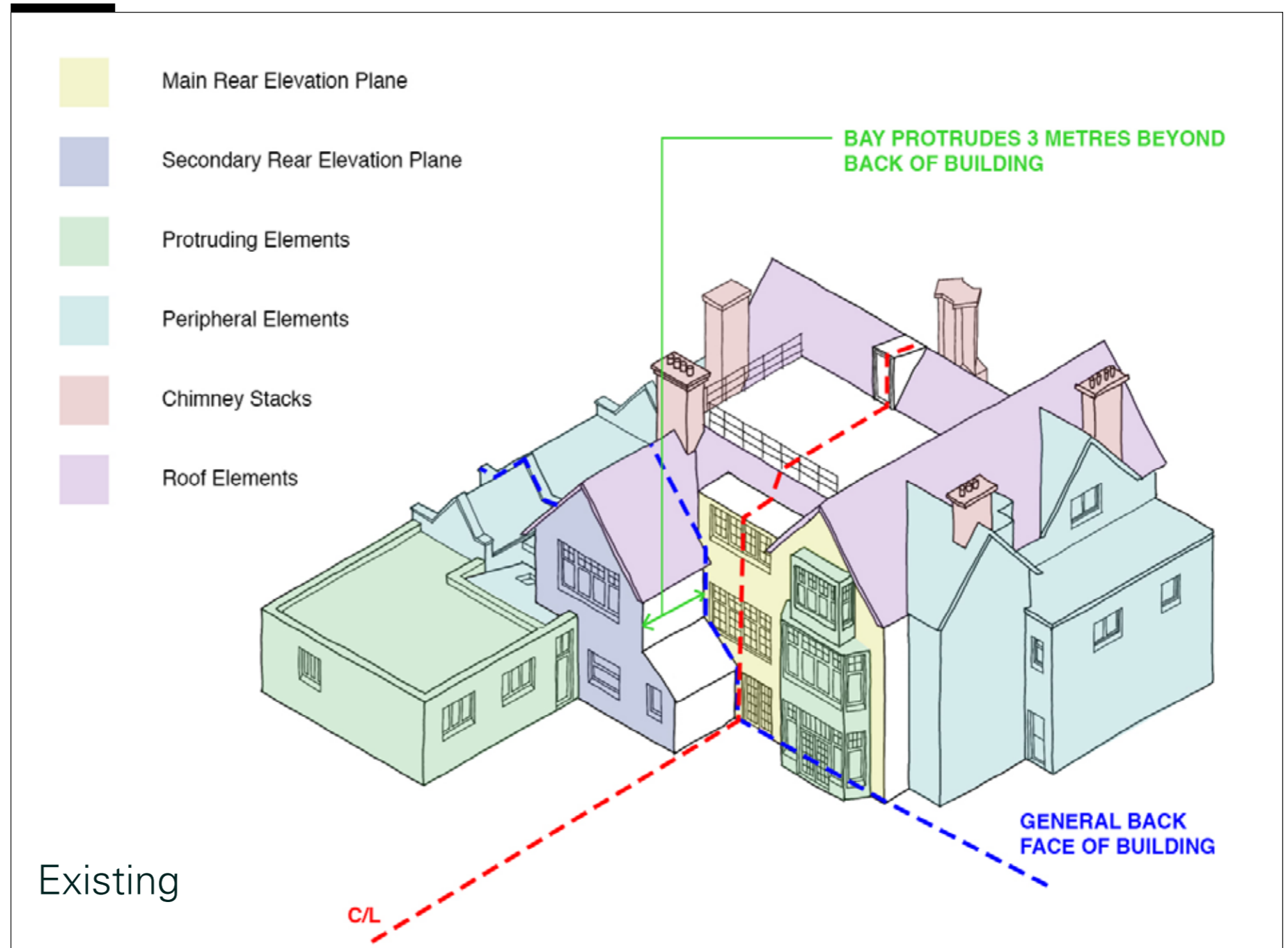
28 Redington Road today

3.4 Alterations to the scheme following the Pre-Application Advice

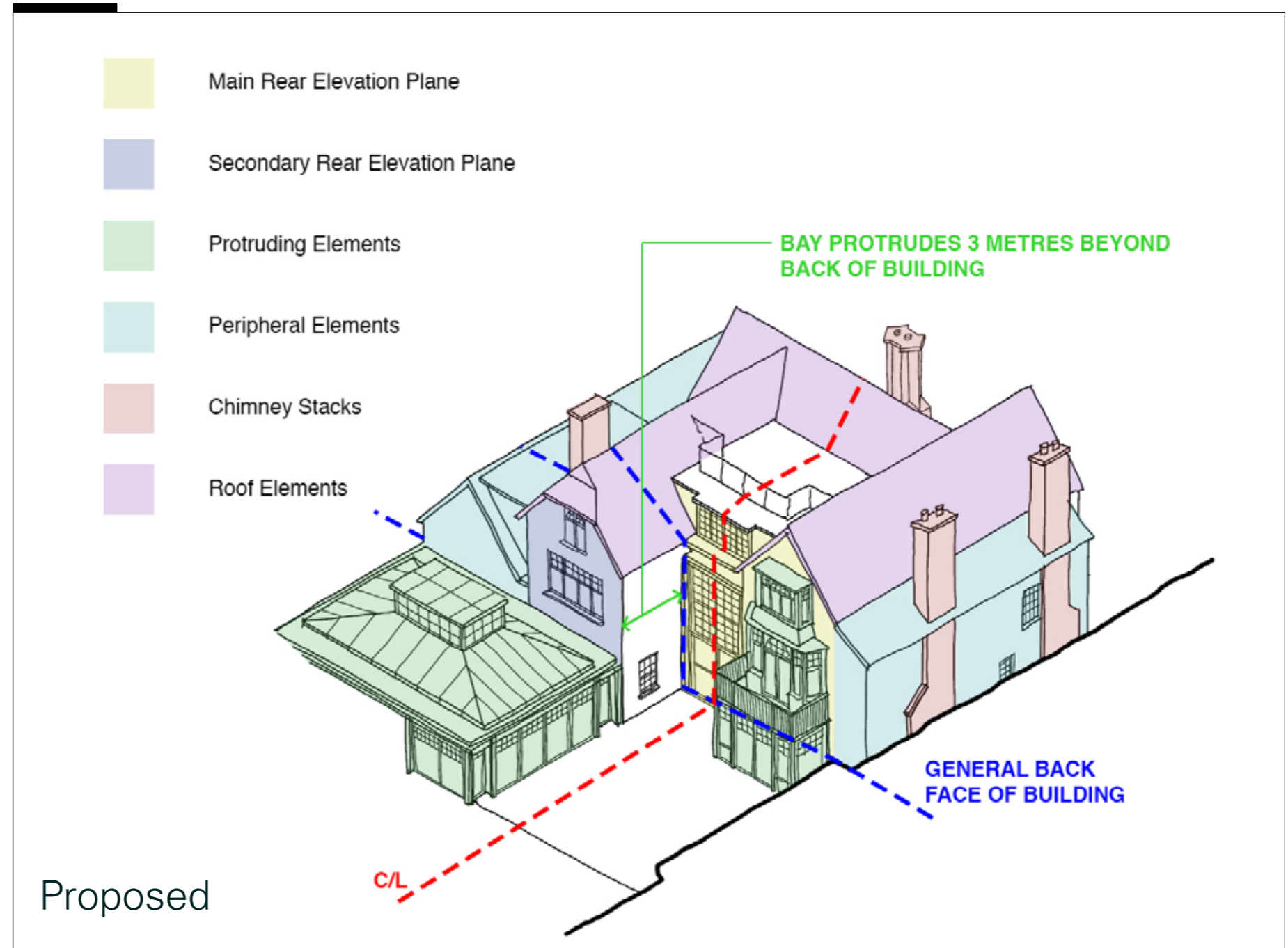
3.4 Alterations to the scheme following the Pre-Application Advice

Following receipt of the advice the following amendments were made to the proposal:

- The scheme has been altered to ensure that the motor house is preserved.
- The rear elevation has been redesigned to ensure that the asymmetry of the building is maintained & any new elements remain subordinate to the main building, especially relating to the north easterly roof alterations.
- From the council's Pre-App Advice we suspect that our Pre-App proposals did not communicate very well the roof asymmetry we proposed - they were actually very asymmetric. However we have now made these roofs even more asymmetric. See explanatory diagrams on this page & the following page.
- The proposed new chimney stack adjacent to these roof alterations has been redesigned.
- Notwithstanding that the proposal does not include for a new basement level to be dug under the building, a full Basement Impact Assessment will be submitted as part of the application.
- The proposed mechanical plant strategy will not require external plant such as condensers.

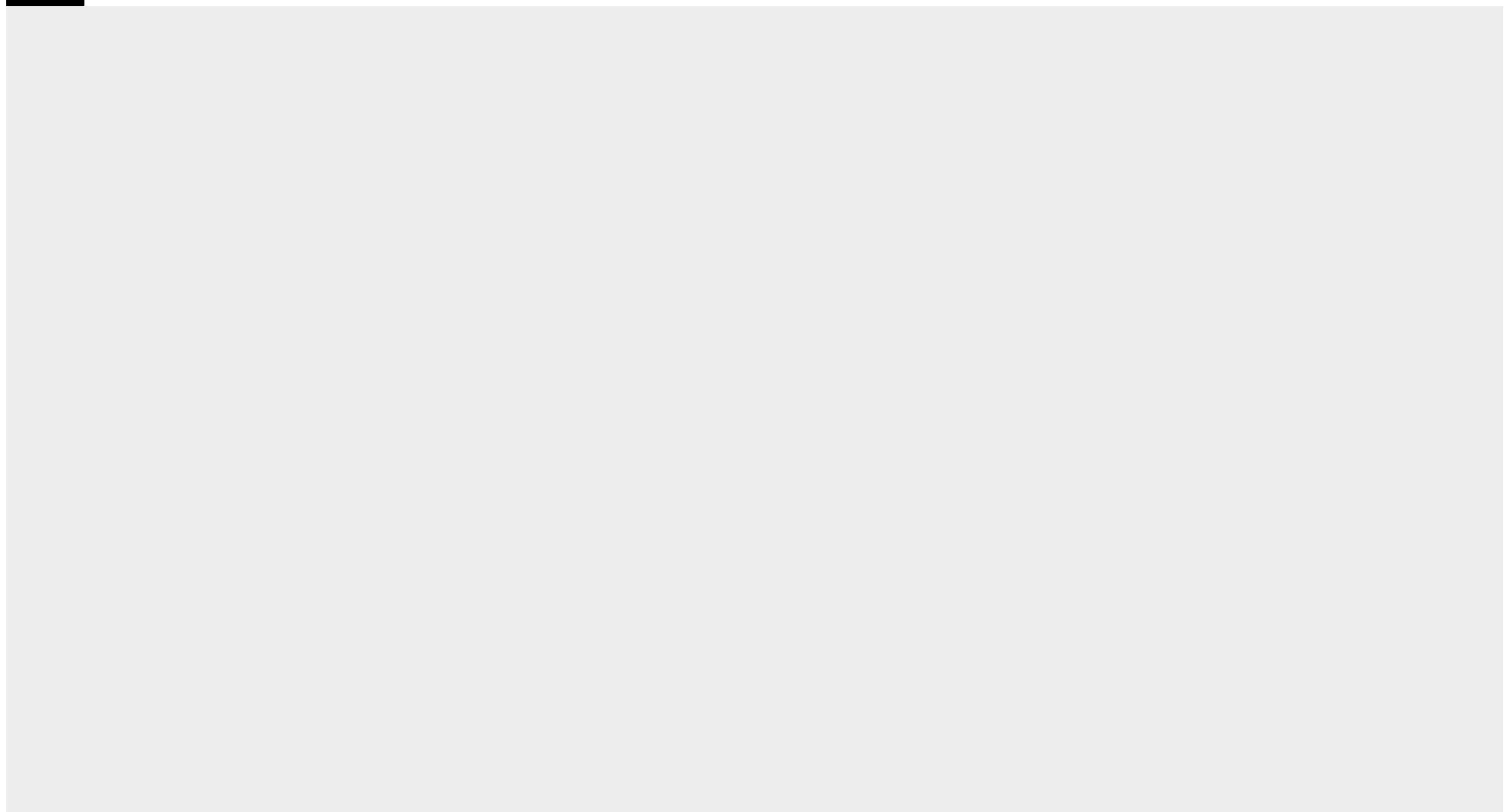


Existing building - axonometric looking South East demonstrating existing asymmetry
Blue line = general back face. Green arrows = NW bay's 3 metre asymmetric rear protrusion.



Proposed design - axonometric looking South East demonstrating proposed asymmetry
Blue line = general back face. Green arrows = NW bay's 3 metre asymmetric rear protusion maintained.

4. Proposed Alterations



4.1 Use

4.2 Layout

4.3 Amount

The development proposal is to comprehensively renovate the existing building while at the same time creating additional space to ground, first and second floor levels.

4.1 Use

The proposal seeks to retain the current recorded use of the house (C3) as a single family dwelling (C3).

4.2 Layout

The Proposal increases to the current building footprint are minimal and for the most occur at the rear or left side of the house. For detailed layouts please refer to the drawings accompanying the application.

4.3 Amount

Changes to the Gross Internal Floor Area as a result of the proposals are as follows:

Basement
Existing: 299sqm
Proposed: 280sqm
Change: -19sqm

Ground Floor
Existing: 386sqm
Proposed: 400sqm
Change: +14sqm

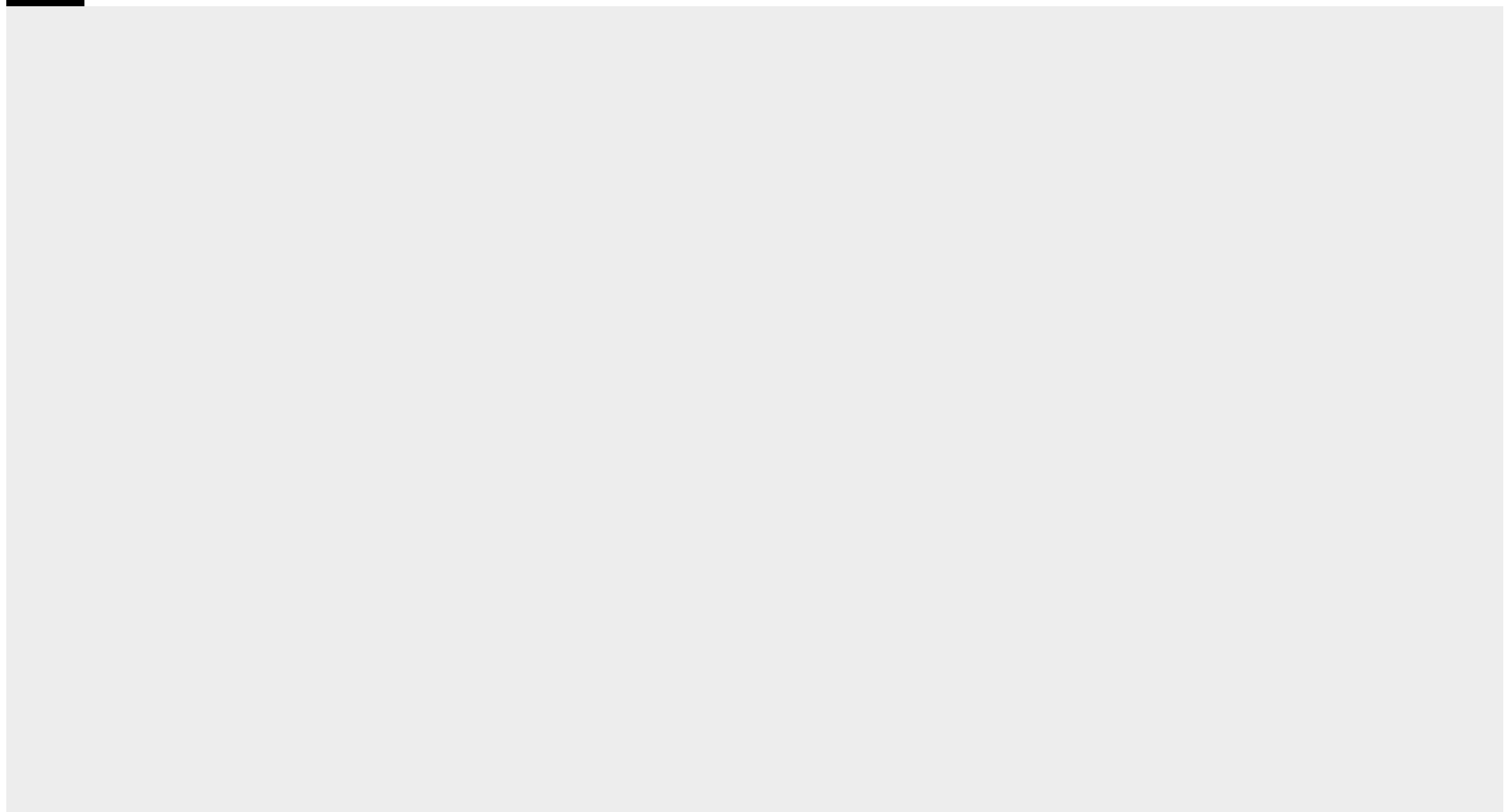
First Floor
Existing: 234sqm
Proposed: 273sqm
Change: +39sqm

Second Floor
Existing: 196sqm
Proposed: 190sqm
Change: -6sqm

Total
Existing: 1,115sqm
Proposed: 1,143sqm

The total additional floor area would be 28sqm.

5. Impact of Alterations



5.1 Visually, 5.2 Scale & Mass, 5.3 Access & Waste, 5.4 Landscaping, 5.5 Transport, 5.6 Sustainability

5.1 Visually

The house's street elevation will remain unaltered except for the sympathetic replacement of the non-original north-westerly extension and the relocation and redesign of the entrance porch. It will be further enhanced by having the paint stripped from original stonework and replacement of the existing uPVC windows and rainwater goods with style appropriate painted timber windows and doors, and cast aluminium rainwater goods.

The north-westerly elevation will also be improved with the removal of the existing flat roofed extension and its replacement with a style appropriate addition that will maintain a minimum 1000mm gap from the party wall, so to create a side access to the rear of the building.

From the street front, the south-easterly elevation will see little change as the motor house will be preserved.

Following the pre-planning advice the asymmetry of the main building will be retained with carefully detailed alterations that will be in keeping and in harmony with the building style. The existing rear extension will be replaced with a more suitable but still subordinate extension.

At the rear of the house, the most recent flat roof extensions will be demolished and replaced with a more sensitively designed rear extension that will respect the Arts & Craft detailing of the main building. This extension will remain subordinate to the main body of the house.

5.2 Scale & Mass

Despite the proposed alterations, the proposals will, on the whole, maintain the scale and mass of the existing building. The height of the current building will remain as existing.

5.3 Access & Waste

The street access to the plot will remain as existing.

The access to the house, although slightly relocated, will remain in the near vicinity of its current location. An additional entrance to the basement will be added under new porch stairs.

Refuse and recycling storage will be provided at the existing basement entrance level.

5.4 Landscaping

The large deciduous trees at the front of the house will not be affected by the proposals. The Arboricultural Report that accompanies this application describes the proposed methodology for the protection and management of all the trees in the plot.

5.5 Transport

There will be no change to the parking arrangements. A new bicycle storage area will be provided. Public transport will be unaffected by the proposals.

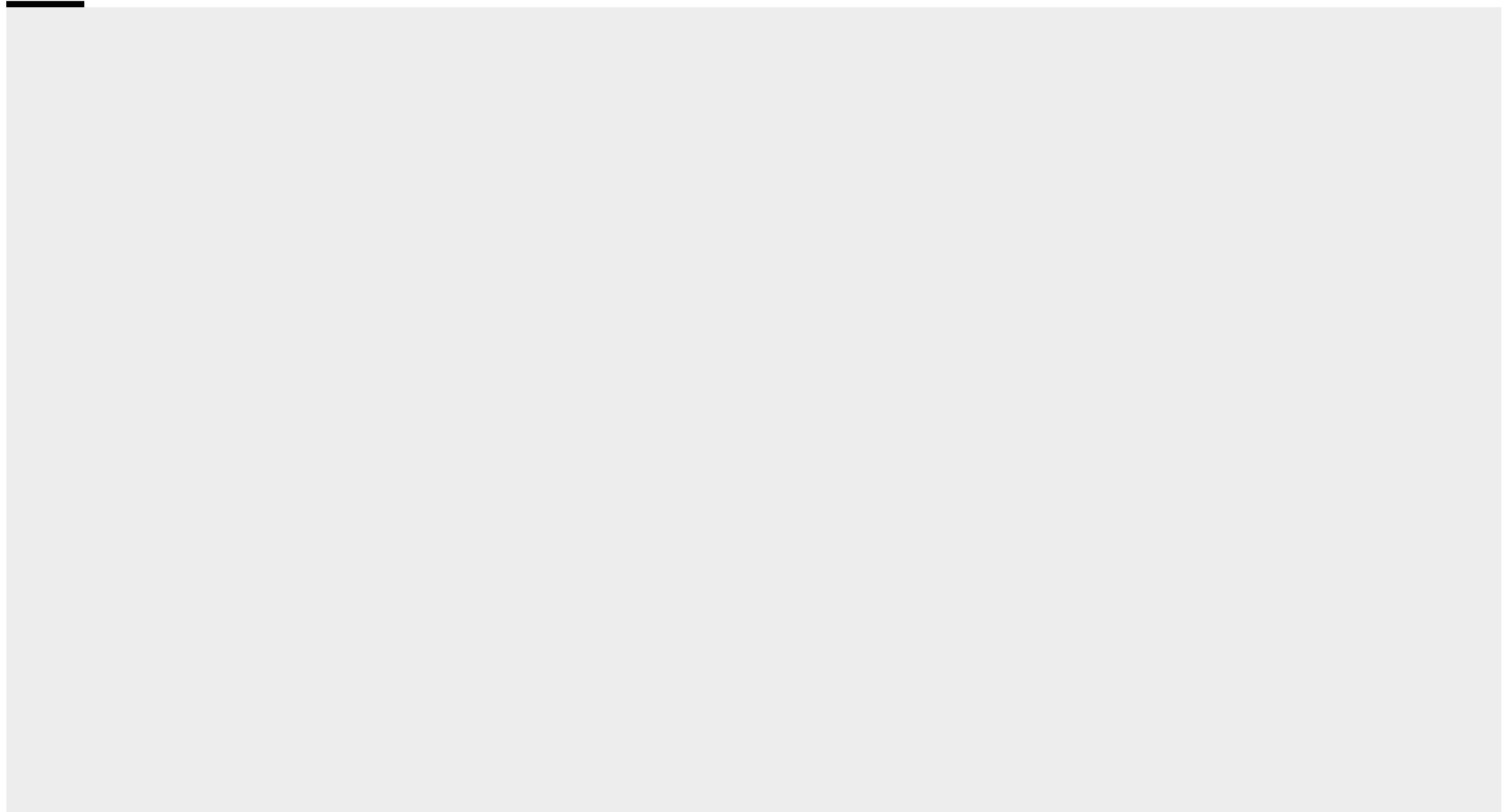
5.6 Sustainability

The proposed development aims to incorporate the use of renewables as part of the building services and to meet as high as possible current energy and sustainability standards.

Where appropriate, the existing building fabric will be upgraded to improve thermal standards. This will include the lining internally with insulation of external and party walls; high performance insulation will be installed between joists of the flat roof.

All the replacement windows and doors will be thermally-broken double glazed units.

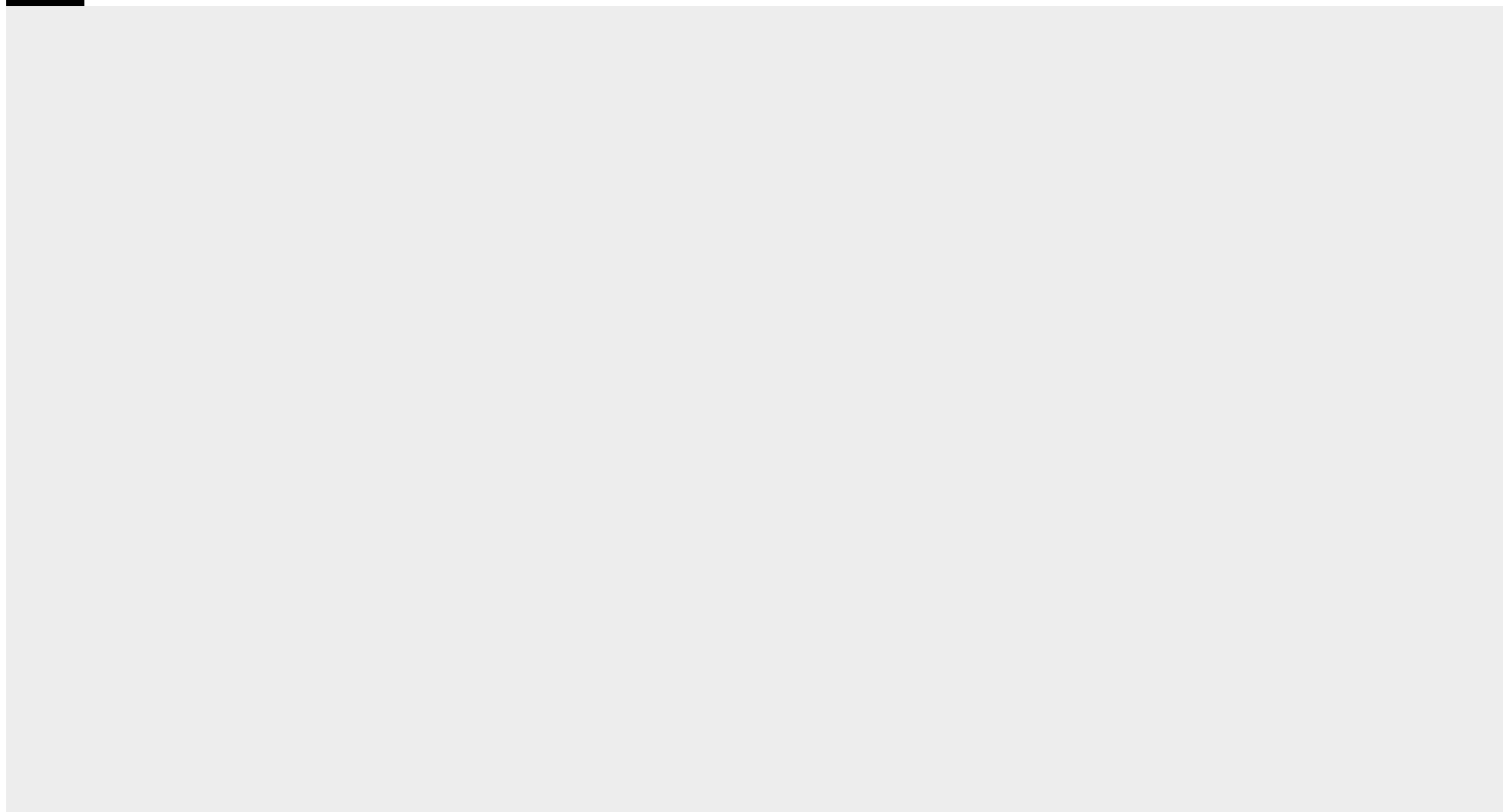
6. Conclusion



6. Conclusion

The proposal has been designed with regard to the surrounding area and taking into consideration comments at Pre-Application stage.

The proposals been designed not to have a detrimental impact upon the amenity of the surrounding properties, nor to have adverse effects upon the structural integrity of them, or the building itself. It will not detrimentally effect the character or appearance of the Conservation Area within which the property resides and the parking configuration will not be altered by the proposal.



Appendix A:
Letter to neighbours, June 2019

TC
A

London
28 June 2019

Subject: Works at 28 Redington Road.

Dear Neighbour,

We are writing to you on behalf of our Clients, the new owners of 28 Redington Road.

At present, the building is been cleaned of the asbestos materials by licensed specialists and this work will be concluded by the 28th June. We are well aware of the anxiety that the prospect of disruption that works in a neighbouring building can cause, and it is for this reason we thought it prudent to write to you to hopefully help alleviate some of this anxiety, should it exist, and to open a line of communication in case you have any queries or would like to expand on any of the issues raised in this letter further.

In due course we will be submitting a Planning Application for the renovation works, however we wanted to take this early opportunity to let you know that our Clients don't intend demolishing the existing building more than it will be strictly necessary for the refurbishment, nor we are creating an additional basement storey underneath it.

Instead our Clients' brief is to sensitively restore and refurbish the house in its present form and incorporate some additions to the current shell that will be in keeping with the Arts & Crafts style of the building. The intention is to modernise the existing building as a family home after years of abandon and neglect.

With this in mind we are currently liaising with the planning department at Camden to develop a design that both satisfies our Clients' requirements & minimises disruption to neighbours.

As architects, we have practiced in the residential sector in the London boroughs of Camden, Westminster & RBKC for over 20 years & it is important to us that our projects are sympathetic to both local architectural character & also to the needs of local residents, whether they are our Clients or not.

Our Clients have instructed that the whole design and construction process should be conducted to the highest standards and to minimise any disturbance to neighbours.

We hope you find all this reassuring but should you have any questions about the project or wish to meet and discuss it with us, please do not hesitate in getting in touch.

Yours sincerely,

Fabio Glez-Calzada, Dip.Arch. RIBA.
For and on behalf of, Thomas Croft Architects Ltd.

Thomas Croft Architects
Studio 117
Great Western Studios
65 Alfred Road
London, W2 5EU
United Kingdom

+44(0)20 8962 0066
email@thomascroft.com
www.thomascroft.com

Appendix B:
Letter to neighbours, ward councillors & local amenity societies
December 2019



By hand delivery to:-

- 26 Redington Road
- 30 Redington Road
- Flat 2, 30 Redington Road
- Flat 3, 30 Redington Road
- Flat 4, 30 Redington Road
- Ashmount Management Company Ltd, 30 Redington Road
- 41 Redington Road
- Flat 3, 43 Redington Road
- 45 Redington Road

Thomas Croft Architects
Studio 117
Great Western Studios
65 Alfred Road
London, W2 5EU
United Kingdom

+44(0)20 8962 0066
email@thomascroft.com
www.thomascroft.com

21 December 2019

Proposed renovation works at
28 Redington Road.

Dear Neighbours of 28 Redington Road

1. Update on progress

We wrote to you in June about our Client's renovation plans for the house & we wanted to bring you up to date with progress.

As you will no doubt have observed the non-structural internal 'soft strip' & general investigation works concluded some months ago & since then there has not been much activity on site.

2. Planning Application

There has however been a lot of activity in the Design Team's offices & we wanted to make you aware that Montagu Evans, the project's Planning Consultants, are just about to submit a formal Planning Application for the whole project to Camden. All the pdf documentation for the application is contained in the Dropbox folder at the address below & you can see & download all the pdf's from there right now in advance of them being posted on the Camden website:-

<https://www.dropbox.com/sh/1ezxkn0kzmm24k/AAB6aaze1U4RksKZVvYRwdoYa?dl=0>

Alternatively if you wanted us to email you all the pdf documents then please contact us with your email address.

As you may know neighbours are able to comment on local Planning Applications & this is easily done through Camden's website - obviously we hope you will feel able to positively support our Application.

Our Clients are not wanting to dig a new Basement storey below the existing Lower Ground Floor. However they are wanting to slightly lower the existing Lower Ground Floor floor level by 0.5 metres in order to improve the headroom.

page 2/2

As you probably know this floor lowering work is treated by Camden as a kind of basement development & thus triggers the requirement for us to submit several technical studies with the Planning Application, all of which are included in the Dropbox.

3. Draft Construction Management Plan

The preparation of a Construction Management Plan (CMP) is not required for the Planning Application. However a CMP will be required to be agreed before Camden will allow any eventual Planning Consent to be implemented & for work to start on site.

Camden asks that a draft CMP is circulated to near neighbours for consultation & feedback. That consultation feedback is then incorporated into the finalised CMP which is then submitted by us to Camden for discussion &, hopefully, agreement.

A draft CMP is also included in the Dropbox & we would be pleased to receive your feedback. Camden require this consultation process to run for a minimum of 2 weeks from the date of our sending you this letter. However given the upcoming festive period we propose that the consultation should run for 4 weeks, i.e. until close of business on 13 January 2020.

4. Scope & objective of the proposed works

As previously advised this will be a permanent home for our Clients & their young family & our brief is to sensitively restore & refurbish the house without significant demolitions to the original building & to maintain its special Arts & Crafts character. Also to replace some very inappropriate later extensions, to modernise the building in sensitive ways, & of course to put the house and gardens into very good order after years of abandon and neglect.

As we also previously advised you our Clients have instructed that the whole design & construction process should be conducted to the highest standards & to minimise any disturbance to neighbours. Consequently we would welcome your queries & comments on any of these proposals & we would be pleased to meet you personally if that would also be helpful.

Yours sincerely,

Thomas Croft
Thomas Croft Architects Ltd.

Copy (by email):-
- Camden Local Ward Councillors
- The Heath & Hampstead Society
- The Redington Froggnal Association

Appendix C:
Pre-application advice, May 2019



**Development Management
Regeneration and planning**
London Borough of Camden
5 Pancras Square
London N1C 4AG

Tel: 020 7974 4444
Fax: 020 7974 1680
planning@camden.gov.uk
www.camden.gov.uk/planning

Date: 16th May 2019
Your ref:
Our ref: 2019/1492/PRE
Contact: David Peres da Costa
Direct line: 020 7974 5262
Email: david.peresdacosta@camden.gov.uk

Dear Mr Croft,

Town and Country Planning Act 1990 (as amended)
Re: 28 Redington Road, NW3 7RB

Thank you for your enquiry received on the 19th March 2019, regarding the proposed conversion of the property to a 7-bed single family house including rebuilding of north-westerly extension and south-easterly extension (following demolition of the 1914 side extensions and the 1950's rear extensions), enlarged rear extension with lantern rooflight, addition of 2nd floor gable to garden elevation, renovation of roof terrace at 3rd floor level, slight relocation of front door and porch and addition of gates to front boundary.

The property is within the area covered by the Hampstead Neighbourhood Plan and within the Redington / Frogna Conservation Area.

The subject property falls within sub-area four 'Redington Road and Templewood Avenue' of the conservation area. The conservation area statement notes that numbers 16-28 are set back behind dense vegetation. The distinct quality of Redington / Frogna is that it largely retains its homogenous late 19th / early 20th century architectural character. The conservation area statement notes that 18-28 are identified as buildings that make a positive contribution to the conservation area.

Planning History

2016/2997/P: Erection of 4 storey plus basement building (with accommodation at 4th floor level within the roof) to provide 8 flats (1 x 1 bed, 5 x 2 bed, 1 x 3 bed and 1 x 4 bed) including front balcony and rear roof terraces, hard and soft landscaping and 7 basement car parking spaces with car lift, following demolition of the existing building (Class C3). Non-determination would have refused 11/09/2017 Appeal dismissed 16/11/2017

7793: Change of use of No. 28 Redington Road, Camden, from a single-family residence to use as a Mission Hostel. Refused 04/12/1969

Assessment

Land Use

The submission states the development would return the building from its last use as an informal institutional use to being a single family dwelling for the applicants and their young family.

The previous assessment and refusal did not object to the conversion of the building from its institutional use occupied by the Columban Fathers to flats. Likewise, as housing continues to be the priority land use in the Local Plan, the conversion to a single family dwellinghouse would be supported.

Design and impact on Conservation Area

Context

28 Redington Road is a detached dwelling house in the Arts and Crafts style, dating from 1906 with early-mid 20th Century additions and situated in the Redington and Frogna Conservation Area. This conservation area occupies an area of sloping land to the west and south west of the historic centre of Hampstead village. It forms a well-preserved example of a prosperous late 19th Century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a range of formal and free architectural styles typical of the last years of the 19th Century and early years of the 20th Century. The pre-application submission seeks to make a number of changes including rebuilding the north-westerly extension and south-easterly extensions, creating an enlarged rear extension with lantern rooflight and adding a 2nd floor gable to the garden elevation. Comment are provided on each of the proposed changes in turn:

- Retain the 1906 house but demolish both the 1914 side extensions & the 1950's rear extensions

There are no objections to the demolition of the 1950s rear extensions or the north westerly extension. However there is an objection to the demolition of the 1914 motor house/garage (see below).

- Rebuild the north-westerly extension, stopping short of the site boundary in order to create external access to the rear garden without going through the building

The north westerly extension dates from 1914 but has been heavily modified. The flat roof and ill proportioned fenestration have harmed its historic and architectural character and it now does not relate well to the host building. The removal of this extension and replacement with a more sympathetic extension as proposed would be supported.

Appendix C:
Pre-application advice, May 2019

- Rebuild the existing south-easterly extension in a similar manner but a little higher in order that the roof space can be incorporated into the 1st floor plan

The existing south easterly extension is a 1914 domestic garage/motor house with accommodation above, which aside from some minor modifications, retains its historic and architectural character and makes a positive contribution to the character and appearance of the conservation area. Its demolition would not be supported. The existing motor house is clearly separate from the main house. The proposed new extension removes this separation, joining the two buildings and would result in the structure reading as a side extension, rather than as a separate structure. This would undermine the legibility of the motor house and its original function, which is important in showing the historic evolution of the host building and that of the wider conservation area.

- Rebuild the existing rear extension

There is no objection to the rebuilt rear bay. The increased footprint of the rebuilt rear extension is likely to be supported, provided the height remains subordinate. The proposed height of the roof lantern appears overly dominant in relation to the host building, particularly as the 2nd floor gable is not supported (see below).

- Add a 2nd floor gable on the garden elevation to provide an extra bedroom

The strong asymmetry to the existing gables and the prominent chimneystack protruding from the lower gable are a central component of the Arts and Crafts vernacular of the house. Any extension to the building should retain the form of the host building and read as an addition to it. The proposed alteration is not legible as an addition to the main building and completely changes the arrangement of the rear elevation. In the 3D image, the gabled wings still appear asymmetrical, however in the elevation drawings, they are symmetrical, which would be at odds with the original design and proportions of the building. The increase in height also results in the distinct and prominent chimney being truncated which would not be supported.

- Renovate the roof terrace at 3rd floor level & provide safer guarding etc. Extra screening will be installed. This terrace is not visible from the street.

The removal of the existing unsightly railings at roof level is supported. Careful consideration will need to be given to the appearance of the screening, which should be as simple and unobtrusive as possible.

- Relocate the front door & porch slightly

The relocation is very minor and would not affect the proportions of the façade of the host building. While there is no objection in principle, a condition would need to be applied at application stage to ensure the rebuild preserves the original design and detailing of the historic features.

- Install high level windows

There are no objections to the high level windows, subject to detailing.

- Lower basement floor level slightly

No objections in principle, however the external manifestations should be sensitive to the host building. The lightwells should not be surrounded by low walls and a less obtrusive solution (for example grilles) should be proposed.

- Redesign of front and rear gardens

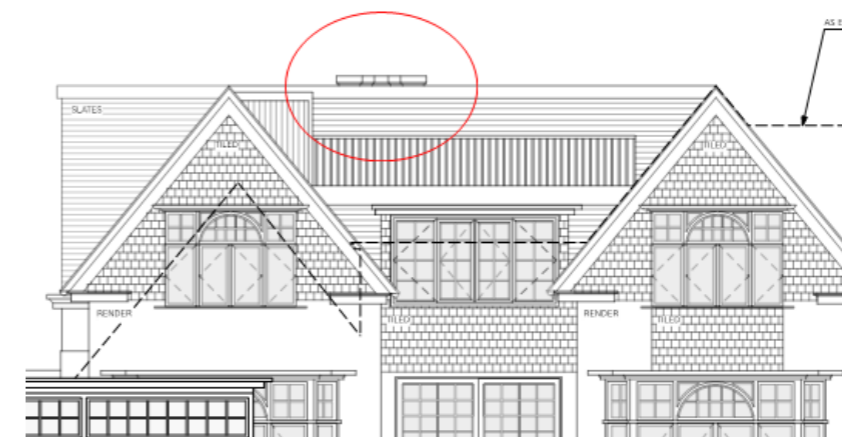
There are no objections in principle to these works.

- Reinstatement of boundary treatments

The existing front boundary wall is in poor condition. The predominant character of the street is of low red brick walls with planting behind. Drawings would be needed before further comment could be provided.

- Installation of external plant such as condensers

Further details on the proposed location and size of the plant is required. It is noted that a structure is shown on the roof in the rear elevation drawings (see below), although it appears to be too shallow to be roof plant. Clarification is required on what this structure is.



Excavation to lower the floor level of lower ground floor

Appendix C:
Pre-application advice, May 2019

The level of excavation required appears to be approximately 0.25m. While is a relatively minimal depth of excavation, as the excavated floor would be approximately 1.35m away from the retaining wall at 30 Redington Road, there is a concern that the lowering of the floor may affect this structure. In addition the lower ground floor which would be lowered covers a relatively large area. For these reasons, I would advise you to submit a Basement Impact Assessment to ensure that the lowering of the floor would not harm the built and natural environment.

The BIA will include the following stages:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment

Each of these stages is explained in full in chapter 4 of [Camden Planning Guidance](#) CPG Basements. Please also refer to Chapter 6 of the Camden Geological, Hydrogeological and Hydrological Study, which is available on the Camden Council website.

For those developments whose conditions require investigations beyond the screening stage, attention should be given to the additional steps outlined in 5.12 of the Hampstead Neighbourhood Plan.

The BIA will comprise a factual report and an interpretative report. This is explained in more detail in Section 7 of the Camden Geological, Hydrogeological and Hydrological Study ([hydrological and geological study](#)).

The interpretative report will have three sections:

- detailed site geology;
- the geotechnical properties of the ground; and
- an engineering interpretation of the implications of the ground conditions for the development of the site.

Appendix G3 of the study sets this out in more detail from which it should be noted that it must contain details of the retaining wall design for the basement excavation.

The engineering interpretation will require calculations of predicted ground movements and structural impact to be provided. Examples of these calculations are given in appendix D of the Camden Geological, Hydrogeological and Hydrological Study. The sides of excavation always move to some extent no matter how they are supported. The movement will typically be both horizontal and vertical and will be influenced by the engineering properties of the ground, groundwater level and flow, the efficiency of the various support system employed during the underpinning and the efficiency or stiffness of any support frames used.

Applicants must demonstrate in the Basement Impact Assessment that the basement scheme has a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'.

We will expect a 'non-technical summary' of the evidence that applicants have gathered against each stage of the BIA. This should be presented in a format which can be fully understood by those with no technical knowledge.

At each stage in the process the person(s) undertaking the BIA process on your behalf should hold qualifications relevant to the matters being considered. We will only accept the qualifications set out in paragraph 4.7 of CPG Basements.

In order to provide us with greater certainty over the potential impacts of proposed basement development, we will also expect an independent verification of the BIA, funded by the applicant. The audit fee ranges from £997.50 to £3045 depending on which category the basement excavation falls within. Once you have submitted an application further details of the independent verification process will be provided.

Air-conditioning

The submission states some areas of the house will have comfort cooling and / or mechanical ventilation which would involve some external plant such as condensers.

The Council discourages the use of air conditioning and excessive mechanical plant (Policy CC2). In addition to increasing the demand for energy, air conditioning and plant equipment expel heat from a building making the local micro-climate hotter. Active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.

If you are able to demonstrate that such plant is required, an acoustic report would be required to demonstrate that the Councils noise thresholds would not be breached. A 'Rating Level' of 10 dB below background (15dB if tonal components are present) should be considered as the design criterion.

Affordable Housing

Policy H4 requires a proportion of the housing provided to be affordable in accordance with the sliding scale. Targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floorspace is generally considered to create capacity for one home. Targets are applied to additional housing floorspace proposed (not to existing housing floorspace or replacement floorspace). A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu (PIL) of affordable housing. The payment rate for the PIL (affordable housing) is £2,650 per sqm GEA. This would be secured via legal agreement if planning permission were granted.

Appendix C: Pre-application advice, May 2019

You have not confirmed the existing or proposed floorspace. In the absence of these, I am unable to provide an accurate calculation of the affordable housing payment. However, based on the CIL figures provided as part of a previous application, the existing floorspace is given as 992sqm (GIA). As all of the floorspace is being converted to residential, there would be 992sqm of additional housing floorspace. We will round additional housing floorspace to the nearest 100sqm to give capacity in terms of the nearest whole number. So 992sqm would have capacity for 10 homes and would result in a 20% affordable housing target. The payment in lieu for affordable housing based on 992sqm would be £553,625.28 (992sqm x 0.20 x 1.053 [to convert to GEA where only exterior walls have been excluded] x £2650).

Transport

Car Free

Policy T2 'Parking and car-free development' states the Council expects all new residential development to be car-free, including redevelopments (and changes of use) with new occupiers. The car-free policy applies across the whole borough, regardless of public transport accessibility level (PTAL) ratings.

The submission states the development would return the building from its last informal institutional use to being a single family dwelling. As the building is being converted into a single family dwellinghouse, this would be considered a change of use requiring planning permission. As such, the Council would require the proposed single family dwelling to be car free.

The most recent institutional use included extensive hard standing for car parking in the front garden and the submission states this would be substantially reduced in line with a single family's much smaller requirements. In addition, the existing property has a garage which the proposed scheme would re-provide. The re-provision of the garage and the provision of any hard standing for car parking would not be supported as it would be contrary to Policy T2.

The existing domestic garage/motor house with accommodation above is considered to make a positive contribution to the character and appearance of the conservation area and its demolition would not be supported. While the garage should be retained, given the Council's car free policy, this structure should be used for an alternative purpose.

In order to maintain car-free development, the applicant would be required to enter into a legal agreement with the Council, which would permanently remove the entitlement to occupiers for on-street parking permits.

Cycle parking

As stated in the Local Plan Policy T1, the Council will expect developments to provide, as a minimum, the number of cycle parking spaces as set out in the

London Plan. The Council will also seek an additional 20% of spaces over and above the London Plan standard to support the expected future growth of cycling for those that live and work in Camden. In addition to the requirements set out in the London Plan, all residential developments with three or more bedrooms should include in their design (and within the curtilage of the building) at least three cycle parking spaces for long-stay use (Policy TT4: Cycle and car ownership of the Hampstead Neighbourhood Plan). Therefore to meet the requirements of the Hampstead Neighbourhood Plan three cycle spaces would be required. The Council will expect resident cycle parking to be located internally and where possible, via a secure entrance.

Highway Improvements directly adjacent to the site

Paragraph 6.11 (Policy A1) of the Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces at the developer's expense. The existing vehicle dropped kerb/crossover adjacent to the site will be redundant if the proposal complies with Policy T2 of the Local Plan. This crossover would be removed as part of the highway works, and reinstated as footway. The council would need to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Policy A1 of the Local Plan. A cost estimate for highway works will be requested from our Design Engineering Team if a full planning application is submitted.

Energy

All new build dwellings are required to demonstrate how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction. All new residential development will also be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations. This can be demonstrated through an energy statement or sustainability statement.

The Council expects all developments, whether new or existing buildings, to be designed to be water efficient by minimising water use and maximising the re-use of water.

Amenity

The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts. A daylight and sunlight report should be submitted with any future application. The report needs to be prepared in line with the methods described in the Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice" 2011.

Tree Survey

Appendix C:
Pre-application advice, May 2019

As there are trees within the application site and on adjacent sites including street trees, you would need to provide a Tree survey / arboricultural assessment to support any future application. The Council will resist the loss of trees of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees.

Submission

Planning application forms can be completed online through the National Planning Portal www.planningportal.gov.uk.

For a valid application, I would advise you to submit the following:

- Completed form – **Full planning permission**
- An ordnance survey based location plan at 1:1250 scale clearly denoting the application site in red.
- **Elevations, floor / roof plans, sections** labelled 'existing' and 'proposed' (with a scale bar on the drawing)
- Basement Impact Assessment
- The appropriate fee
- Photographs are helpful to provide site context
- Heritage Statement
- Design and Access Statement
- Tree survey / arboricultural assessment
- Daylight and sunlight report
- Energy / Sustainability statement
- Planning Statement
- Biodiversity survey (protected species) – (this will be required if the proposed scheme includes the demolition of the domestic garage/motor house with accommodation above)

Conclusion

As housing is the priority land use in the Local Plan, the conversion to a single family dwellinghouse would be supported. While some of the proposed works would be supported, the Council would not support the demolition of the 1914 domestic garage/motor house with accommodation above or the 2nd floor gable on the garden elevation. Officer also have concerns with the height and over dominant appearance of the proposed roof lantern.

The Council would require the proposed single family dwelling to be car free. The reprovision of the garage and the provision of any hard standing for car parking would not be supported as it would be contrary to Policy T2.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Yours sincerely

David Peres da Costa
Senior Planning officer
Planning Solutions Team