

Netley Cottage
Lower Terrace
London NW3 6RR

and

Grove Lodge
Admiral's Walk
London NW3 6RS

Application for approval of details
reserved by a condition

Design Statement

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1.00 Foreword

1.01 Introduction

This Statement has been prepared in support of an application for Approval of details reserved by a condition to carry out work at Grove Lodge and Netley Cottage Hampstead. The relevant condition is Condition 5 of FULL PLANNING PERMISSION 2021/3494/P, granted on 23 February 2022.

1.02 Recent Planning History

Proposals for alterations to Netley Cottage and Grove Lodge to facilitate the amalgamation of two properties into one received approval from the local planning authority in February 2022 – in the form of both Planning Permission (ref: 2021/3494/P) and Listed Building Consent (ref: 2021/3822/L).

1.03 Approval of Details

The purpose of this document is to support an application for an approval of details reserved by a condition, attached to Planning Permission 2021/3494/P.

2.00 Context

2.01 The Site and Surrounding Area

Grove Lodge and Netley Cottage are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest as Grade II - List Entry Numbers 1378587 and 1379354 respectively. The houses lie within the Hampstead Conservation Area.

3.00 Approval of details reserved by a condition

Condition 5 of Planning Permission 2021/3494/P states:

“Prior to relevant part of work begun, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any new railings and proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

Details of areas of hard landscaping are included in this submission; as follows

3.01 New railings and gate to entrance (drawing 4134-A(90)10)

The proposals include the replacement of decorative bollards and chain fence with traditionally detailed railings and gate. The railing finials will match those in nearby Grove Lodge.

The railings will be fixed into discrete concrete footings at approximately 1m centres. These will be hand-dug, under arboricultural supervision, to mitigate the risk of disturbance to tree roots.

The existing brick steps and entrance path will be repaired and relaid, as appropriate. In accordance with Arboricultural Method Statement (SJA ams 21364-01a) included as one of the approved documents,

“The proposed replacement brick path within RPAs of retained trees shall be constructed in accordance with Section 7.4 of BS 5837: 2012 ... Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level or no deeper than the base of any existing surfacing it is replacing...”

3.02 Opening and steps between gardens of Grove Lodge and Netley Cottage (drawing 4134-A(90)01)

There is an approximately 1.2m difference in level between the gardens of Netley Cottage (higher level) and Grove Lodge. The proposed opening in the existing garden wall is marked by a pair of brick piers, with simple stone cappings. A metal gate, matching that at the front entrance, sits between the piers. Steps will run at right angles to the wall, on the Grove Lodge side. This area has a large extent of increasingly mature shrub planting, which is to be retained and reinforced.



View from Grove Lodge: indicating approximate position of proposed steps (behind planting)



Grove Lodge gardens: materials for new steps and paths will match those shown here.

The materials will be as those used for the recent garden works at Grove Lodge; that is: Michelmersh Freshfield Lane Red Multi for walls and steps and Chelmer Valley Chesham Multi pavers laid in a basket-weave pattern for paths.

4.0 Compliance with Policy

4.01 Compliance with policy and guidance

The applicant considers that these developed proposals meet Policy D2 (Heritage), of the Camden Local Plan, which states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets, including conservation areas, and listed buildings.

The applicant considers that these proposals align with Policy D1 (Design), of the Camden Local Plan, which states that the Council will seek to secure high quality design in development and require that the development, *inter alia*, respects local context and character, preserve or enhances the historic environment and heritage assets, and incorporates high quality landscape design.

5.00 Conclusion

The applicant considers that the developed details preserve or enhance the character and appearance of the area and demonstrate high quality landscape design and seeks approval in terms of Condition 5 of Planning Permission 2021/3494/P.

6.00 Schedule of Drawings and Documents

This document is to be read in conjunction with the following:

4orm drawings:

4134-L.06	Key Landscape Plan
4134-A(90)01	Garden Steps
4134-A(90)10	Entrance Railings and Gate