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Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

16th July 2020

Job ref. 20/197
Via Planning Portal

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FROGNAL END, 18 FROGNAL GARDENS, LONDON, NW3 6XA
APPLICATION FOR FULL PLANNING PERMISSION

We write on behalf of our client and the applicant, Efstathios Michael and Jennie Rawnsley, enclosing an application for full planning permission for works of repair and refurbishment at 18 Frognal Gardens, London, NW3 6XA ('The Site').

Planning permission is sought for the following development:

Amalgamation of two residential units in order to reinstate the property into a single family dwelling and associated internal and external works and reconfiguration

In support of this application, we provide the following documentation:

- This planning covering letter;
- Design and Access Statement, prepared by Charlton Brown Architects;
- Existing and Proposed Drawings, prepared by Charlton Brown Architects;
- Site Location Plan;
- Application forms and certificates;
- Application fee of £407.00

The site and surrounding area

18 Frognal Gardens is located in the Frognal and Fitzjohns ward within the administrative boundary of the London Borough of Camden. It comprises a three storey detached property plus part basement situated in its own private garden space set back from the main road, accessed via a private driveway. The property has been divided into two residential units with a flat on the ground floor and maisonette on the first and second.

The immediate surrounding area is residential in nature, although the site is also within close proximity to the main centre of Hampstead and benefits from good public transport accessibility with a PTAL score of 3 and close proximity to Hampstead underground station (c. 150m). The site is encircled by roads characterised by detached and semi-detached residential properties of a variety of architectural styles.

The property is accessed via an existing driveway situated adjacent to 18a & 18b Frognal Gardens which front onto the street. The property at 18 Frognal Gardens is not visible from the street. The property itself was built in 1892 has been poorly adapted over the years to form two separate dwellings, in addition to an extension built in the 1980s.

The building is not listed, however it is situated within the Hampstead Conservation Area. It is not specifically identified in the Conservation Area Statement as contributing to or detracting from the Conservation Area. The objectives of the proposed development are to reinstate the original use of the property as a single dwelling house in line with the current needs and requirements of the owners, creating a single family home and general rationalising of the plan form and external features to reflect this and improve the accommodation standard of the current dwelling.

Relevant planning history

A review of the Council's online planning records shows that there have been no significant planning applications made at the site following permission for the side extension granted in 1982 (ref: E6/12/3/34096).

However, there has been a recent notable application at 18a Frognal Gardens, directly to the south of the site, fronting the street adjacent to the drive to access 18 Frognal Gardens. This application (ref: 2019/5348/P) is for the demolition of the existing 3 storey dwellings and its replacement with a 4 storey single family dwelling of a modern architectural design. The application was registered in November 2019 and is currently under consideration.

The proposals

The proposed development would result in the reinstating of the property as a single family dwelling and associated internal and external improvements to improve the property.

The description of development for the proposals is as follows:

Amalgamation of two residential units in order to reinstate the property into a single family dwelling and associated internal and external works and reconfiguration

The proposals would result in the provision of a more functional living space, improving circulation through the property as a single dwelling through internal changes, as well as rationalising and improving the façade through limited external changes, improving the thermal efficiency of the building and levels of natural light.

Details of all internal and external changes are included within the enclosed Design and Access Statement. The external changes are summarised below.

Key External changes:

- Reinstatement of the tiled over porch on the east elevation and removal of the secondary adjacent door and associated porch and decorations to the right
- Close off secondary entrance to right of principal entrance door and remove associated portico/ detailing

- Two dormer windows (one to the south elevation and the other to the west) are proposed to be extended and the windows are also proposed to be replaced with lower cills.
- Where possible, windows to be either repaired or replaced with like-for-like, double-glazed windows
- Where non-original window vents/ horizontal bars/ louvred glazing have been installed in the past, this is proposed to be removed and replaced with glazing.
- Introduction of roof lights within the secondary entrance hall and at second floor in the hall at the top of the stair
- Introduction of a small window to the south elevation of the basement
- Introduction of a French door opening into the west garden from the living room

Overall, the proposals would result in the addition of 5.98sqm (GIA) of floorspace to the building through the extension of the dormers at second floor, as listed in the table below.

Table 1 Floorspace and land use schedule

Use	Existing sqm (GIA)	Proposed sqm (GIA)	Net Change sqm (GIA)
<i>Residential (Class C3)</i>	552sqm	557.98sqm	5.98sqm

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The updated National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's economic, environmental and social planning policies. The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system.

The relevant Development Plan for the site consists of:

- The London Plan (2016);
- The Camden Local Plan (2017).

Material considerations include the National Planning Policy Framework (2019) as well as a number of supplementary planning documents, Camden Planning Guidance (CPGs). The site is also located within the Hampstead Conservation Area and therefore the Hampstead Conservation Area Statement and Streetscape Audit are also material considerations.

The Mayor of London is in the process of preparing the New London Plan, which was subject to Examination in Public (EiP) from January to May 2019. The Inspectors Report has since been received and published in October 2019 with the Mayor publishing his Intend to Publish in December 2019. The Secretary of State responded on 13th March 2020 requesting further amendments in line with specific directions.

Planning Considerations

This section provides an assessment of the proposals against relevant policy objectives and other relevant material considerations. Each planning consideration is considered in turn and are listed as follows:

- The principle of development;
- Design;
- Refuse and Recycling.

The principle of development

The principle of reinstating the current property as a single family dwelling is supported in the Council's adopted planning policy. The proposed amalgamation would result in the net loss of a single dwelling. However, adopted Policy H3 'Protecting existing homes' notes that the Council will only resist development proposals that result in a net loss of residential floorspace or the net loss of two or more homes.

The proposals do not result in a loss of residential floorspace (indeed, they result in a minor increase), nor do they result in the loss of two or more homes. As such, the net loss of one dwelling is considered to meet policy tests and be acceptable.

Furthermore, the proposals would deliver several planning benefits through the reinstatement of the building to its original use as a single family dwelling, and the provision of a large family dwelling to meet the borough's identified housing needs.

Design

Policy D1 'Design' of the Local Plan requires high quality design that provides a high standard of residential accommodation and respects local context and character. Policy D2 'Heritage' specifically notes that development proposals in Conservation Areas should preserve or enhance the historic environment.

The proposals are considered to represent an improvement in design terms to the existing building, both in terms of the standard of accommodation and through the reinstatement of the existing function and form of the building, and the rationalisation of the external features.

In the Hampstead Conservation Area Statement, 18 Frognal Gardens is not specifically identified. Furthermore, it is not visible from the street due to its backland siting. It is also not a Listed building. As such, it is considered to make a neutral contribution to the character and appearance of the Conservation Area. The proposed external changes are minimal and are designed to improve the quality and sustainability of the building whilst also rationalising its form. As such, the proposals are considered to not have any harmful impact on the Conservation Area and therefore preserve its character and appearance.

Refuse and Recycling

Refuse and recycling storage and capacity has been provided in line with Camden's guidance for 5 bedroom properties. Provision has been made in the proposals for 3 x 180L bins (2 for refuse and 1 for mixed recycling) as well as 2 x 23L food waste bins. These will be taken to the kerbside on bin collection day in line with the existing arrangements

Conclusions

The proposed reinstatement of the property as a single dwelling and associated internal and external changes at 18 Frognal Gardens would result in a high-quality family dwelling and improved residential function that would also preserve the character of the Conservation Area.

The proposals are considered to deliver a number of positive planning benefits, including:

- The creation of a functional and high quality family dwelling;
- Reinstatement of the original function of the property;
- Improved floor plan and internal layout providing high quality residential space;
- Improved thermal performance and levels of natural light to the property;
- Preservation of the character and appearance of the Conservation Area.

Overall, the proposals are considered to comply with policies H3, D1 and D2 of the Local Plan. The proposals are therefore considered to constitute a sustainable development in accordance with the NPFF and planning permission should therefore be granted.

We look forward to receiving confirmation of the registration and validation of this application. Please contact Anna Snow on 07972 563 579/ asnow@iceniprojects.com or Alice Hawkins (020 3958 6122/ ahawkins@iceniprojects.com) in the first instance.

Yours faithfully,



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enc. As listed above.