

5 Templewood Avenue, NW3

**Application: Planning, Heritage, Design and
Access Statement**

February 2017

Prepared by Montagu Evans LLP in association with
Brod Wight Architects



1. Introduction

Brod Wight Architects and Montagu Evans have been commissioned to prepare a combined Planning, Heritage and Design and Access Statement (the 'PHDAS') for the conversion of 3 existing self-contained residential dwellings to provide 2 self-contained residential dwellings, including internal alterations, erection of side and rear extensions, excavation of basement and associated works at 5 Templewood Avenue, Camden, London, NW3 7UY (the 'Site').

The description of proposals (the 'Proposed Development') is as follows:

“Conversion of 3 existing self-contained residential dwellings (use class C3) to provide 2 self-contained residential dwellings (use Class C3), including refurbishment, erection of rear and side extensions, excavation of basement and erection of plant enclosure within the garden, associated landscaping and boundary treatment.”

A detailed description of the Proposed Development and further details of the scheme are provided in **Section 4** of this report.

Brod Wight Architects

Brod Wight Architects are based in North West London and have a wide range of experience and expertise in residential projects, new build, conversions, listed buildings, and extensions in the London Borough of Camden. This experience includes projects in the vicinity of No. 5 Templewood Avenue, such as extensions and alterations to No. 11 Templewood Avenue that were granted planning consent in October 2011 (ref. 2011/5127/P) and extensions and alterations to No. 12 Templewood Avenue that were granted planning consent in March 2007 (ref. 2007/1575/P).

Brod Wight Architects aim to bring the highest quality of professional service and design to each project.

Montagu Evans (Planning and Heritage Consultant)

Montagu Evans has a reputation as one of the UK's leading specialist town planning and development consultancies. With a specialist planning and heritage team in London, Montagu Evans provides comprehensive planning advice on a wide range of development projects.

Site Description and Relevant Planning History

Site Description

No. 5 Templewood Avenue is a large detached early 20th Century residential property located to the west of Hampstead Heath, in the London Borough of Camden (the 'Council').

The building is of red brick with rusticated brick quoins and of Neo-Georgian design. It consists of 2-storeys with a tall tiled hipped roof with dormer windows, 2 tall principal brick chimney-stacks flanking the property at both gable ends and overhanging bracketed eaves.

The building is set within a large plot including a large garden to the rear, which includes a number of mature trees and is bounded by dense vegetation. There are some garages built in the late 1950s/early 1960s located just to the north west of the boundary of the rear garden and the access to the garages off Templewood Avenue runs along the western boundary of the property. On the eastern boundary of the property is No. 5a Templewood Avenue, which is post war modernist property designed by Trevor Dannatt and constructed in the late 1950s/early 1960s on the site of the former garden adjacent to No. 5 Templewood Avenue. No. 5a Templewood Avenue was originally built as a single-storey brick house with three wings around a courtyard and has since been altered and extended.

The property is set back from the road with a short drive and area of hardstanding to the front. The boundary of the hardstanding area with the red brick pavement of Templewood Avenue is demarcated by a hedgerow, railings and red brick gate entrance piers.

No. 5 Templewood Avenue is presently used as three separate flats/maisonettes. The flats are divided as follows:

- Flat 1: 5 bedrooms at ground floor and converted garage
- Flat 2: 4 bedrooms at first floor
- Flat 3: 3 bedrooms at second and third floor

The property is located on Templewood Avenue, which is a wide residential street lined with trees set into red brick paving. The road has a gentle curve and rises away from Redington Road towards Hampstead Heath. No. 5 Templewood Avenue is typical of housing in the area, which is predominantly of low density and often set back from the road, commonly with short private drives.



Figure 1: Site Location Plan

No. 5 Templewood Avenue is not listed but is located within the Redington/Frogna Conservation Area (CA) and is located within the Hampstead Heath Archaeological Priority Area. There are four listed properties in the vicinity of the Site, these are No. 14 and No. 15 Templewood Avenue that are located c. 150m to the east of the property and are listed grade II and No. 54 and No. 56 Redington Road that are located to the north west of the property and are also listed grade II. The intervisibility between the Site and these listed properties is limited and views are screened by existing vegetation and intervening development.

The building is identified as a building 'that makes a positive contribution to the area' within the Redington/Frogna Conservation Area Statement and Management Strategy (2003).

Proposals for the extension and alteration of the property must be carefully considered in accordance with the requirement of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special consideration to the desirability of preserving or enhancing the character and appearance of the conservation area. With this in mind, **Section 3** of this document provides an assessment of the existing building and its surrounding context and its contribution to the wider Redington/Frogna CA and an assessment in **Section 5** of the impact of the Proposed Development.



Figure 2: Listed Buildings and Redington/Frogna Conservation Area Map
Page 4

Pre-application consultation and design development

The application proposals have been developed following the receipt of formal pre-application advice from the Council. The design has evolved in accordance with the comments received. **Section 4** sets out further detail on the design amendments arising from comments raised by the Council.

A pre-planning application enquiry and supporting information was submitted to the Council in December 2015 and a site visit was undertaken on 5th February 2016. The Council provided their formal pre-application advice on 23rd March 2016 (ref. 2015/7167/PRE). A summary of the pre-application advice received from the Council and subsequent responses are set out below:

Main issues for consideration	Council's Pre-Application Advice	Response
Principle of development	<ul style="list-style-type: none">The proposals were deemed to be acceptable in principle provided comments made on hydrology, landscape, size and design were taken into consideration at formal application stage.	<ul style="list-style-type: none">The proposals have been developed to address the Council's pre-application advice as appropriate.
Basement	<ul style="list-style-type: none">It was recommended that the basement be reduced in size and that a proposed lightwell and stairs in the middle of the rear garden would not be supported due to their size and location.It was highlighted that a full basement impact assessment (BIA) would be required.It was highlighted that an archaeological desk based assessment (DBA) would be required.	<ul style="list-style-type: none">As requested the proposed basement has been reduced in size and the lightwell and stairs in the middle of the rear garden have been removed from the proposals.A full basement impact assessment (BIA) has been submitted as part of the application.An archaeological DBA has been submitted as part of the application.
Quality of Residential accommodation	<ul style="list-style-type: none">The Council considered that the proposal could be revised to remove the two bedroom basement flat and that the quality of the 1 bedroom unit on the ground floor could be improved.	<ul style="list-style-type: none">The revised proposals have responded accordingly with the residential unit removed from the basement and the quality of the 1 bedroom unit on the ground floor improved as appropriate.

Design	<ul style="list-style-type: none"> • The changes proposed to the fenestration of the front elevation were welcomed. • The proposed alterations to the side extension were welcomed. • The design of the proposed rear elevation was considered to require some further consideration and the loss of features including a dormer window at second floor level were discouraged. • A proposed roof lantern to the main roof was discouraged due to potential visibility issues but was supported on balance that existing rooflights were to be removed. • The proposed rear terrace on the flat roof of the ground floor was supported. 	<ul style="list-style-type: none"> • The proposals have retained the enhancement to the fenestration of the front elevation. • The proposals have retained the enhancements to the side extension and will improve the appearance of the property. • The proposals for the rear elevation have been refined and improve the appearance of the rear of the property as detailed in Section 4 of this report and the dormer window at second floor level is now proposed to be retained. • The design of the roof lantern has been revised to lie flat on the roof and to consist of opaque glass and thus reduce its visual impact. The rooflights to the rear elevation will be removed and improve the appearance of the rear elevation. • The proposals have retained the rear terrace.
Amenity	<ul style="list-style-type: none"> • No overlooking issues were identified. • A reduction in lightwells and obscure glazing of the roof top lantern were suggested to reduce potential light spill. • A construction management plan would be required. 	<ul style="list-style-type: none"> • The revised proposals have reduced lightwells and ensured they are discreetly located and as close to the property as possible with planters and opaque glass to further mitigate any potential light spill. • A construction management plan has been submitted as part of the application submission.
Trees and Landscaping	<ul style="list-style-type: none"> • Highlighted that sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow. • A tree survey and arboricultural report will be required to support any future application. 	<ul style="list-style-type: none"> • The proposals aim to maintain existing boundary conditions and details of landscaping improvements are provided in Section 4 of this report. • An arboricultural impact assessment has been submitted as part of the application submission.

Ecology	<ul style="list-style-type: none"> • Pre-application correspondence with the Council has confirmed that as the proposals are minor (the floor space created is less than 1,000 sq m) and are c. 350m from Hampstead Heath, in accordance with CPG3, an ecology survey is not required as part of the application. 	N/A
---------	--	-----

In summary we consider that the extensions and alterations would complement and enhance the character and appearance of the dwelling itself, would be in keeping with alterations and extensions elsewhere within the Redington/Frognaal CA Sub-Area (4) and would accord with development plan policy in all other regards.

We conclude that the design of the proposed alterations and extensions by Brod Wight Architects are both of high architectural quality and contextually appropriate to the dwelling and the Redington/Frognaal CA.

This report also considers the proposals against the detailed land use policies of the development plan and considers matters such as the provision of the new self-contained dwellings, the appropriateness of the basement development and sustainability and amenity matters.

Report structure

The purpose of this PHDAS is to provide a planning policy analysis of the proposed scheme in light of national, regional and local planning guidance. The Statement sets out how the relevant planning policies and other key material considerations to the determination of the application have been taken into account.

The PHDAS forms part of the information which has been submitted with this application, and is to be read in conjunction with the following documents:

1. Application Covering Letter, prepared by Montagu Evans;
2. Planning Application Forms and Certificates, duly signed and dated;
3. Site Location Plan, prepared by Brod Wight Architects;
4. Existing and Proposed Site Plan, prepared by Brod Wight Architects;
5. Application Drawings, prepared by Brod Wight Architects;
6. Application Drawing Schedule, prepared by Brod Wight Architects;
7. Basement Impact Assessment prepared by Chelmer Consultancy Services;

8. Structural Engineering Report and Subterranean Construction Method Statement prepared by Elliot Wood Partnership Ltd;
9. Energy and Sustainability Statement including Drainage and Services Plans, prepared by ME7 Ltd;
10. Construction Management Plan prepared by Paul Mew Associates;
11. Noise Impact Assessment prepared by Acoustics Plus;
12. Arboricultural Impact Assessment prepared by John Cromar's Arboricultural Company Ltd;
13. Archaeological Desk Based Assessment prepared by Archaeology South East; and
14. CIL Additional Information Form, prepared by Montagu Evans.

Section 2 of this report discusses the relevant legislation and planning policy. A site description and outline of the historical development of the Site is presented in **Section 3**. **Section 3** includes an assessment of the Redington/Frogna Conservation Area and the contribution of the existing building to that significance. The application proposals are then described in detail in **Section 4** and assessed against the relevant policy framework in **Section 5**.

2. Legislative and Planning Policy Framework

This section sets out the planning policy and other material considerations relevant to this application and briefly considers the statutory provision related to development within conservation areas and other adopted planning policy relevant to the proposals, and summarises the principal considerations. An assessment of the proposals is provided in **Section 5** of this document.

Legislative Framework

Planning (Listed Buildings and Conservation Areas Act) 1990

The relevant legislation in this case includes Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act, which requires that in the exercise of all planning functions, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Having regard to the above, the statutory provision is satisfied if the development preserves or enhances a conservation area, and there will be cases where proposals will do both. The meaning of preservation in this context is taken to be the avoidance of harm. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area.

In this case, an assessment needs to be taken in regards to the contribution of the existing building to the Redington/Frogna CA and the impact of the proposals upon that.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act (2004) stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The statutory development plan is identified for this assessment as follows:

- London Plan (Consolidated with Alterations since 2011) (2016);
- Camden Core Strategy Development Plan Document (DPD) (2010);
- Camden Development Policies DPD (2010); and
- Camden Site Allocations DPD (2013).

London Plan (Consolidated with Alterations since 2011) (2016)

The London Plan is 'the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.'

The policies pertinent to the design of development and the historic environment are contained in Chapter 7 'London's Living Places and Spaces'. Policy 7.4 deals with 'Local Character', and states that (7.4.A) Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Policy 7.6 concerns architecture and states (7.6.A) that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

Policy 7.8 (Heritage Assets and Archaeology) states that "development should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate" (7.8.C). It also advises that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail (7.8.D).

Other policies considered relevant include:

- 3.5: Quality and Design of Housing Developments
- 5.2: Minimising Carbon Dioxide Emissions
- 5.3: Sustainable Design and Construction
- 5.12: Flood Risk Management
- 5.13: Sustainable Drainage

Camden Core Strategy (2010)

Camden's Core Strategy sets out the key elements of the Council's planning vision and strategy for the borough. Policies considered relevant to the Proposed Development include:

- CS1 – (Distribution of growth)
- CS5 – (Managing the impact of growth and development)
- CS6 – (Providing quality homes)
- CS14 – (Promoting high quality places and conserving heritage / conservation areas)
- CS15 – (Protecting and improving our parks and open spaces and encouraging biodiversity)

Local planning policy relating to the historic environment generally reflects national policy. The relevant heritage policies contained within the Camden Core Strategy (CS14 Promoting high quality places and conserving our heritage) and Camden Development Policies 2010-2025 (Policy DP25 Conserving Camden's Heritage) seek to protect and retain the special interest of heritage assets.

Camden Development Policies (2010)

Camden Development Policies contributes towards delivering the Council's Core Strategy by setting out detailed planning policies that the Council use when determining applications for planning permission in the borough to achieve the vision and objectives of the Core Strategy. Policies considered relevant to the Proposed Development include:

- DP2 – (Making full use of Camden's capacity for housing)
- DP5 – (Homes of different sizes)
- DP16 – (The transport implications of development)
- DP22 – (Promoting sustainable design and construction)
- DP23 – (Water)
- DP24 – (Securing high quality design)

- DP25 – (Conserving Camden’s heritage / conservation areas)
- DP26 – (Managing the impact of development on occupiers and neighbours)
- DP27 – (Basements and lightwells)
- DP28 – (Noise and vibration)

Policy CS6 seeks to secure mixed and inclusive communities and a range of homes of different sizes. Policy DP5 supports Policy CS6 by setting out more detail on the Council’s approach to providing homes of different sizes and will be used by the Council when assessing schemes to reconfigure residential properties. Policy DP5 states that the Council expect a mix of large and small homes in all residential developments and that the Council will seek to secure a range of homes of different sizes that contribute to meeting the priorities set out in the Council’s Development Size Priorities Table (see below - extract from the table showing dwelling size priorities for market housing).

Dwelling Size Priorities Table				
	1 bedroom (or studio)	2 bedrooms	3 bedrooms	4 bedrooms or more
Market	Lower	Very high	Medium	Medium

The location of the property within the Redington/Froggnal CA requires proposals to have particular regard to the character and appearance of the conservation area. Policy DP25 highlights that in determining planning applications for proposals within the Borough’s conservation areas, the Council will, inter alia:

- Take account of conservation area statements, appraisals and management plans when assessing applications within Conservation Areas;
- Only permit development that preserves and enhances the character and appearance of the Conservation Area;
- Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of the conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; and
- Preserve trees and garden spaces which contribute to the character of a conservation area.

The key issue therefore is do the proposals preserve (that is leave unharmed) or enhance the character or appearance of the area. This focuses attention on the architectural qualities of the proposed alterations and extensions.

Emerging Local Plan

The Council has been preparing a new Camden Local Plan, which when finalised will be the basis for planning decisions and future development in the borough.

On 24 June 2016 the Council submitted the Camden Local Plan Submission Draft 2016 and supporting documents to the Secretary of State. Following public hearings, the Council is now consulting on modifications to the Local Plan. Following this consultation, the Planning Inspector acting on behalf of the Secretary of State will consider any representations to the Main Modifications and issue their final report on the Camden Local Plan. The Council will consider the Inspector's report and then formally adopt the Local Plan. The Council anticipate adoption of the new Local Plan will be in summer 2017. The Proposed Development is considered to be in general conformity with the emerging Local Plan.

Material Considerations

National Planning Policy Framework (2012)

The key consideration in the determination of the Planning Application is the development plan with other material considerations being relevant as appropriate, including the guidance within the Framework. The weight to be attributed to the policies identified in the development plan will depend upon the consistency they have with the Framework.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. The NPPF sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications. The National Planning Practice Guidance (2014), ("the NPPG"), published 6 March 2014 (and subsequent amendments) is also a material consideration and should be read in conjunction with the Framework.

At the heart of the National Planning Policy Framework (NPPF) is the achievement of sustainable development – this includes securing high quality design, encouraging the effective use of land, and conserving heritage assets in a manner appropriate to their significance.

Chapter 7 of the NPPF deals with design. In general terms, the NPPF states at paragraph 60:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style.”

National policy on the historic environment is set out in Chapter 12 of the NPPF, which emphasises the great weight to be given to preservation and/or enhancement of designated heritage assets. The designated asset in this case is the Redington/Frognaal CA.

Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The paragraph goes on to state that the level of detail of that assessment should be proportionate to the assets importance. In accordance with paragraph 128 of the NPPF an assessment of the special interest and significance of the heritage asset affected by the application proposals is set out in **Section 3** of this report, in a level of detail sufficient to understand the potential impact of the proposals on the significance of the heritage assets.

NPPF Paragraph 131 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

‘Conservation’ is defined in the NPPF Annex 2: Glossary as *‘The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’*

NPPF Paragraph 132 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

Paragraphs 133 and 134 deal with proposals which cause harm to the significance of a heritage asset. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Therefore, the degree of harm must be balanced against benefits, on a proportional basis having due regard to the significance of the whole and the relative significance of the affected parts.

With regard to development within conservation areas paragraph 137 states that proposals which preserve elements that make a positive contribution to or better reveal the significance of the conservation area should be treated favourably.

Paragraph 138 highlights that not all elements of a conservation area will necessarily contribute to its significance and that the relevant significance of any element affected and its contribution to the significance of the conservation area should be considered as appropriate.

Camden Planning Guidance

The Core Strategy and Development Policies DPD are supplemented by a series of Camden Planning Guidance (CPG) documents adopted by Camden Council. These CPG documents provide additional detail regarding the implementation of the DPD policies, and the relevant parts of the Planning Guidance notes are also outlined here. Relevant CPGs include:

- CPG 1 Design (2015);
- CPG 2 Housing (2015);
- CPG 4 Basements and Lightwells (2015);
- CPG 6 Amenity (2011);
- CPG 7 Transport (2011); and
- Redington and Frogna Conservation Area Statement (2003).

CPG 1 Design (2015)

The CPG provides guidance on aspects of urban design including building form, layout, massing and architectural detailing. The guidance advises that new development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places.

Section 3 relates to Heritage considerations. The following are included in the ‘key points’:

- *“We will only permit development within conservation areas that preserves and enhances the character and appearance of the area*
- *The significance of non-designated heritage assets (NDHAs) will be taken into account in decision-making*
- *Historic buildings can and should address sustainability and accessibility”.*

CPG 4 Basements and Lightwells (2015)

CPG 4 Basements and Lightwells supports the Council’s planning policy and highlights that the Council recognise that there can be benefits from basement development in terms of providing additional accommodation but that the impact of any basement scheme should be adequately mitigated as appropriate.

CPG 4 highlights key features of design that will be taken into account in determining planning applications including the size of the proposals and potential information requirements that can be required to accompany a planning application for a basement development.

Historic England - Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

In April 2015, Historic England published new guidance in line with the NPPF which provides advice to owners, developers, applicants and local planning authorities on development which has an effect on the historic environment. This included *Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment*. The guidance acknowledges the primacy of relevant legislation and is intended to support the implementation of national policy.

The guidance is intended to assist those implementing historic environment policy, and emphasises the importance of understanding the significance of any heritage asset likely to be affected by development proposals, and the contribution (if any) that setting makes to that significance. It states that this understanding is important in the conception and design of a successful development, and in enabling local planning authorities to make decisions in line with legal requirements, the requirements of the development plan and those of the NPPF.

3. Historic development

In order to assess the significance of the Site and wider area it is first necessary to describe the historical development of the Site and surrounding area.

Hampstead originally developed in the late 17th century with the discovery of the natural mineral springs that had medicinal qualities. This led to its growth as a fashionable spa in the 18th century with the construction of terraces of houses and cottages on both sides of the High Street as well as of larger detached houses close around the centre of the village. The popularity of Hampstead did, however, decline in the early 19th century due to competition from other spas in London. The settlement continued to grow slowly until the middle of the 19th century when Hampstead was connected to central London by the North London Railway. This provided the impetus for considerable growth with a number of speculative developments occurring to the west of the village centre during the 1870s and 1880s.

The area within which No. 5 Templewood Avenue is located remained as open fields until the 1870's when the Maryon Wilson family sold off land for housing development, with covenants to control the appearance, materials and size of buildings and enhance the character of their surroundings.



Figure 3: Extract from Ordnance Survey Map, 1873
Page 15

Templewood Avenue, and a significant part of the wider area, was subsequently developed by the developer George Washington Hart and his architect Charles H.B. Quennell in 1898-1914. The extent of their influence has led to areas in the vicinity being dubbed as 'Quennell-land'. Most of the houses within the wider Conservation Area date from this period and adopt a variety of styles ranging from a restrained version of the Arts and Crafts style to the more formal Neo-Georgian style. Quennell's houses are noted for the use of rich red and soft orange brickwork, plain clay roof tiles, occasional areas of vertical tile hanging and render, as well as for the inclusion of gables, bay and dormer windows.

Templewood Avenue was formed during the later stages of the Hart and Quennell partnership and is described by Cherry and Pevsner (1998) as consisting of, "... comfortable large detached houses, No.15, along with much else, by Quennell, c.1905." (Cherry and Pevsner, 1998, page 232)



Figure 4: Extract from Ordnance Survey Map, 1920

Templewood Avenue is characterised by large detached, red brick, Quennell designed Neo-Georgian houses. The Council's Conservation Area Statement for Redington/Frogna CA states that for the houses on Templewood Avenue,

"Quennell has used a variety of details and architectural themes to produce a set of houses which are all different but make a cohesive whole." (London Borough of Camden, 2003, page 15)

Templewood Avenue was designated as part of the Redington/Frogna CA in June 1985. The distinct quality of the Redington/Frogna CA is described in the Council's Conservation Area Statement for Redington/Frogna CA (2003) as being the area's largely homogenous late 19th/early 20th century architectural character. This character is generally defined by large red brick Victorian and Edwardian houses set within large plots with mature vegetation.

For clarity the Redington/Frogna CA Statement divides the Frogna/Redington CA into sub areas. Templewood Avenue falls within "Sub Area 4: Redington Road & Templewood Avenue", which the Redington/Frogna CA Statement states contains,

"... some of the larger more generously spaced houses in the conservation area set in a mature landscape." (London Borough of Camden, 2003, page 14)

No. 5 Templewood Avenue is identified in the Redington/Frogna CA Statement as a building that makes a positive contribution to the character and appearance of the Redington/Frogna CA. This is considered to be due to the fact that the property is in keeping with the other large detached, red brick, Quennell designed Neo-Georgian houses on Templewood Avenue and that it is set within a large plot with mature landscaping. However, this large plot has been encroached upon by the development of the garages on the north western boundary of the property and No. 5a Templewood Avenue on the eastern boundary of the Site.

Recent Planning History

The planning history for No. 5 Templewood Avenue, as available on the Council's online planning application database, consists of a number of planning applications since the 1970s for alterations and extensions to the property and for the division of the property into smaller residential units.

Planning permission was granted in March 1972 to convert the property into five flats, consisting of three 3-bedroom and two 2-bedroom flats. The planning history indicates that the five flats were then reduced to four when proposals to convert two flats at first floor level into one flat at first floor

level were granted planning permission in August 2008. Then, in 2013, the Council issued a certificate of lawfulness to certify that the use of the ground floor as a single flat was lawful, reducing the total number of flats to three.

A number of alterations and extensions have also been approved at the property including the erection of an additional storey to the ground floor side garage to provide an additional room to an existing ground floor flat, which was granted planning permission in July 1976.

Other extensions and alterations to the property include:

- the erection of a first floor extension and a single storey ground floor extension of the north east side of the house, which was granted planning permission in February 1981;
- the formation of bay windows to the front and flank elevations at ground floor level and the replacement of an external staircase, which was granted planning permission in November 1998; and
- the replacement of the windows of the end dormers at rear second floor level with French doors and the formation of “cockpit” terraces to them, together with the installation of a conservation rooflight above one of the dormers and another rooflight to an area of flat roof, which was granted planning permission in September 2007.

An overview of the relevant planning history of the property is as set out in the table below:

An overview of the relevant planning history of the property is as set out below:

App Ref.	Proposals/Details	Decision and date
5 Templewood Avenue		
12604	Conversion of no. 5 Templewood Avenue into three 3-bedroom and two 2-bedroom flats.	Approved (08/03/1972)
22716	The erection of an additional storey to the ground floor side garage to provide an additional room to an existing ground floor flat.	Approved (09/07/1976)
26202	The construction of a carport in the front garden area, adjoining the flank elevation of the building.	Approved (08/06/1978)
31120	The erection of a first floor extension and a single storey ground floor extension of the north east side of the house.	Approved (13/02/1981)

8970948	Demolition of external staircase at rear elevation as shown on drawing no. 237.	Approved (18/04/1990)
8905349	Conversion of existing ground floor garage to provide additional residential accommodation for flat 1 as shown on drawing no. 237 revised on 01.12.89.	Approved (18/04/1990)
9160147	The demolition of three existing chimney stacks to tile "skirt" level at the rear of the building and reinstatement of chimney pots as shown on drawing no. 919/1 brief specification and photographs.	Approved (29/10/1991)
9500436	Renewal of planning permission dated 18 April 1990 (Ref. 8905349/R1) for the conversion of existing ground floor garage to provide additional residential accommodation for Flat 1 as shown on unnumbered plan (Reg. 9500436) and set of photos.	Approved (04/08/1995)
PW9802688	The formation of bay windows to the front and flank elevations at ground floor level and the replacement of an external staircase, as an amendment to the planning permission granted on 4th August 1995, for the conversion of the existing ground floor garage to provide additional residential accommodation for flat 1, as shown on drawing numbers; 429/01-04, 05a, 06 and 07.	Approved (17/11/1998)
2007/3887/P	Replacement of the windows of the end dormers at rear second floor level with French doors and the formation of "cockpit" terraces to them, together with the installation of a conservation rooflight above one of the dormers and another rooflight to an area of flat roof.	Approved (24/09/2007)
2008/2555/P	Flats 3 and 4: Change of use from 2x flats at first floor level to 1x flat first floor level.	Approved (26/08/2008)
2013/0867/T	Works to trees in front and rear gardens.	No objection to works to trees in conservation area (25/03/2013)
2013/1121/P	Certificate of Lawfulness for use of the ground floor flat as a 5 bedroom flat.	Approved (23/04/2013)

The existing converted garage extension is considered to detract from the appearance of the property as the proportions of the extension are out of keeping with the main house and the materials used for the extension including, asphalt roof, modern fenestration and brickwork, do not match that of the main building.

Assessment of Significance the Redington/Frogna Conservation Area and Contribution of the Site to that Significance

The National Planning Practice Guidance (“NPPG”) makes clear that understanding the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. An early assessment was undertaken to help identify constraints and opportunities arising from the Site, and in turn, has influenced the proposals.

In accordance with the development plan policies set out in **Section 2** and paragraph 128 of the NPPF we describe the significance of the Site, in a level of detail sufficient to understand the potential impact of the proposals on the significance of the heritage assets.

The glossary of the NPPF provides a definition of significance. Here, the ‘heritage interest’ of an asset may be archaeological, architectural, artistic or historic. Significance derives not only from the physical presence of the building, but also from its setting.

Redington/Frogna Conservation Area Character and Appearance

The Redington/Frogna CA generally comprises large detached and semi-detached dwellings that display a variety of formal and free architectural styles typical of late 19th century/early 20th century architecture. On the whole these buildings are built of red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have small paned windows with white painted timber frames.

Templewood Avenue falls within “Sub Area 4: Redington Road & Templewood Avenue” of the CA, which contains some of the larger, more generously spaced houses in the CA set in a mature landscape. The greenery of the landscape – including mature street trees and large rear gardens – contributes significantly to the character of the area.

Templewood Avenue features distinctive large, detached, red brick, clay tiled, two/three-storey Neo-Georgian houses. Buildings feature prominent chimneys, dormer windows, bay windows and classically influenced detailing such as overhanging bracketed eaves. Red brick paving and the wide road of Templewood Avenue is identified in the Redington/Frogna CA Statement as positively contributing towards the character of the Redington/Frogna CA.

Contribution of Proposal Site to the Significance of the Conservation Area

No. 5 Templewood Avenue has architectural value as a single property and as part of the group of properties along Templewood Avenue, which present a relatively uniform collection of buildings that fit the typology of this part of the Redington/Frognaal CA. The form of the original property and use of red brick and architectural details reflect the prevailing character and appearance of this part of the Redington/Frognaal CA. It also has historic value as an example of the development of Templewood Avenue in the early 20th century and as a large detached Neo-Georgian dwelling typical of the area.

The buildings significance and contribution towards the character and appearance of the Redington/Frognaal CA derives from its aesthetic value as a Neo-Georgian style building, the principal elevation of which makes a positive contribution to the street scene. However, the building has been subdivided into self-contained residential units and includes some detracting architectural features including the existing poorly proportioned and architecturally detailed side extension.

4. Description of application proposals

4.1 Site & Character Analysis:

4.1.1. Site

The site layout is typical of the character of the street with a carriage drive to the front, the house occupying the majority of the site width (including side extensions) and a lawned rear garden beyond a patio, with mature trees and dense planting screens to the rear boundaries. There is a general slope upwards towards the rear.

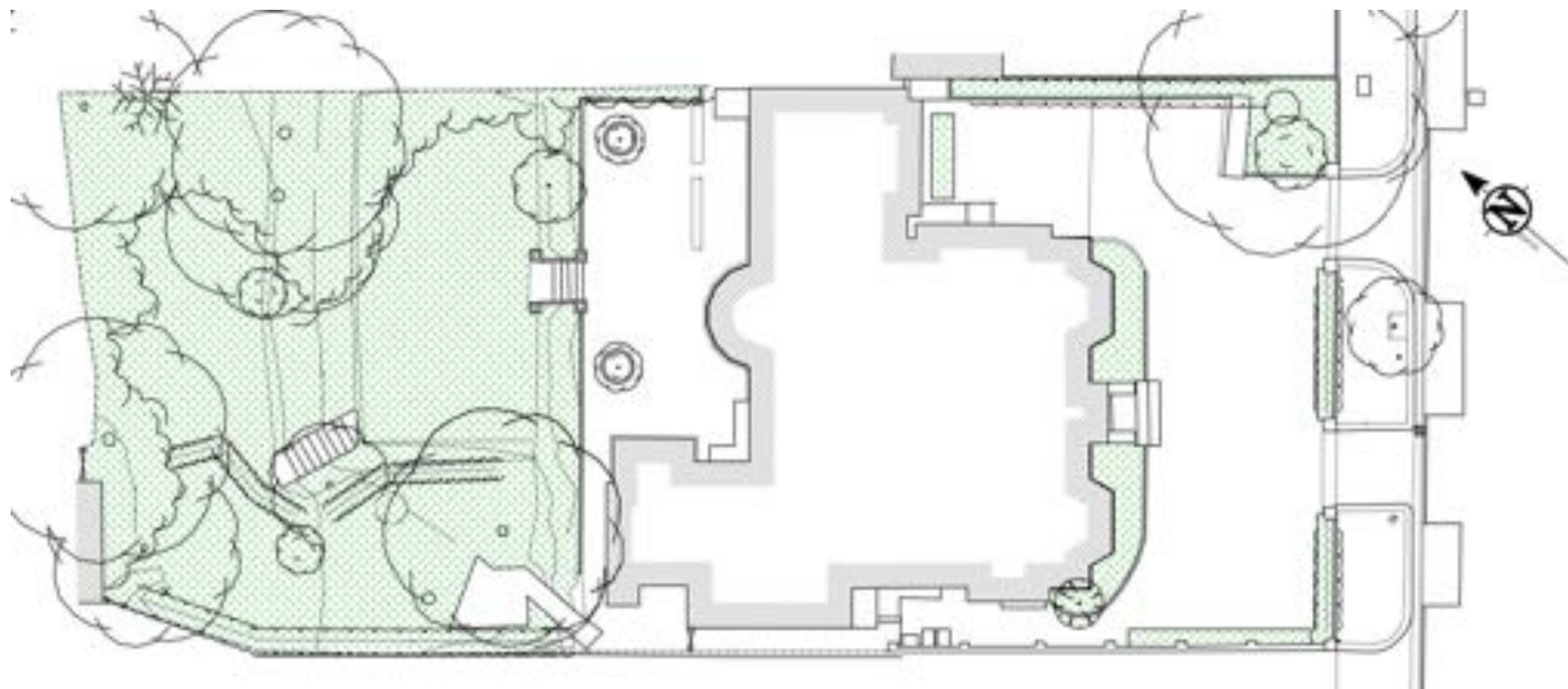


Figure 5: Site Plan

4.1.2. Aerial Views



Figure 6: View 1
(Site outlined in red)



Figure 7:
(Site outlined in red)

4.1.3. Existing Character



Front Elevation



Front of Side Extension



Rear of Side Extension



Rear Elevation Panorama

The house is fairly typical of the traditional Arts & Crafts houses in Templewood Avenue featuring a symmetrical front elevation with a central entrance, a less formal rear elevation, red brickwork and detailing, white windows, prominent eaves and clay tiled roof with dormers.

An ancient oak tree on the front boundary dominates the front garden character.

The original house is of high quality, although some interventions over the years have impacted on this – such as aluminium replacement windows and changes to the front door symmetry following a relocation of the original staircase.

The garage to the side (on the east boundary) was extended into habitable space in 1976/77. The extension is not of a particularly high quality of design and although subservient to the main house is incorrectly scaled and out of character both in terms of form and materials.

Figure 8: Photographs of Existing House

4.2.1. Response to Context

The character of the street is of large single-family detached houses, typically of 2 storeys plus inhabited roof in London stock brickwork with clay tile pitched roofs. Despite having been divided into 3 flats, the existing house at no.5 nevertheless retains a feel of being a single-family house and it was felt very important that this be maintained in the proposals. The entrance to the new flat has therefore been placed at the side of the house and the front elevation retained as existing (albeit with a reinstatement of an original window next to the entrance porch to re-establish lost symmetry).

Materials used for the proposed extensions will match the existing, as will detailing of quoins, eaves etc. Aluminium windows that currently exist on the front elevation will be replaced with traditional white painted timber windows to match the original.

The proposals therefore seek to reflect the existing character of the street.

The proposed replacement for the side extension has been designed in the style of a converted coach house with a pitched, tiled roof and in a scale that remains subservient to the main house (see 'Appearance' on the following pages). It has been laid out so as not to project any further forward than the existing side extension and together with a concealed light well, remains clear of the root protection zone of the ancient oak on the front boundary.

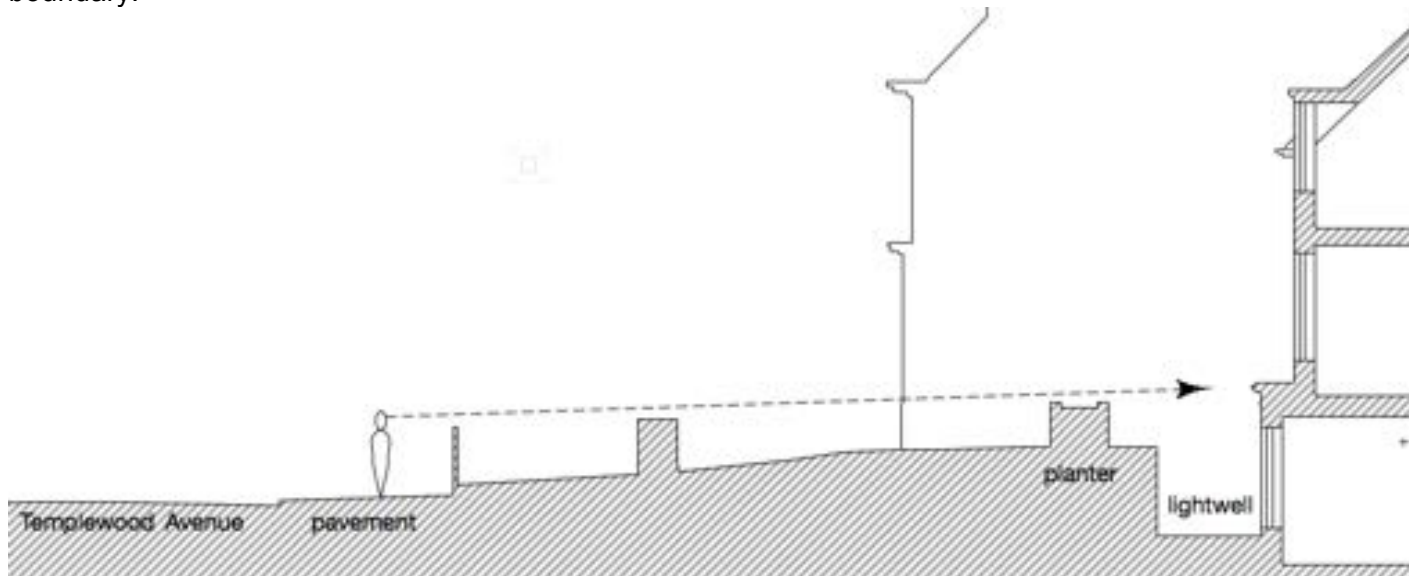


Figure 9: Section through front garden showing rebuilt side extension with light well concealed from the street

4.2.1. Response to Context Continued

Converted coach houses are a character of Templewood Avenue. They vary between one and two storeys and are either converted garages or extended accommodation above garages. Incidentally, the author of this Statement was the architect involved in the first two examples shown below.



Figure 10: Existing Coachhouses

4.2.2. Amount

The gross internal floor area of the existing house is 674.4 sq.m measured to the 1.5m wall line on the 2nd & 3rd floors and excluding the basement and crawl space.

The gross internal floor areas of the proposed flats (measured to the 1.5m wall line where applicable) are:

Flat 1 (7 bedrooms) = 1087 sq.m

Flat 2 (1 bedroom) = 50 sq.m

The Site Area is approximately 1149 sq.m

4.2.3. Use

The proposed use remains as existing i.e. residential.

4.2.4. Layout

The proposed site layout in relation to the street remains visibly identical to the existing. The main change – the formation of a separate entrance to the repositioned flat (2) will not be visible from outside the site boundaries. The principal areas of extension are either at basement level and hence not visible or the redevelopment of the side extension. The layout of the latter has been designed to be in character with the existing house – set back as the existing and clearly subservient to the main house at the front, and designed to form a balancing wing at the rear. The light well and rooflights providing daylight to the basement in the rear garden have been positioned adjacent to the rear elevation and, in conjunction with the existing dense boundary planting, will not be visible from the adjacent properties.

4.2.5. Scale

‘Scale’ in the context of this application would relate to the side extension and is closely linked to ‘Layout’. The new side extension has been designed to replace the existing unsympathetic side extension in a form and character in sympathy with the main house. The diagrams below demonstrate a massing comparison with the main house at the front and at the rear. It can be seen that the scale is subservient to the main house:

4.2.5. Scale Continued

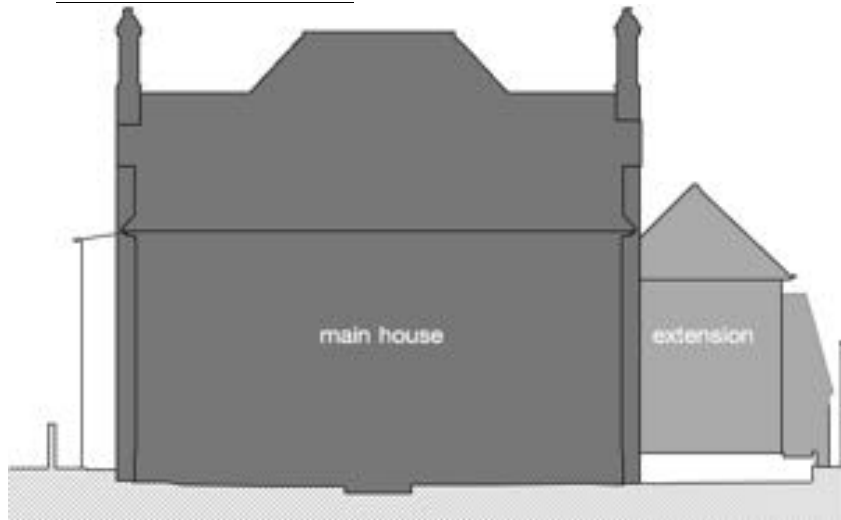


Figure 11: Front Elevation Massing Comparison

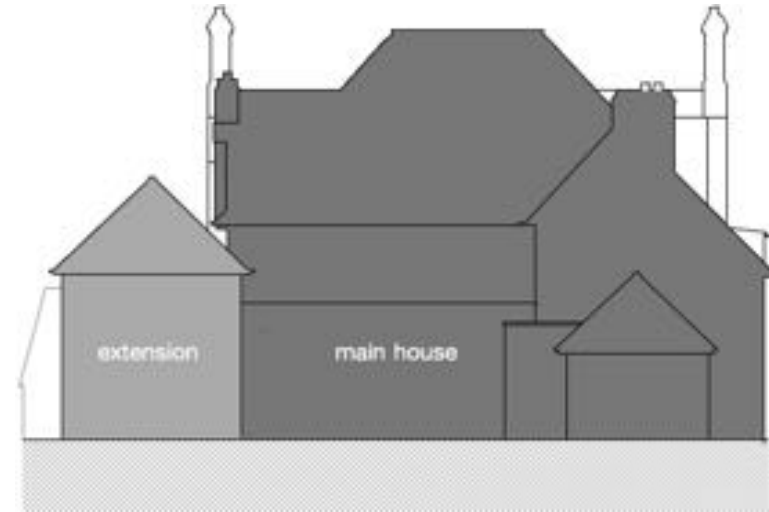


Figure 12: Rear Elevation Massing Comparison 1

At the rear, the extension forms a new 'wing' to the main house, balancing the rear elevation:

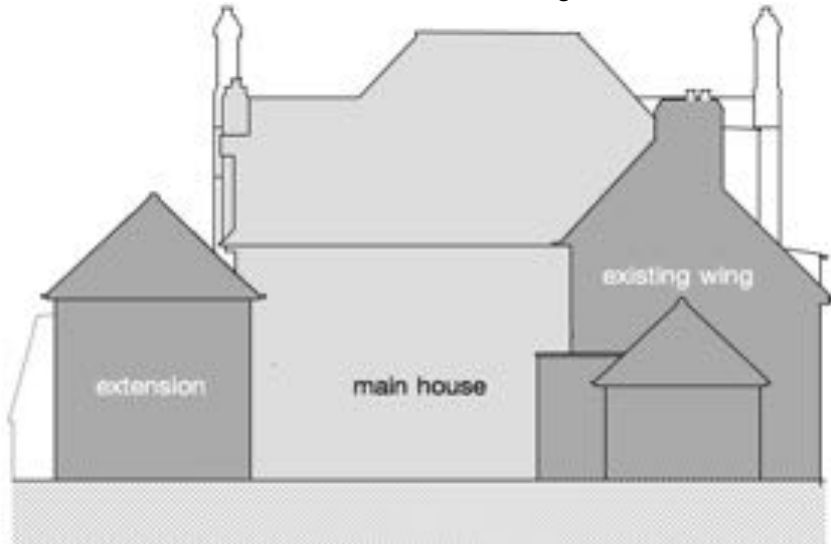


Figure 13: Rear Elevation Massing Comparison 2



Figure 14: CGI of Rear

4.2.5. Scale Continued



Figure 15: CGI showing side extension front proposals complimenting the existing house

4.2.6. Appearance

Our proposals incorporate the existing palette of materials in the street:

- Red stock brickwork with bonding and mortar joints to match the main house
- White painted traditional windows
- Clay roof tiles.
- Black metal guttering and downpipes

The front boundary proposals would replace an existing front boundary treatment that is in need of repair and of a relatively discordant appearance. The proposed boundary frontage is of a suitable scale - similar to nearby developments - and uses high quality materials that are in keeping with the existing property and wider area. A hedge forms part of the boundary treatment and will be visible behind the low brick wall and metal railings, which will enhance the verdant appearance of the Templewood Avenue street scene.

4.2.7. Landscaping

The front garden layout has been retained along with the principal planting. The form of the rear garden remains as existing with lawn and planting areas reinstated over the new basement. The natural slope of the land – upwards towards the rear - allows for this to be easily achievable.

4.2.8. Refuse and Recycling

An enclosure for recycling and refuse bins currently exists for the 3 existing flats and it is intended that this be retained and renovated for the 3 flats in the proposals.

4.3 Access & Inclusion

4.3.1 Transport Access

The existing house currently has off-street parking for 4/5 cars in the front (carriage) driveway. It is proposed that these are retained.

Secure storage for one bicycle per house has been provided at the side of the house.

4.3 Access & Inclusion Continued

4.2.2 Inclusion

The relocated flat (2) has been designed and will be constructed in accordance with M4(2) of Schedule 1 of the Building Regulations, set out in Approved Document M. The dwellings will be designed to meet the new National Space Standards (*“Technical housing standards – nationally described space standard - March 2015”*)

4.4. Response to the Pre-Application Feedback

Feedback for a Pre-Application meeting held on site on 5 February 2016 was received on 23rd March 2016. The comments made therein were addressed as follows in this application:

- *“It is recommended that the basement is reduced in both depth and width. The basement should be reconfigured with the removal of the two bedroom flat therefore allowing the swimming pool to be rotated which would allow the basement projection to the rear to be significantly reduced.”*

The size of the basement has been reduced. The margins left between the adjacent site boundary have been increased.

- *“The size of the proposed lightwell would not be supported nor its location which would extend deep into the rear garden.”*

The light well has been removed from these proposals.

- *“It is considered that the changes including the proposed lightwells and roof top lantern may give rise to light spill”*

The lightwells have been revised to be located close to the property and to feature opaque glass to mitigate light spill issues. The roof lantern has been redesigned as a flat rooflight, is set back from the front elevation so as not to be visible from the streetscape and will also feature opaque glass to mitigate light spill issues.

4.4 Response to the Pre-Application Feedback Continued

- *“The glazed doors located on the rear side extension should be further refined with better proportions. The extensions should be furthered considered and refined to better reflect the existing detailing.”*

It is felt by the applicant that the style of the glazed doors (i.e. contemporary) is appropriate and indeed has been permitted elsewhere in Conservation Area in Camden (see elsewhere in this Statement for a further exploration and documentation of this). The proportions of these have however been revised for this application to be more true to the chosen style.

- *“The dormer window at second floor level should remain and the elongated glazed roof light is not supported in this form.”*

The dormer window has been retained in these proposals. The “elongated glazed roof light” referred to above was not a rooflight but was in fact the rear elevation of an existing (very plain) chimney stack, so this comment is not relevant.

- *“The proposed roof lantern to the main roof may introduce an incongruous element to the existing dwelling. Any application should need to demonstrate that this element is not visible within the streetscape. The proposed glazed roof lantern should contain some form of obscure glazing to avoid light pollution. The glazed roof element is supported on balance that the existing harmful roof lights are to be removed from both the front and rear elevation.”*

The roof lantern has been redesigned as a flat rooflight and set back from the front elevation so as not to be visible from the streetscape.

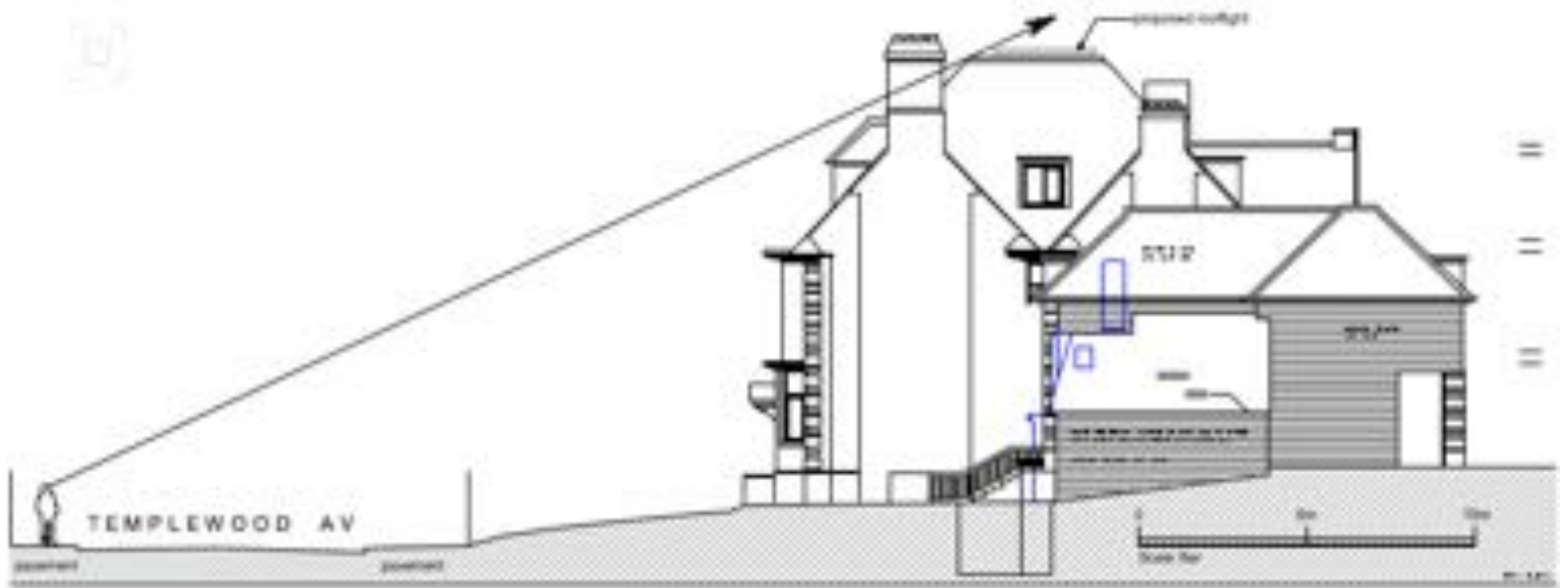


Figure 16: Section demonstrating concealment of proposed roof light.

4.4. Response to the Pre-Application Feedback Continued

- *"It is considered that the proposal could be revised to remove the two bedroom basement flat and improve the quality of the 1 bedroom unit on the ground floor."*

The two bedroom basement flat has been omitted and the 1 bedroom unit on the ground floor (flat 2) enlarged and made fully independent from flat 1.

In addition, requested information – Full BIA, Archaeological DBA, Arboricultural report and Construction Management Plan – has been included in this application.

One element has been included in this application that did not form part of the Pre-Application Consultation – the central terrace at first floor level at the rear. This has been located between the two 'wings' to ensure no overlooking of neighbouring properties. A clear glass balustrade has been proposed, both to tie in with the style of the elevation below and to greatly minimise any bulk that would have been associated with a metal balustrade. The elevation of this is shown below:



Figure 17: Rear Elevation

4.5 Examples of Nearby Comparable Completed Projects by Brod Wight Architects



12 Templewood Avenue, NW3
New Front Wing, Side and Basement Pool
Extensions



11 Templewood Avenue, NW3
Basement and Ground Floor Extensions to Rear



37a Redington Rd, NW3
Four New Build Flats

4.6. Sustainability and Energy

- Water and flooding
- Minimising Construction Impacts
- Materials
- Biodiversity and Pollution
- Sustainable Lifestyles
- Low and Zero Carbon (LZC) Technologies
- Passive Design and Energy Efficiency

The above are covered in the M&E SERVICES AND SUSTAINABILITY REPORT (JB/625: January 2017), submitted with this application.

5. Assessment of the proposals

Within this section we assess the component parts of the proposed development against the statutory Development Plan and other material considerations as outlined in **Section 3**.

The main issues in the consideration of this application are considered to be:

- principle of development in planning terms
- design, form, massing and materials
- impact on character and appearance of the Redington/Frognaal Conservation Area
- quality of residential accommodation
- impact on residential amenity
- impact on trees, landscaping and planting
- access, parking and boundary treatment
- sustainability considerations
- impact of proposed basement works, flood risk and drainage

This assessment also has consideration to the pre-application advice, as set out in **Section 1**. These comments have been used to inform the iterative design process and the subsequent assessment.

Principle of development

The Council's formal pre-application response (app ref: 2015/7167/PRE) deemed that the Proposed Development could be acceptable in principle provided that comments made on basement impact, landscape, quality of residential accommodation and design were taken into consideration. The proposals have been developed to address the Council's pre-application advice as appropriate, as detailed below, and are therefore considered to be acceptable in principle.

Design

The design has evolved in discussion with officers at the London Borough of Camden. An iterative pre-application process started in December 2015 when a pre-application submission (app ref: 2015/7167/PRE) was submitted to the Council, which was followed by a formal response letter from the Council and subsequent discussions with the Council. Whilst guidance and paragraph 60 of the NPPF is clear that the local planning authority should not attempt to impose architectural styles or particular tastes, the design of the proposed development has taken on board the Council's comments and proposes a high quality design that has regard to the existing building and historical local context through an appropriate built form, architectural detailing and use of materials.

The Proposed Development includes a number of enhancements to the appearance of the property, including:

- Replacement of non-original aluminium windows with appropriate timber framed replacement windows that match existing original windows;
- Removal of a poor quality extension that is poorly proportioned and detracts from the appearance of the property and wider area;
- Replacement of the existing poor quality extension with one that is of a more appropriate form, appearance and materials, including brick work and roof tiles that will match the existing main house;
- Removal of rooflights and poor quality asphalt roof structures from the rear elevation that detract from the appearance of the property;
- A rear extension that is of a form, appearance and materials that complements the existing building, and uses high quality modern materials that will integrate with traditional brick work that will match the existing main building; and
- Retaining positive features of the existing building including windows and chimneys and reinstating the use of an existing chimney.

In accordance with the Council's formal pre-application advice the proposals have been amended where practicable as detailed in **Section 1** and **Section 4**. These amendments include the removal of a proposed lightwell and stairs in the middle of the rear garden, the retention of dormer windows at second floor level to the rear, and the reconfiguration of a proposed roof lantern on the top roof of the property to ensure that it lies flat on the roof and reduces potential visual impacts.

Some external plant is proposed and this will be located in a discrete location at the rear of the garden, away from neighbouring properties. The plant will be within an acoustic enclosure and screened from view by existing vegetation.

The proposals are considered to be in accordance with Policy 7.1 and Policy 7.4 of the London Plan and provide a high quality design response that is informed by the local context. In accordance with Policy 7.6 and Policy 7.8 of the London Plan the proposals are considered to conserve the significance of the Redington/ Frogna CA and to be sympathetic to the character and appearance of the area by virtue of the appropriate layout, form, scale, materials and architectural detailing proposed.

In accordance with Policy DP24 the proposals are of a high standard of design that has considered the character, setting, context and the form and scale of neighbouring buildings. The proposals will:

- Complement and enhance the character and appearance of the Redington/Frogna CA;
- Improve the visual integrity of the Site and appearance of the existing building;
- Reinststate architectural features that make a positive contribution to the appearance of the area; and
- In the wider context, be of a form and mass which positively responds to and is compatible with the townscape and adjacent buildings.

The Proposed Development by virtue of its design, scale and form would enhance the character and appearance of the Redington/Frogna CA and comply with relevant national, regional and local planning policy requirements.

Heritage

Policy CS14 and Policy DP25 seek to protect and retain the special interest of heritage assets. In accordance with these policies the proposals have been carefully designed to respect the character and appearance of the existing building and the Redington/Frognaal CA, following fundamental architectural principals of layout, form, and scale that are in keeping with the existing building and area, and includes high quality architectural detailing and the use of appropriate materials that draw from the existing building and surrounding local context. In addition, the Proposed Development will enable the removal of poor quality additions to the property that currently detract from the appearance of the existing building and Redington/Frognaal CA.

The proposals are of an appropriate design and use and will positively contribute to the character and appearance of this part of the Redington and Frognaal CA and therefore meet the statutory objective of Section 72 (1) of the Planning (LBCA) Act 1990.

The proposals are deemed to be in accordance with relevant statute, national policy and development plan policies as the proposals will preserve the existing building at the very least, and indeed are considered to enhance the character and appearance of the existing building and Redington/Frognaal CA.

Archaeology

Camden Council's planning policies map (2014) shows that the property lies within the Hampstead Heath Archaeological Priority Area. Policy DP25 states that the Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting where appropriate. Where any proposed development will involve a new building or the disturbance of ground within an Area of Archaeological Potential, an archaeological assessment will need to accompany any planning application.

An Archaeological DBA has been submitted as part of the application. The assessment concludes that there are no known heritage assets within the Site and it is considered to have low to moderate potential for as yet unknown non-designated assets of archaeological interest to be present. In addition, the DBA identifies that much of the Site has been disturbed to some degree by, for example, ground preparation for the foundations of the property and drive, excavation of the basement, construction activities and landscaping that may have disturbed, damaged or destroyed any unknown non-designated assets of archaeological interest. Accordingly the DBA considers that the potential for archaeological survival at the Site is likely to be low.

Quality of Residential Accommodation

Policy CS6 seeks to secure mixed and inclusive communities and a range of homes of different sizes. Policy DP5 supports Policy CS6 by setting out more detail on the Council's approach to providing homes of different sizes, including reconfiguring residential properties. Policy DP5 states that the Council expect a mix of large and small homes in all residential developments and that the Council will seek to secure a range of homes of different sizes that contribute to meeting the priorities set out in the Council's dwelling size priorities table. Paragraph 5.5 of the Camden Development Policies document states that the Council acknowledges that there is a need and/or demand for dwellings of every size shown in the priorities table.

Paragraph 5.7 of the Camden Development Policies document states that the Council will be flexible when assessing development against policy DP5, the dwelling size priority table, and the aims set out in paragraph 5.5. The mix of dwelling sizes appropriate in a specific development will be considered taking into account the character of the development, the site and the area. In addition, Policy DP2 f) states that the Council will resist developments that involve the net loss of two or more homes.

The Proposed Development has responded to the Council's pre-application advice by removing a previously proposed 2 bedroom unit at basement level and improving the quality of the 1 bedroom unit on the ground floor. The proposals do not involve the net loss of two or more homes and enable the provision of a 7 bedroom self-contained residential dwelling and a 1 bedroom self-contained residential dwelling. The Proposed Development is deemed to be in accordance with the Council's pre-application advice, local planning policy and will enable the property to return to a use more akin to its original character as a single family dwelling.

Impact on Residential Amenity

Policy DP26 and CPG 6 seek to ensure that the impact of a development on occupiers and neighbours is fully considered. It is considered that the Proposed Development would not cause undue harm to the visual and residential amenities of nearby and neighbouring properties. The proposals would maintain the level of privacy enjoyed by neighbouring properties, with no increase in overlooking.

London Plan Policy 7.15 seeks to minimise the existing and potential adverse impacts of noise on, from, within, or in the vicinity of development proposals and to separate noise sensitive developments from major noise sources wherever practical. Development Policy DP28 requires development to provide acceptable noise levels for occupants and neighbours.

An Acoustic Assessment prepared by Acoustic Plus Ltd. is submitted as part of this application, which demonstrates that the proposed noise levels are in compliance with those set out by Policy DP28. In this way the requirements of the Council's standard noise conditions will be met.

The works involved in the construction phase of the development will be controlled through the implementation of a Construction Management Plan, as prepared by Paul Mews Associates and submitted as part of this application. The Construction Management Plan has been formulated to limit, as far as practical, impacts in relation to construction vehicles, removal of waste, control of noise and other construction-related impacts.

Impact on Trees, Landscaping and Planting

Paragraph 27.10 of the Camden Development Policies DPD states that where there are trees on or adjacent to a site, the Council will require an arboricultural report to accompany any planning application for basement development. An Arboricultural Impact Assessment accompanies this submission. The assessment concludes that the construction proposed, subject to precautionary measures as outlined in the assessment, will not be injurious to trees to be retained, nor will it require any trees of significant public amenity value to be removed. The trees to be removed will be satisfactorily addressed by proposed planting.

In summary, the proposals will not have any significant impact on either the retained trees or wider landscape, which in combination with suitable mitigation measures ensures the scheme is in compliance with the requirements of Policies DP24, DP25, DP27 and CS15.

The planning application is accompanied by a landscaping strategy that is in keeping with the existing property and area, as described in **Section 4**. It includes the use of planters to screen lightwells, sufficient margins left between the site boundaries and basement construction to enable vegetation to grow, soil above the part of the basement that is below the garden to enable garden planting and new planting to improve the existing appearance of the Site.

Access, Parking and Boundary Treatment

The Proposed Development includes improvements to the existing parking and access arrangements at the front of the property and associated hard landscaping improvements. In accordance with Policy DP19 the proposed bound gravel driveway, new gate piers, gates and car lift for parking provision are commensurate with the locality and entirely appropriate to the Site. They will improve the appearance of the building and the surrounding area and provide appropriate soft landscaping and high quality boundary treatments.

Energy and Sustainability

Policy DP22 relates to sustainable design and construction and requires schemes to demonstrate sustainable development principles and encourages developments to conserve energy and resources. It is the applicants aim to ensure the proposals are of a sustainable design and construction and the Proposed Development has been informed by the M&E Services and Sustainability Report, which accompanies this application.

The accompanying M&E Services and Sustainability Report sets out how the development will incorporate measures to enhance the thermal performance of the building, passive design measures, the use of energy efficient active building services systems, including rainwater collection measures and the incorporation renewable energy systems that do not have an adverse impact on the character and appearance of the building or Redington/Frognaal CA.

Sustainable measures incorporated into the design of the Proposed Development include:

- the proposed building fabric, materials and fittings are designed to maximise the levels of insulation and reduce heat loss;
- the following on site low carbon and renewable energy sources will achieve a 21.3% reduction in regulated CO2 emission (the requirement is 20%):
 - a ground source heat pump (GSHP) to serve the main space heating system for the main house;
 - an air source heat pump (ASHP) to serve as the main space and hot water heating system for the self-contained residential dwelling;
- new upgraded gas and water utility supplies/meters;
- a rainwater recycling drainage system; and
- where possible, on-site materials will be reused and recycled.

A detailed description of the proposed electrical and mechanical systems is also included within the report, detailing the energy efficient and sustainable design measures to be incorporated.

The Proposed Development will have the potential to generate significant carbon savings over the lifetime of the property and meet the requirements of Local Plan Policies CS13, DP22 and DP23, the relevant policies of the London Plan (Chapter 5) and guidance contained within CPG 3.

The proposals represents a very considerable improvement over the existing situation in sustainability terms and this is considered a substantial planning benefit.

Impact of Proposed Basement Works, Flood Risk and Drainage

Local Plan Policy DP27 and CPG 4 set out the criteria for assessment of proposals which include basements and lightwells. The policy and guidance requires the submission of a Basement Impact Assessment. A full Basement Impact Assessment (BIA) has been submitted with the planning application.

Full details are provided in the BIA prepared by Chelmer Consultancy Services and it concludes that there will be no significant detrimental effect on ground water flows. The BIA states that groundwater was encountered within the proposed depth of the basement and that therefore the basement will need to be waterproofed. The Construction Method Statement prepared by Elliot Wood Partnership, and submitted with this application, includes a waterproofing strategy and proposes that the basement walls and slab are constructed from waterproof concrete. The water-proofing of the basement will reduce the risk of flooding to acceptable levels and a positive pumped system at basement level is proposed in order to further protect the Site from sewer flooding.

The BIA concludes that only basic flood resistance measures will be required in view of the 'Very Low' risk of surface water flooding. Proposed mitigation measures include the provision of upstands around the proposed lightwells.

London Plan Policy 5.13 requires (SuDS) to be installed where appropriate in line with the drainage hierarchy in order for runoff to be managed as close to its source as possible. Policy DP23 reflects the guidance set out in the London Plan.

The BIA recommends the use of appropriate SuDS for management of surface water, but not soakaways. Accordingly SuDS are incorporated in the scheme as detailed in the Construction Method Statement prepared by Elliot Wood Partnership, the M&E Services and Sustainability Report and accompanying proposed drainage plans prepared by ME7 Ltd. An underground attenuation tank will be provided as part of the proposed surface water drainage system – within the rear garden; positioned in accordance with the tree specialist advice.

Accordingly, it is clear that the Proposed Development has been designed to meet the policy requirements in terms of surface water attenuation and ensuring that it would not increase the risk of flooding elsewhere.

The BIA includes a ground movement assessment and concludes that, provided best practice construction methods are employed, the worst case predicted damage to the neighbouring properties from the construction of the basement are likely to fall within Burland Category 1, termed 'very slight', for No.5a Templewood Avenue and Burland Category 0, termed 'negligible', for No.3 Templewood Avenue. The car lift will be more remote from the front wall of No.3 Templewood Avenue than the main basement, and is expected to be beneficial. Several recommendations are set out in the BIA regarding movement monitoring prior to and during the construction period and these are considered and addressed in the 'Structural Monitoring' section of the Construction Method Statement prepared by Elliot Wood Partnership.

It is concluded overall that the proposed development is unlikely to result in any specific land or slope stability issues, groundwater or surface water issues.

In terms of lightwells, the CPG4 states that these should be 'discreet and not harm the architectural character of the building'. The proposed basement lightwells have been discretely incorporated into the design of the rear and side of the property and screened by planters to accord with that guidance, and as a consequence there will be no prominent external physical manifestations of the basement beyond the principal building.

6. Conclusion

- This report has provided an assessment of the proposals against the Statutory Development Plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004. The proposed development is considered to accord with the relevant policies of the adopted development plan, as well as being consistent with national planning policy and material considerations.
- The proposals have been developed in the context of pre-application consultation with officers at the London Borough of Camden and are considered to be of a high quality design that is informed by the surrounding local context and will complement the character and appearance of the Redington/Fognal Conservation Area as a whole, and Templewood Avenue in particular.
- In accordance with Policies DP24 the proposed alterations have been carefully designed to improve the appearance and sustainability of the existing building where possible and include high quality architectural detailing and the use of appropriate materials that draw from the existing building and surrounding local context in accordance with Policy DP25.
- The proposals will appear entirely consistent with the appearance of the building, fully integrating with the existing building, and be of a scale that is commensurate to surrounding development. The finished development would be well proportioned relative to the whole, and improve its appearance by presenting improved elevations with a better and more satisfactory architectural finish than the existing.
- The proposals are deemed to be in accordance with relevant statute, national policy and development plan policies as the proposals will preserve the existing building at the very least, and indeed are considered to enhance the character and appearance of the existing building and Redington/Fognal CA.
- The high quality design, the detailed consideration of the landscaping proposals and the appropriate scale, massing, height and use of materials for the proposals will ensure the very highest form of development is delivered, in accordance with the NPPF. Paragraph 137 of the NPPF, in particular highlights that proposals which preserve elements that make a positive contribution to or better reveal the significance of a conservation area should be treated favourably.
- The Proposed Development would produce a sustainable form of development which addresses the applicable targets for new development and incorporates an integrated and comprehensive landscaping scheme. It is also appropriate in terms of residential amenity, access and parking.
- The submission provides full information to enable the impacts of the proposed basement works to be fully assessed, and concludes that there is no adverse effect arising from the basement. The Proposed Development also complies with London Plan and local policy requirements with regards to CO2 reduction and the incorporation of SUDS.

- The Proposed Development is deemed to be of an appropriate high quality of sustainable design that is in keeping with the original property and is considered to represent an enhancement to the character and appearance of the Site and Redington/Frogna Conservation Area. The proposed alterations would enable the provision of modern living accommodation, whilst respecting the historic character and architectural interest of the property and Redington/Frogna CA.
- Overall, the proposals are considered to be compliant with both legislative and planning policy frameworks. The proposal is sustainable development, is in compliance with the development plan and as such in accordance with paragraph 14 of the NPPF should be “approved without delay”.

Montagu Evans LLP

5 Bolton Street, London W1J 8BA

Mobile: 07825023101 Switchboard: 020 7493 4002

www.montagu-evans.co.uk

Tel: 020 7493 4002

Brod Wight Architects

43 England's Lane

London NW3 4YD

www.brodwight.co.uk

Tel: 020 7722 0180