

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

30 March 2021

Ref: FW170/FW

Your Ref: PP-09408379

Dear Sirs

14a Hampstead Hill Gardens, London, NW3 2PL

Planning permission and Conservation Area Consent - *Demolition of existing garages and erection of a three storey (plus basement) dwelling house and associated works and landscaping*

We write on behalf of our client to submit an application for planning permission and conservation area consent for proposals at 14a Hampstead Hill Gardens, London, NW3.

The site and surrounding area

The site is located at 14a Hampstead Hill Gardens. It is located between nos. 12 and 14 Hampstead Hill Gardens and falls within the Hampstead Conservation Area.

Hampstead Hill "loops" between Rosslyn Hill and Pond Street.

The site is in a predominantly residential area and currently houses two 20th century garages. The immediate area is characterized by a mixture of two, three and four storey houses and the site itself is located between two three-storey semi-detached houses.

There are a number of examples of contemporary infill extensions in the local area which are referenced in Camden's Conservation Area Statement.

The proposal

It is proposed to demolish the existing garages and replace them with a three storey (plus basement), detached family home. The property will have a garden to the front and rear of the property.

The proposed dwelling is a high quality, contemporary design which will preserve the character of the surrounding area. The design language takes reference from the different architectural styles of both no. 12 and no. 14 to ensure it respectfully integrates into the streetscape. It incorporates carefully considered materials which will sit comfortably within the setting.

The proposed house has been designed to ensure full compliance with Camden Council's basement policy A5 and a Basement Impact Assessment has been prepared to support the proposals.

The amenity of surrounding properties has been preserved where possible.

Sustainability has been a key component of the design development of the proposed dwelling.

An extensive programme of pre-application neighbour engagement has taken place since October 2020. This is detailed in the submitted Statement of Community Involvement.

This planning application submission includes the following documents:-

- Application Forms (including Certificate A);
- CIL Form;
- Location Plan;
- Existing, demolition and proposed plans, sections and elevations;
- Design and Access Statement
- Planning Statement
- Townscape and Heritage Appraisal
- Basement Impact Assessment
- Ground Investigation Report
- Construction Method Statement
- Sunlight and Daylight Report
- Energy and Sustainability Report
- Arboricultural Report
- Statement of Community Involvement
- Draft Construction Management Plan (to be submitted under separate cover).

Planning permission and conservation area consent is therefore sought for:-

“Demolition of existing garages and erection of a three storey (plus basement) dwelling house and associated works and landscaping”.

This application submission is made via the planning portal.

We look forward to receiving confirmation that this application submission has been received and registered and if you have any further queries please contact Faye Wright of this office on 07812 140099.

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited