



I hereby respectfully submit this planning application for the demolition of an existing single level Gym/Dance Studio at the bottom of the garden and its replacement with a new building with a basement, ground floor and a “room in the roof” first storey: The new building would include a gym/spa, a dance studio and a small yoga/meditation room. The old building would be demolished and the new building sited nearby but away from the root structures of proximate trees.

The overriding objective of this proposal is to substantially improve and increase the amenity space of the site while limiting the visual and physical impact from these changes. At the same time, the proposed works will allow for a significant reduction in the site’s carbon footprint, improving insulation, reusing existing materials where practicable and enhancing the environmental efficiency of the site. Finally, this application would allow for the protection of several large, old growth trees (two figs and a tulip tree) which are at risk of root damage from the existing building and which also risk damage to the structure.

The proposed site sits within the curtilage of a Grade II listed building which itself sits within the Hampstead Conservation Area. This proposal not only substantially enhances amenity space and improves environmental performance but it does so with only a very marginal increase in the footprint of the new building. The visible height, width and depth of the proposed new structure do not change materially but the improvements in amenity space and environmental performance of the site would be substantial. This is potentially an excellent example of regenerative works in a protected area which substantially increases amenity space with negligible impact on the heritage of the area while also improving environmental efficiency.

The current building was originally constructed 20 years ago to replace a largely dilapidated older structure but the works were done without due concern for energy efficiency or sustainability: It is poorly constructed, lacks insulation and suffers from heat and power wastage. The proposed new structure would seek to minimise the building’s carbon footprint, potentially achieving a carbon neutral state if possible.

The new structure would also substantially enhance the amenity of the host building, providing an outstanding space for health and exercise activities for a local family with virtually no impact on local residents or the area more broadly. The existing crowded, cramped single space would be replaced with three discrete amenity areas: A gym/spa in the basement; a dance studio on the ground floor; and a smaller yoga/meditation room on the first storey.



The increase in amenity space and the improvements in environmental efficiency will all be achieved with virtually zero impact on the local community: The footprint of the building increases only marginally; the style and design aesthetic will be exactly consistent with the current structure as well as the host building; and there is no change in terms of privacy, views and vistas or overlooking neighbouring properties. The impact on neighbours is negligible while the enhanced amenity from the proposed changes is tremendous. Substantial investment of time and resources has been undertaken to ensure any works would not only be compliant with building and heritage regulations but that they would also have virtually no impact on neighbouring properties. A Basement Impact Assessment has been completed; a Construction Methodology Statement has been included herewith; and an Arboricultural Impact Assessment was undertaken: All of the professional and expert analysis support the conclusion that the works can be undertaken without damaging neighbouring properties, the environment or the character of the property and this community.

In addition to the expert advice taken in preparation for this planning application, we have also sought the guidance of Camden Planning, having undertaken a Pre-Application Advice assessment which we have included within this information set. Based on the plans which are also included herein, the Planning Officer concluded:

*“Overall, it is considered that the proposed outbuilding would be a sympathetic addition which would not cause harm to the setting of the host listed building or the character and appearance of the conservation area.”*

The Planning Officer added:

*“By virtue of the location of the proposed outbuilding at the back of the rear garden and set away from all neighbouring buildings, the development would not result in any detrimental impact to the amenity of neighbouring occupiers in terms of loss of sunlight, daylight, outlook or privacy.”*

While I fully appreciate that the Pre-App Advice is not binding on the Council, nevertheless it should give some comfort that a reasonable, highly experienced planning professional has reviewed the plans in detail and concluded that the way this structure has been designed is entirely sympathetic to this property and the area and that there would be no structural harm or loss of amenity to neighbours or the broader community.

I passionately believe this is the type of intelligent design - considerate, highly impactful and environmentally conscious - that was intended to receive support from Camden Planning and I very much hope and respectfully request that this application be given planning approval.

Please do not hesitate to let us know if you have any thoughts, questions or suggestions.

Kind regards.