



MAY 2021

Planning Statement

Land between Gondar House and South Mansions,
West Hampstead

Iceni Projects Limited on behalf of
ANX Developments

May 2021

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ON BEHALF OF ANX
DEVELOPMENTS

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Planning Statement
LAND BETWEEN GONDAR HOUSE AND SOUTH
MANSIONS, WEST HAMPSTEAD

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A1. DESIGN REVIEW PANEL FEEDBACK	
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1. INTRODUCTION

1.1 This Planning Statement is submitted to the London Borough of Camden ('the Council') on behalf of ANX Developments ('the Applicant') in support of an application for full planning permission for residential development at land between Gondar House and South Mansions, West Hampstead, NW6 1QD ('the Site').

1.2 The application seeks full planning permission for:

"The construction of a new three storey plus basement residential building to deliver 4 x residential (Class C3) dwellings, together with associated landscape, cycle parking, refuse and recycling storage"

1.3 This Planning Statement has been prepared by Icen Projects Ltd and provides the planning case in support of the proposed development. It assesses the development in the context of relevant adopted and emerging planning policy and guidance at national, regional and local levels, together with other material considerations.

1.4 The overarching objective of the proposed development that aims to deliver a new high quality residential development that enhances the Gondar Gardens streetscene whilst respecting the amenity of neighbouring properties.

1.5 The submission of this planning application has followed planning permission being refused to a previous 6 x unit residential development on site in March 2021 (LPA ref. 2020/3553/P). This planning application saw the principle of a residential infill development on site being considered acceptable, with the principal reason for refusal relating to the design approach, mass and scale of this scheme.

1.6 Since this time, a new design has been prepared for the site by new architects, Tikari Works, which has sought to deliver a scheme of reduced scale that responds more effectively to the site's context. The design of the proposed development has evolved over a comprehensive pre-application process with the London Borough of Camden that has included pre-application consultation meetings as well as independent design review from the Camden Design Review Panel. This process saw broad officer support for the new design, as well as enthusiastic support from the Design Review Panel.

The Submission

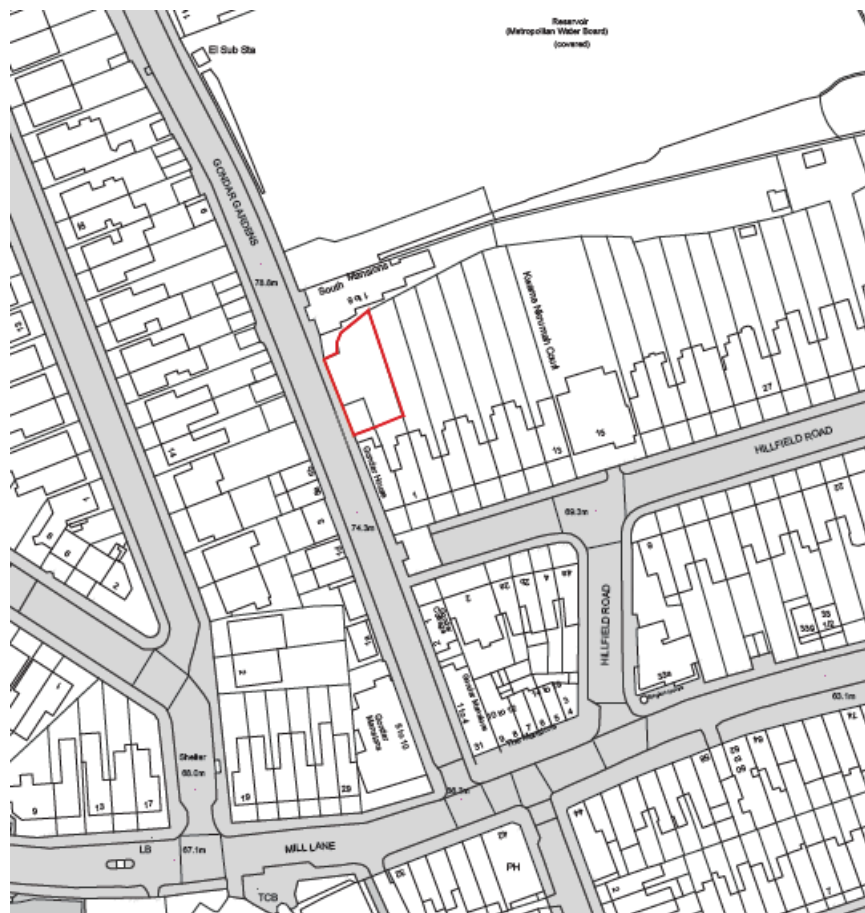
1.7 This Planning Statement should be read in conjunction with the other documents submitted in support of this planning application. These documents comprise:

- Planning Application Forms, Covering letter, and Certificate of Ownership, prepared by Icení Projects;
- CIL Form, prepared by Icení Projects;
- Planning Statement, prepared by Icení Projects;
- Site Location Plan, prepared by Tikari Works;
- Existing and Proposed Plans, Sections and Elevations, prepared by Tikari Works;
- Design and Access Statement, prepared by Tikari Works;
- Statement of Community Involvement, prepared by ANX Developments;
- Daylight and Sunlight Assessment, prepared by Development and Light Consultancy;
- Energy Statement and Sustainability Statement, prepared by Doherty Energy;
- Flood Risk Assessment, prepared by Hydrock;
- Basement Impact Assessment Letter, prepared by CGL;
- Structural Report, prepared by SD Structures;
- Drainage Strategy, prepared by SD Structures;
- Ecological Assessment, prepared by Syntegra;
- Arboricultural Impact Assessment and Method Statement, prepared by Keen Consulting; and
- Draft Construction Management Plan.

2. THE SITE AND SURROUNDING AREA

2.1 The application site is located at land between Gondar House and South Mansions, West Hampstead. It is located within the Fortune Green ward within the London Borough of Camden. The site is a 328 sqm plot of land, comprising a concrete hardstanding and landscaped areas. It has direct frontage and access via Gondar Gardens. A Site Location Plan is provided at Figure 2.1.

Figure 2.1 Site Location Plan



2.2 The site is not located within a conservation area and it does not contain any listed buildings. There are no listed buildings within the immediate vicinity of the site.

2.3 The site has a public transport accessibility level (PTAL) rating of 4, with regular bus services available from Mill Lane to the south of the site and underground and national rail services available from West Hampstead Station, approximately 750m from the site.

2.4 The site and surrounding area is residential in character and appearance. Surrounding development includes three to four storey terraced properties along Hillfield Road (including Gondar House) to the

south and east, a three-storey mansion block known as South Mansions to the north of the site and a mixture of garages and recent infill development to the west of the site fronting Gondar Gardens.

- 2.5 The architectural character of Gondar Gardens is diverse, including Victorian mansion blocks and terraces, brick garages and modern brick infill development.
- 2.6 The diversity in architectural character along Gondar Gardens is linked to the historic development pattern in the area. Whereas Hillfield Road, Sarre Road, Agamemnon Road and Gondar Gardens further to the north of the site were planned Victorian terraces, this section of Gondar Gardens was not. For many years, this section of Gondar Gardens was an access route to the Gondar Gardens Reservoir, with garages serving properties on Sarre Road fronting the western side of the road. This has resulted in this section of Gondar Gardens having a 'back of house' feel, with number of gaps in the Gondar Gardens street frontage, serving as the catalyst for a number of recent infill developments. This historic development pattern is illustrated in an extract from a 1915 OS map at Figure 2.2.

Figure 2.2 Extract from 1915 OS Map (site shown in red)



- 2.7 These infill developments include schemes that have redeveloped former garages opposite the site and, most notably, a series of development proposals for the Gondar Gardens Reservoir. While the Reservoir schemes have not been built out, the Council has acknowledged that the site is suitable for the delivery of self-contained housing in the emerging draft Site Allocations Local Plan (2019). Under the draft allocation, any new housing development shall need to fill in the existing gap in the streetscape as a way to improve the overall Gondar Gardens street frontage.
- 2.8 The principles from these recent infill developments and applications along Gondar Gardens are directly relevant to the subject site, and have helped inform the development proposals.

Planning History

- 2.9 The most relevant planning application for the proposed development is the recent planning application for 6 x dwellings on site that was refused planning permission on 11 March 2021 (LPA ref. 2020/3553/P). While this application was refused, it established a number of principles regarding the development of the site. These included:
- The principle of constructing a residential infill development on site was accepted
 - The principle of providing a basement and residential accommodation at lower ground floor was accepted
 - The residential unit mix, including 1, 2 and 3 bedroom units was considered acceptable
 - The approach to retaining the existing street tree was accepted
 - The development of the site would result in no flood risk, ecology or transportation impacts
- 2.10 In addition to these principles, it was established that in order for an infill development on site to be acceptable, it would need to be of a smaller overall scale, introduce additional breathing space to the rear and utilise an architectural approach that better related to the local Victorian architectural vernacular of the surrounding area.
- 2.11 These principles have informed the revised development proposals for the site set out within this planning application.

3. PRE-APPLICATION CONSULTATION

3.1 As part of the design development process, the Applicant has engaged in pre-application discussions with officers at the Council, the Council's Design Review Panel and local stakeholders. This has seen the design evolve through an iterative process and an overview of this scheme evolution is provided below.

Pre-Application Consultation

3.2 Pre-application consultation with the Council occurred between February 2021 and May 2021, and comprised a series of meetings and email correspondence with officers.

3.3 The focus of pre-application consultation was on achieving an acceptable design solution for the site's development, given the recent refusal of the 6-unit residential scheme. The pre-application process saw the new design approach for the development receive support from officers, who also made a number of suggestions for refinement and additional detail.

3.4 As part of pre-application consultation, the following design principles were established:

- The revised design approach with the use of bays, pitched roofs and red brick that referenced the Victorian vernacular of the surrounding area was supported
- The smaller building footprint and reduced height and massing was considered to be appropriate
- The provision of two family-sized houses as part of the overall housing mix was welcomed
- The use of a cranked rear elevation that stepped away from neighbouring properties was considered an appropriate design response to deal with neighbouring amenity to the rear.

3.5 In addition to these principles, officers also made a number of requests for detailed design information to be provided in relation to brick detailing, details of green roofs, materials and planting. This detail has all been provided within this planning application.

Design Review Panel

3.6 As part of pre-application consultation, the proposed development was presented to the Council's Design Review Panel in March 2021. The panel provided their 'enthusiastic support' for the proposed development and welcomed the overall design approach, the design narrative and the contextual approach taken by the design team.

- 3.7 The panel provided a number of suggestions for refinement to the development. These suggestions were in relation to the design of the front façade, including fenestration detail, brick detail as well as ensuring the ground floor of the development had an appropriate relationship with the street through the use of larger windows and improved planting.
- 3.8 The panel were also asked to provide their view on the scheme's relationship with neighbouring properties. The panel concluded that the use of the cranked rear elevation, the treatment of the rear façade and overall separation distances to be appropriate, concluding that an acceptable relationship would occur.
- 3.9 A copy of the Design Review Panel's comments is provided at Appendix A1.

Engagement with Local Stakeholders

- 3.10 The Applicant has engaged with a number of local stakeholders throughout their objective to deliver a new residential development for the site. This commenced in 2019 for the previous planning application, and has carried forward through to the determination of the previous planning application, as well as during the pre-application consultation stage for the proposed development.
- 3.11 The engagement carried out for the proposed development was conducted through the provision of letters and information to surrounding property owners, the West Hampstead Neighbourhood Forum, the Gondar and Agamemnon Residents Association (GARA) and local ward councillors. This built upon previous meetings, telephone calls and emails with these stakeholders that has occurred since 2019.
- 3.12 This engagement process has allowed the Applicant and design team to identify the key considerations and concerns of local stakeholders and has allowed the design of the new development to ensure these concerns have been addressed. The principal concern of the majority of stakeholders has been the impact of the development on neighbouring amenity, with this addressed in the design of the new scheme through large separation distances, a cranked rear elevation and a smaller overall built footprint and envelope.
- 3.13 Further details of this community engagement is provided within the Statement of Community Involvement.

4. THE PROPOSED DEVELOPMENT

4.1 This application seeks full planning permission for the construction of a new residential building providing 4 x self-contained dwellings. The proposed development would see an underutilised site optimised and infilled with a high-quality residential development that would provide much needed housing for the local area.

4.2 The proposed development seeks to achieve the following development objectives:

- Redevelop and regenerate the site.
- Provide much needed new homes in a sustainable, readily accessible location.
- Optimise the capacity and potential of the site, whilst being compatible to the local context.
- Enhance the local townscape and streetscape through the delivery of excellent architecture and the use of high-quality materials.
- Introduce a new building that would complete and reinforce the built form and building lines along Gondar Gardens in a complimentary manner.
- To provide a mix of 1, 2- and 3-bedroom homes that are modern, energy efficient and meet an identified local need.
- To provide residential accommodation with good natural daylight and high standards of residential amenity.
- To provide a sustainable, car-free development with policy compliant cycle parking spaces for residents within secured enclosed areas.

4.3 The proposed description of development is as follows:

“The construction of a new three storey plus basement residential building to deliver 4 x residential (Class C3) dwellings, together with associated landscape, cycle parking, refuse and recycling storage”

4.4 Overall, the proposed development would deliver a total of 420 sqm of residential floorspace. A land use area schedule is provided below:

Land Use	Existing area (sqm GIA)	Proposed area (sqm GIA)	Net change (sqm GIA)
Residential (Class C3)	0	420	+420
Total	0	420	+420

4.5 Further information regarding the development proposals is provided below.

Residential housing

4.6 The proposals would deliver a total of 420 sqm of new residential floorspace across a total of 4 x self-contained dwellings. The dwellings are a range of sizes in order to respond to the housing priorities for the London borough of Camden. The mix of the proposed development includes 2 x 3-bedroom family sized homes, and 1 x 1-bedroom and 1 x 2-bedroom flats.

4.7 The design of each dwelling has sought to meet and exceed the residential development standards contained within relevant planning policy and guidance, with specific focus on the delivery of high-quality amenity space for future occupants.

Design

4.8 The design of the proposed development follows an established urban design principle of infilling gaps in streetscapes, a development pattern that has occurred and is planned to occur along Gondar Gardens.

4.9 The design approach has been informed by a contextual analysis of the surrounding area, and draws references from the proportions, height and scale of Victorian properties in the local area, including South Mansions to the immediate north of the site. This has seen the building broken down into three predominant bay elements, each of which step down the site to respond to the site's topography.

4.10 The upper floors of the development also have a cranked rear elevation, which allows additional breathing space and separation distances to the rear of the site and to neighbouring residential properties in order to deliver an acceptable relationship.

4.11 The materiality of the development has also referenced the Victorian palette of the local area, with the use of red brick being the predominant material, with textured brick, hit and miss brick and concrete elements providing added detailing and visual interest.

Sustainability

- 4.12 The proposed development seeks to achieve high standards of sustainable design and construction, including the use of high-performance building materials and finishes, the use of green roofs, photo voltaic (PV) panels and through sustainable urban design measures.
- 4.13 The development also seeks to ensure it achieves a high level of green coverage on site, with green roofs provided to all flat roofs and large gardens areas provided at ground floor level.

Landscaping and Amenity

- 4.14 The proposed development incorporates a comprehensive soft and hard landscaping scheme to ensure high standards of amenity space is provided for future occupants. Each dwelling would have access to at least one private amenity space, each of which exceeds the minimum space requirement.
- 4.15 The existing street tree at the frontage of the site has been retained and incorporated into the design of the development. The development has been designed to avoid the canopy spread of the tree and bespoke construction methods have been incorporated into the development on the advice of the project team's arboriculturist. Further details are provided in the Arboricultural Impact Assessment.

Parking and Refuse

- 4.16 The proposed development is to be car-free, reflecting the good public transport accessibility of the site, and to encourage future residents to use active and public transport means.
- 4.17 Secure areas for cycle parking, refuse and recycling storage is provided as part of the proposals, with direct access to Gondar Gardens. This dedicated store also makes provision for the bin requirements of 1 Hillfield Road, who currently use the hardstanding area of the site for these purposes.

5. PLANNING POLICY CONSIDERATIONS

5.1 This section of the Planning Statement defines the Development Plan and assesses the proposed development against the relevant adopted and emerging planning policy and guidance at national, regional and local level.

The Development Plan

5.2 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.

5.3 The statutory development plan for the proposed development consists of:

- The London Plan (2021)
- Camden Local Plan (2017)
- Fortune Green and West Hampstead Neighbourhood Plan (2015).

5.4 Camden Council also has a number of supplementary planning documents (SPDs) known as Camden Planning Guidance (CPG). These are also relevant material considerations for the application.

5.5 The Revised 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.

5.6 An assessment of the key planning considerations for the proposed development is provided below.

Principle of Development

5.7 Paragraph 68 of the NPPF encourages a significant increase in the housing supply and recognises the importance of small sites contributing to meeting the housing requirement of an area. Additionally, both the London Plan and the Camden Local Plan identifies the pressing need for more homes to be delivered and to make the best use of land.

5.8 The land use priority within the London borough of Camden is new residential housing, with the Camden Local Plan (2017) supporting the delivery of housing on infill sites where appropriate to help the Council achieve its target to deliver 16,800 new homes by 2031.

- 5.9 Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) also supports infill development provided that it is in character and proportion with its setting, including the relationship with adjoining properties.
- 5.10 The delivery of infill housing developments to help fill gaps in the streetscape is an established urban design principle and it is one that has occurred on a number of sites within the London Borough of Camden in recent times. This includes 1 Mill Lane and 33 Mill Lane, West Hampstead, 143 Adelaide Road, Swiss Cottage, 3 Malden Road, Kentish Town and the former Village Close Garages, Belsize Park.
- 5.11 The principle of intensifying development along Gondar Gardens is also an established principle in the immediate context of the site. This has been seen through the redevelopment of garages opposite the site for new dwellings, as well as the planned future redevelopment at the Gondar Gardens Reservoir, which would see a large section of the streetscape infilled.
- 5.12 With the site currently detracting from the streetscene due to its use as concrete hardstanding and car parking, along with an unsightly and overgrown fence, the delivery of a high quality residential development that responds to the character and setting of the site provides an opportunity to improve the local area.
- 5.13 The principle of providing infill residential accommodation was also previously considered acceptable by the Council in the determination of planning application reference 2020/3553/P.
- 5.14 The principle of providing infill residential accommodation is therefore considered acceptable.

Design

- 5.15 Paragraph 124 of the NPPF states the creation of high-quality buildings and places is fundamental to what planning and development should achieve. It acknowledges that good design is a key aspect of sustainable development.
- 5.16 Good design is a central objective of the London Plan (2021). This newly adopted plan has put focus on a design-led approach to development, this is outlined in Policy D3, which identifies form and layout, experience and quality and character as key drivers of the design-led approach. Policy D4 outlines that new developments should deliver high quality design and place-making.
- 5.17 Policy D1 of Camden's Local Plan (2017) states that all development needs to, amongst others, respect local context and character, comprise materials and details that complement local character, integrate well with the surrounding streetscene, incorporate outdoor amenity space and provides a high standard of residential accommodation.

- 5.18 Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) sets specific design requirements for infill development, noting that development should be: to the same scale as the terrace, including the roofline; similar in form, materials and details; replication of particular exterior details is strongly recommended where such details are consistent in streets; houses should be set back from the pavement and match or fit the building lines of existing properties, with front garden areas remaining unpaved.
- 5.19 Collectively, these various policies require infill development to be based on a thorough understanding of the site's context, constraints and opportunities, in order to ensure proposals would become a complimentary addition into the streetscape.
- 5.20 The design of the proposed development has been informed by a contextual analysis of the site and the surrounding area, which has seen a design approach that draws its references from the strong Victorian architectural vernacular in the locality. This has seen the design incorporate bays and pitched roofs which follow the proportions and character of the typical Victorian typology of the area. The use of the bays has also allowed the development to step down the hill, with each of the three bays within the development stepped down the hill, allowing the overall height, scale and mass of the proposals fall down the hill in line with the site's topography.
- 5.21 The contextual approach to the design has also informed how the building siting and massing has responded to neighbouring properties to the rear of the site. The design has seen a cranked rear elevation, which steps away from the nearest neighbouring properties. This design feature increases the separation distance to neighbouring properties, improving their outlook and access to daylight and sunlight. The cranked elevation has also been accompanied by internal layouts that avoid the siting of living spaces at upper levels that overlook the rear of the site. This ensures that there are no windows on the rear elevation at upper levels that would overlook neighbouring properties.
- 5.22 This design approach has seen the overall height, scale, massing and building footprint to be smaller than the previous 6 unit scheme. This has allowed additional breathing space, a greater area of garden coverage and increased separation distances to neighbouring properties.
- 5.23 The architectural detailing and materiality of the proposed development would take a contemporary approach to the traditional character of the surrounding area. Red brick would be the predominant material, and the use on concrete and metal detailing would complete the material palette. Design interest would be added with hit and miss brick detailing and through landscaped planters.
- 5.24 Overall, the proposed development is considered to achieve a high quality design outcome, respecting the prevailing height and architectural character of Gondar Gardens, protecting the amenity of surrounding properties, and ensuring garden space and green coverage on site is provided in a manner that is appropriate for an infill development in this location.

5.25 As such, the design of the proposed development is considered to align with the design policies within the London Plan (2021), the Local Plan (2017) and the Fortune Green and West Hampstead Neighbourhood Plan (2015).

Quality of residential accommodation and unit mix

5.26 The proposed residential apartments have been designed to deliver a high-quality residential environment for future residents in accordance with the London Plan (2021), Policy D1 and H7 of the Local Plan (2017) and the Mayors Housing SPG (2016). This includes exceeding minimum internal space standards, delivering dual aspect units, providing generous floor to ceiling heights and providing amenity space above and beyond the minimum standards.

5.27 Policy D1 of the Local Plan (2017) requires housing development to provide a high standard of accommodation including adherence to the government’s nationally described space standard and the Mayor’s Housing SPG (2016).

5.28 All of the proposed dwellings would meet or exceed the relevant space standards and would provide adequate levels of private amenity space for residents through the provision of gardens, terraces and balconies.

5.29 In terms of unit mix, Policy H7 of the Local Plan notes the following dwelling size priorities:

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

5.30 The unit mix of the proposals includes 1 x 1 bedroom, 1 x 2 bedroom, 2 x 3 bedroom dwellings. This unit mix is considered appropriate and in line with the Council’s Dwelling Size Priorities Table within the Local Plan, which identifies that there is a high priority for 3-bedroom family sized homes.

5.31 The proposed residential apartments are therefore considered to be high quality and their mix of sizes would ensure the new housing would meet local housing need. For these reasons, the proposed development is considered to comply with the standards within the London Plan (2021), the Local Plan (2017) and the Mayors Housing SPG (2016).

Affordable housing contribution

- 5.32 Policy H4 of the Local Plan (2017) requires a contribution towards affordable housing from all developments that deliver one or more additional dwellings and involve the net increase in residential floorspace of more than 100 sqm GIA. Where developments have capacity for fewer than 10 additional dwellings, Policy H4 sets out that the Council shall accept a financial payment-in-lieu of affordable housing. The formula for the payment-in-lieu is set out within the Council's Housing CPG (2021).
- 5.33 The proposed development would meet the requirement for a payment-in-lieu and would therefore make an affordable housing contribution in accordance with the Council's criteria. Discussions with the Council during pre-application consultation confirmed that the contribution that would be sought would total circa £210,500. This payment would be secured via Section 106 planning obligation.

Accessibility

- 5.34 Both the London Plan (2021) and the Camden Local Plan (2017) seek to ensure the highest levels of accessibility are provided to new residential dwellings. Under these policies, 90% of new units should be designed to meet Part M4 (2) of the Building Regulations, with the remaining 10% of the units needing to be designed to meet Part M4 (3) of the Building Regulations. This is also reiterated in the Council's supporting Housing CPG (2021), and the Mayors Housing SPG (2016).
- 5.35 Due to the site-specific constraints of the site, these standards are unable to be met in this particular instance. The main reason is associated with the specific design response that is necessary for the proposed development, where it is necessary to see the proposed development step down the hill. This means that each bay within the development has different floor levels and is unable to provide level access through.
- 5.36 Additionally, due to the small-scale nature of the proposals, a lift is not provided. This is linked to the requirement for the development to step down the hill and how this has manifested in a design that introduces a number of different levels, meaning that in order to provide step free access to the entire building would require multiple lifts which is not a feasible solution.
- 5.37 Applying flexibility in accessibility standards is set out in paragraph 2.3.11 of the Mayors Housing SPG (2016), which notes:

that local planning authorities can apply the accessible housing policies flexibly in certain instances, particularly for buildings of four storeys or less when the delivery of a lift would have implications for the viability of a development and for ongoing service charge costs for residents.

- 5.38 For the reasons set out above, a departure from the accessibility standards in the Local Plan and the London Plan are considered justified in this particular, site specific instance. Meeting the accessibility standards would require multiple lifts, creating an inefficient and overly expensive building that would be unfeasible to deliver.

Relationship with surrounding properties

- 5.39 Policy A1 of the Local Plan (2017) and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) seeks to manage the impact of development of neighbouring occupiers. The aspects of amenity that it considers include visual privacy, outlook, sunlight, daylight and overshadowing. Policy A1 is supported by the guidance contained within the Council's Amenity CPG (2021).

Daylight, sunlight and overshadowing

- 5.40 Daylight, sunlight and overshadowing analysis has informed the design development of the proposed development, ensuring adequate levels of daylight and sunlight are provided to surrounding properties. A detailed Daylight and Sunlight report is provided with this planning application.
- 5.41 Given that the site does not contain any buildings on site at present, any new building would see changes in the current levels of daylight and sunlight. Notwithstanding this, the analysis carried out confirms that the proposed development would result in a general level of compliance with the Building Research Establishment (BRE) Guidance, with surrounding properties all receiving good levels of daylight and sunlight following the construction of the proposed development.
- 5.42 There are three windows in surrounding properties which would see a net reduction in daylight levels, exceeding 20% reductions on the Vertical Sky Component (VSC) test. This includes a window in Gondar House, a ground floor window to South Mansions and one window at 1 Hillfield Road. All surrounding properties would see each window pass both the No Sky Line (NSL) test and the Annual Probable Sunlight Hours (APSH) tests.
- 5.43 With respect to the VSC failure to the window at Gondar House, this window serves a small galley kitchen. The Mayors Housing SPG (2016) states that galley kitchens should not be considered habitable rooms for the purposes of daylight and sunlight analysis and for this reason this result is considered justifiable.
- 5.44 The ground floor window at South Mansions that does not pass the VSC test is a bedroom at ground floor level. The percentage reduction is 25%, marginally above the threshold of 20% set out within the BRE Guidance. It is important to note that due to there being no development on site at present, this windows experiences a significant amount of daylight that is well above typical levels for a site in this location. The resultant VSC levels to this window following the development would still ensure

an overall level of daylight that is considered acceptable and appropriate in a location such as this. It is also important to note that this window passes the NSL and APSH tests.

5.45 The overshadowing analysis carried out also confirms that sufficient sun on ground would be provided to surrounding amenity areas and gardens of adjoining properties on March 21, meeting the BRE Guidance.

5.46 Overall, the high level of BRE compliance of the proposed development and the resultant daylight and sunlight levels enjoyed by neighbouring properties is considered acceptable. Further information and analysis is provided within the Daylight and Sunlight Report accompanying this application.

Overlooking, privacy and outlook

5.47 The new design approach for the proposed development has seen the use of a cranked rear elevation that introduces suitable separation distances to surrounding residential properties. This approach to the overall massing and siting of the proposals would see the amenity of neighbouring properties retained.

5.48 The layout of the proposed dwellings has also ensured that privacy and overlooking concerns to the rear are effectively mitigated. There would be no principal windows at first floor or above on the rear elevation to any living spaces. All living space would overlook the street, or would be at ground floor level, with outlook managed through the common boundary fences.

5.49 This relationship to the rear of the site was discussed and reviewed with the Council's independent Design Review Panel who considered the design to effectively maintain the amenity of neighbouring properties.

5.50 Overall, these design features of the proposals would see the proposed development to not give rise to a loss of privacy or outlook to neighbouring properties, and would be compliant with Policy A1 of the Local Plan (2017), Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) and the Council's Amenity CPG (2021).

Energy and Sustainability

5.51 Policy CC1 of the Local Plan (2017) requires all developments to minimise the effects of climate change through improved energy efficiency measures and incorporation of renewable energy measures where possible to reduce carbon dioxide emissions. Policy CC2 of the Local Plan (2017) encourages sustainable design to require development to be resilient to climate change.

5.52 The proposals are committed to minimising the effects of climate change through the be lean, be clean, be green strategies as outlined in the accompanying Energy and Sustainability Statements.

- 5.53 The proposed development would utilise a number of energy efficient and sustainable design measures including the use of PV, green roofs, sustainable drainage solutions and sustainable building materials and finishes.
- 5.54 Collectively, these measures would see the proposed development achieve in excess of a 19% reduction over Part L Building Regulations.
- 5.55 The proposed development would therefore exhibit high standards and sustainable design and construction and is in accordance with Policy CC1 and CC2 of the Local Plan (2017).

Flood Risk

- 5.56 While the site is not located in Flood Zone 2 or 3, historical evidence has indicated that properties to the south on Hillfield Road are at risk of surface water flooding due to historical rainfall events. As such, a Flood Risk Assessment (FRA) has been prepared for the proposed development to identify whether any specific mitigation measures are needed to ensure future occupants would not be susceptible to flooding, in accordance with Policy CC3 of the Local Plan (2017).
- 5.57 The FRA concluded that the site is at low risk of flooding and no specific flood resistance and/or resilience measures are required to protect the future occupants. The FRA also notes that the basement level of the proposed development would be constructed to Grade 3 waterproof standards, in line with BS8102.
- 5.58 Additionally, the assessment concludes that thanks to the Drainage Strategy, the proposed development would not result in any surrounding properties at increased risk of flooding through the loss of floodplain storage or impedance of flood flows.
- 5.59 As such, the provision of habitable floorspace within the lower ground floor level of the development is considered appropriate, in line with the conclusions in the FRA and in accordance with Policy CC3 of the Local Plan (2017).

Basement construction

- 5.60 Basement construction within the London borough of Camden is controlled through Policy A5 of the Local Plan (2017) and in line with the detailed requirements contained within the Council's Basements CPG (2021). Both the policy and guidance seeks to ensure that all basement development must meet detailed criteria in order to avoid impacts to surrounding properties.
- 5.61 Policy A5 of the Local Plan (2017) lists a number of requirements for basement development to meet, stating, amongst others, that basements must not comprise more than one storey, and must not require the removal of mature trees. The policy also notes that all planning applications incorporating

basement developments require the preparation and submission of a detailed Basement Impact Assessment (BIA).

- 5.62 The principle of providing a basement on site was established in the determination of planning application reference 2020/3553/P. The proposed basement for this previous development was larger than the basement for the proposed development. As a result, it was agreed during pre-application consultation that the need to produce a detailed BIA is not necessary for the proposed development given the similarities in the overall siting and construction methodology of the proposed basement with that previously considered acceptable.
- 5.63 CGL have subsequently prepared a Basement Impact Letter. This Letter sets out the site-specific construction methods that would ensure the basement would not result in any impact to surrounding properties, and how the proposed basement would comply with Policy A5 of the Local Plan (2017) and the Basements CPG (2021).

Trees

- 5.64 The protection of trees that contribute to the character and amenity of an area forms a key priority in Policy A3 of the Local Plan (2017) and Policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan (2015). These policies also encourage the provision of additional planting where appropriate.
- 5.65 A key objective of the proposed development has been to ensure the existing mature tree within the footway at the frontage of the site is retained. The applicant and the design team have worked with an experienced arboriculturist to define the root protection area (RPA) and canopy spread of this tree, ensuring that the development has been designed to avoid any harm to this tree.
- 5.66 The design measures that have been adopted to avoid impacting the tree include ensuring the basement excavation avoids the RPA in its entirety, utilising setbacks in the front facade to ensure the canopy of the tree is not impacted, as well as through the use of mini piling construction methods for the portion of the building that is situated above the RPA.
- 5.67 In order to ensure the long-term maintenance and management of this tree is achieved, the applicant is proposing to secure a landscape maintenance and management plan condition, which would see the applicant and the Council agree suitable long-term management of this through further pollarding works (the current maintenance method employed by the Council), or through regular pruning. Further detail of this is provided within the Arboricultural Impact Assessment.

- 5.68 Collectively, the tree protection measures and the new tree planting proposed would see the proposed development comply with Policy A3 of the Local Plan (2017) and Policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

Transport and Waste Management

- 5.69 The proposed development would be car-free, aligning with the Council's strategic objective of minimising vehicle use in the borough, as set out in Policy T2 of the Local Plan (2017).
- 5.70 Dedicated cycle and refuse and recycling storage is provided as part of the development, on the Gondar Gardens street frontage, and within the rear gardens of the two family sized dwellings.
- 5.71 Cycle parking provision has been designed to comply with the requirements of Policy T1 of the Local Plan (2017), the intend to publish London Plan (2019) and the Council's Transport CPG. The cycle parking being provided would be contained within the gardens of the two end units, with the central units having cycle parking provided within a dedicated cycle store at the southern portion of the site.
- 5.72 A dedicated bin store provides bins for refuse and recycling purposes, in line with the Council's waste management requirements. This provision includes allowance for the refuse and recycling requirements of 1 Hillfield Road, who utilise the hardstanding area on site at present for refuse and recycling purposes.

Construction Management

- 5.73 The construction of the proposed development has the potential to cause temporary disturbances to the surrounding area. The Applicant would enter into a legal agreement with the Council to prepare a detailed Construction Management Plan (CMP) prior to any works starting on site. This would require consultation to be carried out with the surrounding community with the appointed contractor to discuss any specific concerns and to clarify construction processes, hours of operation and the management of noise and air quality, amongst others.
- 5.74 Notwithstanding, the Applicant has produced a draft CMP as part of the planning application which identifies a number of measures that are proposed to be incorporated during the construction of the development to minimise disruption.

Section 106 Heads of Terms

- 5.75 The proposed development would require the Applicant and the Council to enter into a legal agreement to secure a number of planning obligations. The draft Section 106 Heads of Terms that the Applicant proposes are as follows:

- Affordable housing contribution
- Car-free housing requirement that prevents residents from obtaining a residential parking permit
- Construction Management Plan and Implementation Support Contribution
- Highways contribution for repaving of the footway
- Final Sustainability and Energy Plan

5.76 The Applicant would be willing to progress these negotiations as and when appropriate with the Council during the assessment of the planning application.

Community Infrastructure Levy (CIL)

5.77 The proposed development would deliver more than 100 sqm of floorspace and deliver new housing and would therefore be liable to both the London Borough of Camden CIL and the Mayoral CIL.

5.78 A CIL Additional Information Form has been provided with this application.

6. CONCLUSION

- 6.1 This Planning Statement has been prepared on behalf of ANX Developments in support of an application for development at Land between Gondar House and South Mansions, West Hampstead. Planning permission is sought for the following development:

“The construction of a new three storey plus basement residential building to deliver 4 x residential (Class C3) dwellings, together with associated landscape, cycle parking, refuse and recycling storage”

- 6.2 The proposed development would deliver a number of planning and public benefits to the local area and wider London borough of Camden. These include:

- The development of an underutilised site with a residential infill development that responds to the character and context of Gondar Gardens and the amenity of surrounding properties.
- The delivery of much needed new homes in a sustainable, readily accessible location.
- The introduction of a new building that would complete and reinforce the built form and building lines along Gondar Gardens in a complimentary manner.
- The enhancement of the local townscape and streetscape through the delivery of excellent architecture and the use of high-quality materials.
- The delivery of a mix of 1, 2- and 3-bedroom homes that are modern, energy efficient and meet an identified local need.
- The provision of residential accommodation with good natural daylight and high standards of residential amenity.
- To provide a sustainable, car-free development with policy compliant cycle parking spaces for residents within secured enclosed areas.
- The delivery of an affordable housing payment in lieu, supporting the Council in providing affordable housing in the local area.
- The delivery of Community Infrastructure Levy payments, contributing to the provision of local infrastructure.

- 6.3 The proposed development has evolved through a collaborative dialogue with officers during pre-application consultation that the Applicant and design team have valued in refining the proposals for the site. Each comment raised by officers as well as the Council's Design Review Panel has been taken on board in refining the scheme, and has resulted in a development that would achieve design excellence and would be a high quality addition to the local area.
- 6.4 Overall, the proposed scheme is considered to constitute a sustainable development that complies with the relevant planning policies of the development plan and would deliver a significant number of planning benefits. It is therefore considered that the development should be supported, and planning permission granted.

A1. DESIGN REVIEW PANEL FEEDBACK



London Borough of Camden Design Review Panel

Report of Chair's Review Meeting: Land between Gondar House and South Mansions, Gondar Gardens

Friday, 26 March 2021
Video conference

Panel

Catherine Burd (chair)
Nimi Attanayake

Attendees

Richard Limbrick	London Borough of Camden
Jonathan McClue	London Borough of Camden
Lavinia Scaletti	London Borough of Camden
Angela McIntyre	Frame Projects
Kiki Ageridou	Frame Projects

Apologies / report copied to

Daniel Pope	London Borough of Camden
Bethany Cullen	London Borough of Camden
Richard Wilson	London Borough of Camden
Edward Jarvis	London Borough of Camden
Kevin Fisher	London Borough of Camden
Deborah Denner	Frame Projects

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Camden Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name and site address

Land between Gondar House and South Mansions, Gondar Gardens,
London NW6 1QD

2. Presenting team

Ty Tikari	Tikari Works
Nicola Tikari	Tikari Works
Lewis Westhoff	Iceni Projects

3. Planning authority briefing

The site fronts the eastern side of Gondar Gardens and forms the rear garden of 1 Hillfield Road. It lies between South Mansions and Gondar House, which are both three storey buildings, with South Mansions fronting Gondar Gardens and Gondar House facing Hillfield Road and Gondar Gardens. The site slopes up with the road from south to north and has an area of 328 sqm, which consists of concrete hardstanding and landscaped areas.

To the south of the site is Hillfield Road, which mostly contains three storey terraced buildings and is characterised by relatively long rear gardens. On the western side of Gondar Gardens, opposite the site, are the rears of properties on Sarre Road. Some of these frontages are open, others have single storey garages and a number have recent two storey mews type developments to provide residential accommodation. Further to the north of the site is the Gondar Gardens Reservoir, which has a lengthy planning history.

The site is not located within a conservation area and there are no listed buildings in the immediate vicinity. It is within the Fortune Green and West Hampstead Neighbourhood Area.

Planning permission was recently refused for the construction of a part two, part three storey, plus basement, residential building to deliver six residential flats on the site. Some of the reasons for refusal included the proposal's height, mass, scale and detailed design. The applicant has reconsidered the proposals and sought a new architect to develop a more considerate scheme. The revised scheme has been reduced to four units, including two family houses.

Officers support the general principle, height, scale and massing, and consider the development to sit well within the street scene. They asked for the panel's views, in particular, on how the proposal would be viewed from the rear, and how imposing it would be from rear gardens and windows of neighbouring properties; as well as on the details of design and materials.



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4. Design Review Panel's views

Summary

The panel finds much to admire in the proposals, which are significantly improved from the design submitted as part of the previous application. The panel supports development of the site and suggests some minor refinements to ensure that the scheme is of the highest possible quality. The building narrative creates a considered contextual design, which contributes positively to the street scene, and the panel would like to see the existing architect retained to ensure that the quality currently shown is delivered. The panel would welcome greater permeability at ground floor, and suggests further testing of opening sizes, as well as of active uses to ensure the public realm is overlooked and of a high quality. While the simplicity of the material palette is commended, the panel suggests drawing the detail of the façade's fenestration and functional elements, such as downpipes, to help bring some richness as well as realism to the elevations. Consideration should be given to an opening to the building's southern gable. The mix of unit types and thoughtfully considered home layouts is commended. The root protection zone of the existing street tree must be properly assessed to understand its impact on the proposed basement design and slab levels. The rear elevation appears to minimise overlooking, although more variety in the fenestration is suggested. The panel also advises revisiting the storage arrangements for bikes and bins at House 1. These points are expanded below.

Overall approach

- The panel commends the considered narrative which generates the building form and helps tell the story of a contextual development on this sensitive site.
- While the panel finds much to admire in the current proposals, it emphasises the importance of ensuring this level of detail and refinement is carried through to delivery. As a result, it would suggest the existing architects are retained throughout the project, potentially through the use of planning conditions.
- In the panel's view, the proposed mass and height appear appropriate for this location.

Street scene

- The panel considers that the proposals contribute positivity to the street scene, creating a clearly articulated frontage with three well-considered bays.
- In light of the importance of good quality public realm in a post-pandemic world, it would like to see greater permeability between the building's ground floor and the street.
- It suggests ground floor windows facing the street could be more generous, both to enhance the public realm and to increase overlooking and the feeling of safety for pedestrians.



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- While taking note of internal design considerations, the design team should explore whether lowering window sills could improve the building's connection to the public realm.

Building elevations

- The panel appreciates the clarity, simplicity and rigour of the building plans, but feels further thought is required to ensure the same subtlety is translated to elevations.
- Further consideration of the building's fenestration, particularly at ground and second floor levels, could help add richness.
- The panel would like to see studies looking at the potential for dividing the second-floor windows, and clarity on openable areas of glazing.
- In the panel's view, sharply pointed window tops do not feel domestic. However, this could be resolved by adding horizontal glazing bars and by detailing those elements of the window that are openable and those that are fixed.
- The panel suggests the design team should not be overly concerned about designing the elevation of House 2 as a rigid mirror version of House 1, and should instead ensure each elevation responds to its specific plan and context.
- There may be justification for using smaller window openings for House 2, to add to its 'cosy' attic feel.
- The panel encourages the design team to show the realistic 'nuts and bolts' of the elevation, to make it more convincing. For example, thought should be given to how downpipes will be articulated on the building elevation, with the panel suggesting recessed brickwork detailing.
- The panel welcomes the simplicity of the proposed material palette. The choice of brick is critical, and should be conditioned in any planning permission.
- The panel considers the most recent iteration of the street elevation to be the most successful. The incorporation of structured planters works well with the pieces of otherwise leftover space created by the building's sinuous edge, and speaks to the history of traditional front walls.
- The panel welcomes the thought given to the roof and balcony soffits, which should be made of a high-quality material.



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- The panel finds that the south-facing building gable, visible from Gondar Gardens, appears quite blank. The applicant, in discussion with officers, should explore whether a window in this location could offer a moment of delight to House 2, allowing an outlook over the new green roof. Failing this, recesses or other decoration could help break up the elevation.

Residential accommodation

- The panel welcomes the mix of unit types, which will bring much-needed family homes to this part of Camden.
- Thoughtful home layouts with moments of delight, such as the open staircase with perforated brickwork, are commended by the panel.
- The panel welcomes the grouped entrances, which work well and will help to build a sense of neighbourliness.
- Careful consideration should be given to the threshold between homes and the public realm, and the panel welcomes the inclusion of street planters to help navigate this.
- In the panel's view, House 1, with its north-facing garden, will require further thought to ensure it feels open and airy. The design team should explore ways to allow light to transfer from the front of the property to the back.
- Careful attention must be given to the root protection zone of the existing street tree. The panel encourages the design team to carry out investigative works, as soon as possible, which are specific to their proposals, to understand the impact of this tree on both the proposed basement and ground floor slab levels.

Rear elevation and overlooking

- The panel considers that the proposals appear to deal cleverly with overlooking issues, creating minimal impact on neighbouring properties.
- It enjoys the brick screen to the rear of the homes, which allows light into the homes but minimises overlooking.
- The panel suggests there is a careful balance is needed between minimising overlooking and creating an animated elevation. It would like to see the rear elevation become a little less uniform. For example, the windows here could be more generous, perhaps with lower sills.
- There is room for more difference to the rear elevation of each property to allow each to feel more individual. It suggests this could take the form of subtle differences dictated by the building plan and level changes.



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- A more relaxed rear elevation will sit well in the context of the rear of Victorian properties.

Bikes and bins

- The panel feels that the communal bin store could be problematic, with no clear responsibility for managing and maintaining the space. This could have an adverse effect on the public realm if households dispose of their waste via the street.
- It suggests further exploration of a solution for the storage of bikes and bins for House 1, as the current proposals seem convoluted. As this is a family home, children's bikes and scooters and bins will be regularly taken out, so a more convenient solution should be found.
- One option could be to look at a more flexible use for the study at the front of the plan, which could allow for the practical storage of bikes and bins.

Green roof

- The panel would like to ensure that any proposed green roofs do not become 'brown' roofs, and would encourage wild flower meadow-type planting rather than a sedum roof.

Next Steps

The panel offers its enthusiastic support to the proposals, subject to incorporation of minor detail refinements. It would like to see the existing architects retained to deliver on the detail proposed.

