



GERALDEVE

Planning and Borough Development
London Borough of Camden
c/o Judd Street
London
WC1H 9JE

18 January 2022

Our ref: NTH/CHST/HDA/U0013857

Dear Sirs,

82 Fitzjohn's Avenue, London, NW3 6NP
Town and Country Planning Act 1990 (as amended)

We write on behalf of our client, Mr Ross, to submit an application for planning permission in respect of the dismantling and reconstruction of the existing boundary wall, adjacent to Spring Walk, at 82 Fitzjohn's Avenue. In full, planning permission is sought for:

"Dismantling of the existing boundary wall for site access and construction purposes in association with development at 82 Fitzjohn's Avenue, and reconstruction using reconstituted materials following completion of works".

The Site

The site, comprising a residential home, is situated to the rear of 84 Fitzjohn's Avenue. Fitzjohn's Primary School lies to the north, the Royal Mail Sorting Office to the east and Spring Walk to the south of the site.

The site is located within the Fitzjohn's and Netherhall Conservation Area and within the Hampstead Neighbourhood Plan Area.

Planning History

Planning permission (ref: 1160) was granted on 9th December 1965 for the erection of a single storey extension at the rear of the ground floor.

In 1971 and 1972, planning permission was granted for ground and first floor extensions to improve the staff accommodation at 82 Fitzjohn's Avenue, which was the Principal's residence for Saint Godric's College (ref: 11184 and 14256 respectively).

The site has been subject to a number of planning applications over the years but the most relevant in respect of the current proposal relates to Planning permission that was granted on 4th October 2019 (ref: 2019/4229/P) for the erection of a two-storey side, front and rear extensions, a replacement pool house and associated works.

Application 2021/1394/P was approved on 1st June 2021 for alterations and extensions including the erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection

of new orangery, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees.

Subsequently, application 2021/1787/P was submitted on 20th April 2021 and approved on 12th January 2022 for works as set out within application 2021/1394/P, including the lowering of the existing pool and associated plant.

Proposals

The proposals seek to dismantle the existing boundary wall to facilitate construction on site in association with works approved under applications 2021/1394/P and 2021/1787/P. The existing wall, which runs between 82 Fitzjohn's Avenue and Spring Walk does not provide sufficient distance for construction vehicles to safely access the site without compromising the integrity of the wall or raising health and safety concerns.

A review has been carried out by Behan Chartered Surveyors and DWH Consulting. The existing brick wall is in disrepair and poses a risk of collapse if left in situ for the construction period. During this period, a temporary structure will be erected in order to provide security to the site, providing increased width for construction vehicles and improved sight lines for vehicles and pedestrians. The existing boundary wall will be reinstated like-for-like following completion of works on site.

Planning Policy Framework

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("the Act") the proposals must be assessed against the "Development Plan" and other material considerations. In this case, the local development plan comprises the National Planning Policy Framework (2021), the London Plan (2021) and Camden's Local Plan (2017).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Assessment

Design and Conservation

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

Policy D4 of the London Plan requires development to incorporate exemplary standards of high-quality and sustainable urban design. Policy D1 of the Camden Local Plan seeks to secure high quality design in development, which respects the local context and character, and preserves or enhances the historic environment and heritage assets. The Policy goes on to require the use of high-quality materials which complement the local character and contribute positively to the street frontage. Specifically, the Council will require that development:

- Respects local context and character;
- Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

- Is of sustainable and durable construction and adaptable to different activities and land uses;
- Comprises details and materials that are of high quality and complement the local character;
- Integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- Is inclusive and accessible for all; and
- Promotes health.

Policy D2 of the Camden Local Plan (2017) requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Policy DH1 of the Hampstead Neighbourhood Plan expects development proposals to demonstrate how they respond and contribute positively to the distinctiveness and history of the area and should respect and enhance the character and local context of the relevant character area. Policy DH2 states that new development should take advantage of opportunities to enhance the Conservation Area by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Area.

For the purposes of construction, vehicles will be required to access the Site at 82 Fitzjohn's Avenue via the exiting narrow path / road leading up to the rear of the Site. The boundary to the Site comprises a brick wall approximately 2 metres in height, which borders Spring Walk, a pedestrian route between Fitzjohn's Avenue and Shepherds Walk.

The existing wall is old and suffers from significant lean-in. As a result of construction traffic, vibrations and the compaction of ground and lateral pressures on the wall, there is a potential for the boundary wall to collapse, representing the risk of serious injury or fatalities to pedestrians using Spring Walk necessitating its temporary removal during the construction phase.

As set out within the accompanying Historic Statement, prepared by Steven Levrant Heritage Architecture, the existing boundary wall is not of any significance and with no archaeological or historic interest. The architectural and artistic interest has been considered in detail and was also found to be low.

The part of the wall to be reconstructed is not original and is therefore considered to be of lesser interest than other sections of the wall. It is not highly visible from the Fitzjohn's and Netherhall Conservation Area, nor will it detrimentally impact the character of the local area. Accordingly, the proposals are in accordance with Policy D1 of Camden's Local Plan and Policy DH 1 and DH2 of the Hampstead Neighbourhood Plan.

Application Documentation

Please find enclosed the following documents submitted in support of this planning application:

- A copy of this cover letter;
- Completed application forms (dated 18 January 2022);
- Site location plan, prepared by Charlton Brown Architecture & Interiors;
- Design and access statement, prepared by Charlton Brown Architecture & Interiors;
- Heritage Assessment, prepared by Stephen Levrant Heritage Architecture;
- Schedule of condition and associated photos, prepared by Behan Chartered Surveyors;

- Report on health and safety issues, prepared by DWH Consulting; and
- Structural report, prepared by Harrison Shortt Structural Engineers Ltd.

We trust that the information submitted is sufficient to validate this application request and we look forward to discussing the proposals.

The requisite application fee of £206.00 has been paid via BACS. Please do not hesitate to contact Neil Henderson (0207 333 6377) or Chloe Staddon (0203 486 3417) of this office should you have any questions.

Yours faithfully



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