

# The Heritage Practice

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10 May 2021

Dear Laura

**111 Froggnal London NW3 6XR - Demolition of rear garden sheds and erection of replacement outbuilding involving partial excavation of rear garden level. 2020/5992/P & 2020/5993/L**

We write with regard to the consultation responses for the above application

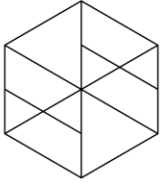
4 responses have been received:

1. On the 6th April Historic England wrote confirming that “*On the basis of the information available to date, we do not wish to offer any comments.*”
2. On the 13<sup>th</sup> April The Heath and Hampstead Society wrote, “*The design of this outbuilding is not good enough for a Listed Building. The view from the house is of a squat bulky brick box - reminiscent of a 2nd World War Bomb Shelter. It has no subtlety and lacks the lightness and less urban appearance that would add to the quality of the garden. This proposal detracts from the Listed Building in the Conservation Area. Please refuse.*”

*Response: The applicants intend to amend the design and to revert to an earlier scheme deemed acceptable to the council. This will be both above ground and shielded behind a green wall. The materiality of the proposed studio is timber weatherboarding and glazed windows. The front facade is a green hedge wall so as to minimise the perception of the ancillary building which will blend into the green surroundings. The roof is a slate tile. This addresses concerns above.*

3. On the 19th April Caroline Mulvin of 103 Froggnal wrote, “We object on the grounds that the sheds were only erected when they moved in so were not in fact existing and therefore the garden as part of the property needs to be protected. This is a lovely area with gardens etc of which we need to maintain and protect there is no need for another building to be built Kind regards.”

*Response: Both sheds at the rear of the garden are to be removed and replaced with as part of the proposed scheme. The revised design would screen the garden room with mature hedging to enhance the verdant appearance of the garden.*



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4. On 23th April Phillips Planning Services Ltd acting on behalf of Mr & Mrs Stern, the owners of 109 Froggnal and Mr & Mrs Finegold, the owners of No.113 Froggnal

A number of points have been made in the letter. These include the following:

- Accuracy of submission, scale and use.

*Response: The revised design includes an amended site plan for completeness.*

*The measurements on the revised design relate to the internal space.*

*The external envelope would be 6.4m by 8m. The building is one storey with a pitched roof. The eaves would be 2.6m from garden level and 1.5m from the rear access road level. The ridge would be 3.5m high. The building is set in from both garden party wall by minimum of 2.4m*

*The garden room would be ancillary to the use of the main house and used as an art studio by our clients who are both artist designers.*

- Impact of heritage assets

*Response:*

*The proposal will not be visible from the public realm.*

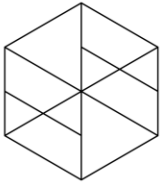
*In terms of the current garden layout, which is compartmentalised to a degree through landscaping and planting, the proposed site sits within an existing and distinct and separate area of the garden at the rear of the site. It contributes to the significance of the listed building in that it forms part of its residential curtilage but there is no particular historic or architectural contribution made by the proposed site to significance overall.*

*The rear garden is over 35m long. The revised garden room would be 31m from the rear façade of the main house (as its closest point) and would be an equal distance from the main rear façade of nos. 109 and 113 Froggnal (as its closest point).*

*The proposed site of the outbuilding doesn't contribute substantially to the significance of the listed building other than forming part of its residential curtilage. The former stable block at No. 111 had no historic outlook in to the garden as its rear facade was buried itself into the raised topography of the garden.*

*The revised design of the garden room would mean it would be almost entirely concealed from view except for the slate clad pitched roof. The structure is set back at a significant distance and would be largely concealed from no.109 (grade II listed building) and from no.113 Froggnal, the view of which is dominated by the rear of no.1 Oak Hill Way.*

*The proposed outbuilding, would continue to form part of the house's residential curtilage and its low height and scale would preserve the sense of openness across the garden. In short, the proposals would not cause harm to the setting of no. 111 Froggnal.*



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*The proposed building would have a very limited visual effect on views from neighbouring buildings. Nos. 105-109 (odd) are grade II listed and it would only be partially visible from those directly adjacent to the subject site (113 and 109). Apart from being partially visible and only from higher storeys of the adjacent houses and set back at a significant distance this is clearly mitigated by the amount of mature planting around the boundary to no. 111. This is further mitigated as a result of the proposed mature planting and surrounding the structure.*

*Thus the proposed building would not be visible in reality. In any event, a modest timber building of this type is not a discordant feature in this area of a purely residential character. The revised design would be more sensitive and has a gabled roof with weatherboarded walls will be more in keeping with the local vernacular palette.*

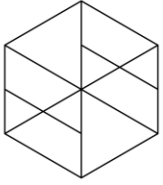
*The backdrop setting to the site is not generous swathe of gardens found between back to back terrace typical of Camden. Nor is the setting virgin green space which is found on the edge of the heath. The surrounding houses which formed part of the grounds of Froggnal Grove are both much more significantly developed and also contain rear garden outbuildings. This includes our neighbours at 113 who have a two storey outbuilding at the rear of their garden*

*In this regard, the outbuilding would not cause harm to the setting of nearby listed buildings.*

*Statute and relevant policy provision rightly seek to protect the setting of listed buildings where it contributes to their significance and special interest. Causing harm to setting should clearly avoided unless it is justified and/or outweighed by other considerations. In this case, harm is not caused by the proposed scheme as already identified.*

*Local policy is in line with the statutory provision in that development should preserve the character and appearance of conservation areas. The garden at no. 111 contributes to the character and appearance of the conservation area through a sense of openness and its mature planting which adds to the verdant quality of the area. Also, the relationship between the high status historic building and its generous plot is a characteristic of the Redington Froggnal Conservation Area.*

*To conclude, the proposed scheme is in line with planning and conservation policy and would have no impact on the qualities that contribute to character and appearance of the subject site, nor that of its neighbours. The openness and spatial quality would be retained as would the relationship between the main house and its plot. There would be no visual affect on the character and appearance of the conservation area. The proposed scheme would not affect the appearance of the site and its relationship with the surrounding conservation area and would not in any way affect its townscape value*



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*The proposed building would not detract from the CA's semi-rural and residential feel, therefore not negatively impacting upon the CA.*

*The listed group of houses at nos. 105-111 Frognaal are architecturally robust and strong in character. All have been subject to alteration and/or extension in recent times, none of this work has been found to challenge or harm the significance of the buildings or that of their special interest and setting. The proposal is a modest structure that is ancillary to the domestic use of the main house. It would not harm its significance or its setting for reasons fully explained here and in the application documentation.*

Yours Sincerely

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