

PD10251/TM/EM

27 August 2021

Planning and Development Control
Camden Council
5 Pancras Square
London N1C 4AG

F.A.O Kristina Smith

Dear Kristina Smith,

**5 TEMPLEWOOD AVENUE, LONDON, NW3 7UY
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR FULL PLANNING PERMISSION – POLICY ADDENDUM**

This Policy Addendum has been prepared by Montagu Evans LLP on behalf of Mrs Shirley Stone (“the Applicant”).

The Addendum is to be read in conjunction with the application material for planning permission ref: 2021/2793/P at 5 Templewood Avenue London NW3 7UY. The description of development is as follows:

“Conversion of 3 existing units to provide 2 units (C3); erection of rear extension with terrace above and part replacement side extension; installation of plant enclosure to rear; excavation of single storey basement and car lift for 1 vehicle; hard and soft landscaping works; and alterations to fenestration on all elevations (as consented under application ref. 2017/1229/P dated 29 August 2018).”

Following the resubmission of the application on 8 June 2021, this policy addendum has been issued to reflect the updated planning policy and legislation.

PLANNING POLICY**Statutory Framework**

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan, unless material considerations indicate otherwise and Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Development Plan

The statutory development plan for the Site comprises:

- London Plan (March 2021);
- Camden Local Plan (July 2017); and
- Redington Frogna Neighbourhood Plan (March 2021).

The Site is subject the following designations under the LB Camden Policies Map (August 2021), within the:

- Redington and Frogna Conservation Area

PLANNING POLICY ASSESSMENT

This assessment examines specifically the Redington Frogna Neighbourhood Plan (March 2021). Full policy assessment against the London Plan and Camden’s Local Plan is provided in ‘Planning, Heritage, Design and Access Statement’ by Montagu Evans LLP in association with Brod Wight Architects.

We set out each of the relevant policies from the neighbourhood plan below and follow on with our assessment of the scheme against that policy.

Principle of Development

The principle of the development was approved under planning permission ref: 2017/1229/P. There are no policies in the Neighbourhood Plan which change this position.

Design Considerations

Policy SD1 (Refurbishment of Existing Building Stock) of the adopted Neighbourhood Plan (2021) reads as follows:

- i. Development should avoid adverse impacts on biodiversity and wildlife habitat, including through the loss of garden space.
- ii. If there is likely to be a significant adverse impact, this should be offset by gains elsewhere within the site, such as tree and hedge planting;
- iii. The achievement of a net gain in biodiversity is strongly encouraged;
- iv. Where single houses have been sub-divided into flats, and where units are 20% or more below London Plan private internal space standards, they may be amalgamated to form fewer units, provided the reduction in units is no greater than necessary to meet the standards. This applies to all development of a site since 26 June 2006;
- v. The creation of garden development and building extensions should be in accordance Policies SD 2 to SD 5, and maximise the area of soft, natural landscaping, to act as a carbon sink and help mitigate climate change and the urban heat island effect.
- vi. Front garden boundary walls and hedges, which contribute to the character and appearance of the area, should be preserved or reinstated for new developments and refurbishments of existing building stock.
- vii. Use of hedges as front, side and rear garden boundaries is encouraged, to enhance amenity, biodiversity and streetscapes.

In response to Policy SD1, the proposed development avoids impacts on biodiversity by proposing a modest extension at the rear, and enhancing the landscaping at the front, thus taking the opportunity to enhance the contribution the site makes to biodiversity. The area of soft landscaping would be maximised supporting environmental benefits. In addition, a new hedge is proposed on the front boundary, enhancing both the biodiversity and appearance of the site.

In terms of Policy SD1(iv), which allows the amalgamation of units (up to as many as necessary) where existing units are 20% less than the internal space standards the London Plan. The proposed development does not fall into this category. However, the policy does not set out a general prohibition to amalgamation and does not state that these are the only circumstances where amalgamations are allowed. Rather it is permissive in the cases of houses subdivided into flats and where those flats fall below a certain standard. The wording of the policy does not restrict amalgamation in other circumstances and does not override the application of Policy H3 of the Camden Local Plan which allows the loss of one home where two dwellings are being combined. The application of Policy SD1(iv) is therefore to generate additional flexibility in the application of Policy H3 – that is in situations where the loss of more than one unit is proposed through amalgamation, this would be permissible under Policy SD1 if the units in question are 20% smaller than London Plan space standards. The wording of Policy SD1(iv) does not represent a conflict with adopted policy H3 which remains extant and has full weight attached to it. The proposed development in this instance complies with Policy H3 and remains acceptable in land use terms. The extant consent granted under permission ref. 2017/1229/P remains a material consideration in the determination of this application.

Policy SD3 (Electric Vehicle Charging Points) of the adopted Neighbourhood Plan (2021) encourages the provision of charging points for electric vehicles. The current proposal does not include an electric charging point, but if deemed necessary can be considered as a planning condition.

Policy SD5 (Dwellings: Extensions and Garden Development) of the adopted Neighbourhood Plan (2021) states that extensions will need to be designed to complement the character of the original building and context. The design and scale of the side extension, which is visible from street level, has been considered in the proposals. The proposed setting back of the side extension ensures the extension is seen subservient to the main house, whilst still being read as a balanced wing of the building. The materials for the extension will match the existing and will include architectural details of quoins and eaves. Traditional materials will also be used for replacing the windows on the front façade. This will also accord with

Policy SD 6 (Retention of Architectural Details in Existing Buildings) of the adopted neighbourhood plan (2021). Furthermore, the extent of the extension is modest and will not affect the overall area of soft landscape. The location of the extension to the rear of the existing wing ensures the visual space between dwellings when seen from the street is not affected and will remain as existing. The front boundary wall and hedges will be retained due to their important contribution to the conservation area.

Policy BGI1 (Gardens and Ecology) and Policy BGI2 (Tree Planting and Preservation) of the adopted Neighbourhood Plan (2021) outline that open green areas, such as gardens, should be designed to enhance ecological, wildlife and residential amenity values and that trees should be retained in order to preserve biodiversity corridors. The proposals seek to retain and enhance the existing green spaces. 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. There will be no significant external lighting proposed thus no significant impact on wildlife in compliance with Policy BGI 3 (Lighting) of the adopted Neighbourhood Plan (2021). Luminance level controlled by condition if necessary.

Policy UD1 (Underground Development) of the adopted Neighbourhood Plan (2021) states that residential basements should not impact neighbouring properties, groundwater or land stability nor the viability of garden spaces and trees. A Basement Impact Assessment prepared by Chelmer Consultancy Services has been submitted with the planning application. This concludes, that overall the proposed development is unlikely to result in any specific land or slope stability issues, groundwater or surface water issues. Furthermore, trees proposed for removal in order to accommodate the basement have been identified within the Arboricultural Impact Assessment as not of significant public amenity value and thus can be compensated with proposed planting.

Heritage and Townscape Considerations

Policy SD2 (Redington Froggnal Conservation Area) of the adopted Neighbourhood Plan (2021) requires new developments to preserve or enhance the green garden suburb character and appearance of the conservation area. In accordance with these policies the proposals have been carefully designed to respect the character and appearance of the existing building and the Redington Froggnal Conservation Area, 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 Froggnal Conservation Area.

Policy SD4 (Redington Froggnal Character) of the adopted Neighbourhood Plan (2021) requires development to support the distinct character of the Redington and Froggnal area. The design of the proposals has been considered to preserve and reinforce the garden suburb character. This has been achieved by ensuring the scale, massing and height would complement the established characteristics of the area. In particular this is achieved by maintaining the set back of the property from the street and by ensuring the extension is subservient to the main house. In addition, the plot coverage ratio of development to open space is balanced and supported by the landscaping. Therefore, the proposed development would ensure the property continues to contribute a positively to the Redington and Froggnal area.

SUMMARY

Having regard to the policy position, it is considered that the proposed development is acceptable in neighbourhood policy terms. In particular, the proposed development will align with the neighbourhood plan's vision and objectives which includes enhancing the character and appearance of the conservation area, which is virtually synonymous with the Redington Froggnal Neighbourhood Area. In addition, the proposals will protect existing green space and enhance the landscaping on the site.

Yours sincerely,



Montagu Evans LLP