

Our Ref: 3092/JF/LT20210608

8 June 2021

David Peres Da Costa
Development Management
London Borough of Camden
5 Pancras Square
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Via Email Only

MRPP

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Dear David,

38 FROGNAL LANE, HAMPSTEAD - 2020/4667/P

We note that some representations to the application have been received in the last couple of months. These primarily focus on the principle of demolishing the existing building, basement impact, impact on trees, the biodiversity of the scheme and also the impact on neighbours during the construction process. We address each of these items in turn below:

Principle of Demolition

Whilst the current application proposes the demolition of the existing building, the principle of demolition has previously been established. Whilst the extant consent (application ref. 2019/4220/P) was assessed in relation to a differing set of circumstances i.e. it followed an earlier consent for alterations and extensions, the principle of demolishing the existing building has nonetheless been established. The acceptability of demolishing the building, which is considered to make a positive contribution to the Conservation Area, has been demonstrated in the current application through the design of the proposal, which has now been updated following comments received from the Council's Conservation Officer. The design is now such one which now provides a greater adherence to the Arts and Crafts style of the surrounding area and makes a positive contribution to the Conservation Area. This is considered to be a greater contribution than both the existing property and that of the extant consent.

Furthermore, the energy performance of the current proposal has been demonstrated as providing significant environmental and sustainability benefits over retention and refurbishment of the existing property and that of the previously consented proposal.

Basement Impact

The basement has, in line with the Council's policy, and that of the Redington and Frognal Neighbourhood Plan, been subject to a Basement Impact Assessment (BIA) which reviews a variety of considerations including ground movement and impact on flooding. Details of the acceptability of the basement in this respect are therefore set out within the BIA which has been independently reviewed by the Council's auditors, Campbell Reith. Any impacts of the proposed basement have therefore been fully considered.

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Impact on Trees

The scheme does not propose any loss of trees and seeks to ensure that impacts on amenity space are limited i.e. through the limited projection of the basement area into the rear garden. Indeed, the current basement does not project into the rear garden as far as that previously approved at the property. This is also beneficial in terms of the previous impact of the approved basement on trees within the rear garden; the current basement ensures that there is only minimal interference with these trees.

Biodiversity

The existing forecourt does not offer the ability for planting given it is hardstanding however the rear garden contains existing trees and vegetation. It is considered therefore more appropriate at this site to limit the impacts arising from the basement on the rear garden to ensure that the rear garden can be preserved as far as possible and continue to contribute to amenity and biodiversity. Furthermore, the scheme will increase biodiversity through the landscaping scheme that comes forward for the front of the property as part of the discharge of condition application in due course. This area as existing is currently all hardstanding and thus the proposal secures benefit over this.

Construction Impact

Whilst a Construction Management Plan was provided with the application, its finalisation will be secured by way of s.106 Agreement along with a Construction Impact Bond and Implementation Support Contribution. Together these will provide sufficient control over the construction process to ensure that neighbours are not detrimentally impacted by the process and any potential adverse impacts mitigated.

We therefore consider that there are no material considerations that should prevent the grant of planning permission for this application.

Yours sincerely,



Jessica Ferguson

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