

Our Ref: 20/229/KM/WH  
Your Ref: PP-10555785  
Email: [kmatthews@firstplan.co.uk](mailto:kmatthews@firstplan.co.uk)  
Date: 30 March 2022

London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London, N1C 4AG

Dear Sir/Madam,

## **PLANNING APPLICATION FOR ERECTION OF OUTBUILDING THE LODGE, NORTH END AVENUE, LONDON, NW3 7HP**

We have been instructed by our client, Mr Chaumet to submit the enclosed planning application for the erection of an outbuilding within the rear garden of the above address to provide incidental living space within the property's curtilage. The planning application has been submitted online via Planning Portal (Ref: PP-10555785).

In accordance with national and local validation requirements, the following documents are attached in support of this submission:

- Completed Planning Application Form and Completed Certificate A;
- Completed CIL Form;
- Planning and Heritage Statement (this letter);
- Design and Access Statement
- Site Location Plan
- Existing Plans and Elevations (see submitted schedule for drawing numbers)
- Proposed Plans and Elevations ( see submitted schedule for drawing numbers)
- Tree Report by Marcus Foster

The remainder of this letter outlines our supporting case for the enclosed proposals.

### **Site Description**

The application site comprises an existing detached two storey residential dwelling located at North End Avenue in Hampstead. The property is an L-shaped dwelling which is accessed via a private driveway, which also serves the neighbouring properties, Northstead and Northgate. The garden is located to the south of the plot and has boundary with a footpath which runs between North End Avenue and North End Way.

The existing property is Arts and Crafts style and includes decorative red terracotta tiles and natural pebble dash render. The original house was constructed in the 1880s and was subsequently extended in the 1930s and 1980s.

The majority of garden sits at first floor level although its levels do vary. There is a lowered courtyard outside the ground floor living room which is connected to the main garden via steps. There are several mature trees within the garden.

In the immediate vicinity, the site is bordered to the west by the footpath before a further verge of large mature trees and Hampstead Heath beyond. Hampstead Heath also borders the site to the south. To the west is the residential garden of Northstead and to the north is the private driveway access.

In the wider context, the site is located on the edge of a predominantly residential area characterised with detached dwellings sited within large plots and laid out in an informal street pattern. The area is also abundant with numerous mature trees giving a rural forested feel.

## **Planning History**

There have been several proposals for the application site previously. Planning permission was granted in 2018 for replacement of and modifications to existing doors, windows and openings. Minor alterations to central bay on west elevation. Formation of first floor roof terrace on north elevation. Landscape works to rear garden (ref: 2018/0588/P).

Planning permission was refused in March 2018 for erection of single storey extension to south elevation; installation of external shutters and the formation of first floor roof terraces on north and east elevations; erection of portico and roof terrace to west elevation, and addition of solar panels; alterations to doors and windows; associated landscaping (ref: 2017/4695/P).

A previous rear extension scheme with a flat roof design, external alterations and creation of roof terraces had been approved in October 2013 (ref: 2013/3790/P). However, this was not implemented.

## **Pre-Application Advice**

The planning application follows previous pre-application advice (Ref: 2021/1619/PRE). The scheme proposed a large rear extension as well as a garden outbuilding which incorporated the trees to the rear and was larger than the current proposal.

## **Application Proposals**

The application proposes a single storey glazed outbuilding located to the rear of the host dwelling within the existing garden space.

The outbuilding will be ancillary to the main house and will not be self-contained. It will accommodate a variety of incidental uses including a home office, home gym area and a space to relax.

The building has a varied building line and variety of heights which are designed to complement the character of the garden. The building is comprised largely of glazing with solar coating and thermal insulation. The wall and roof is proposed to be covered with traditional ivy planting to integrate the outbuilding into the garden setting.

## **Planning Policy**

The statutory development plan comprises the London Plan (2021), the Camden Local Plan (2017), Camden Sites Allocations Plan (2013) and the Hampstead Neighbourhood Plan (2018). The adopted Camden Planning Guidance, Conservation Area Appraisal and the National Planning Policy Framework (NPPF) are also material considerations.

The adopted proposals map confirms that the site is located within the Hampstead Conservation Area and Hampstead Heath Archaeological Priority Area. Within the Conservation Area Appraisal, The Lodge is noted as making a positive contribution.

In respect of the surrounding area immediately bordering the site the following designations exist:

- Wall on the opposite (eastern) side of North End Avenue is Grade II Listed; and
- Land to the East (including North End Avenue and the footpath) is designated as part of Hampstead Heath Open Space, Metropolitan Open Land (MOL) and Metropolitan Site of Importance for Nature Conservation (SINC).

### The National Planning Policy Framework (NPPF)

The NPPF provides overarching planning policy guidance for development across England. Paragraph 10 sets out that at the heart of the framework is a “presumption in favour of sustainable development”. Paragraph

11 of the NPPF notes that for decision-taking sustainable development means approving development proposals that accord with an up-to date development plan without delay.

Paragraph 124 stresses the importance of good design in achieving sustainable development as it aids in the creation of better places in which to live and work whilst also helping to make development acceptable to communities. As such, Paragraph 127 sets out that both planning policies and decisions should, inter alia: function well and contribute to the overall quality of the area, be visually attractive with good layout and landscaping, be sympathetic to the local character and history and optimise the potential of the site.

Paragraph 184 sets out that heritage assets are to be conserved in a manner appropriate with their significance. Paragraph 192 sets out that when determining applications affecting heritage assets, they 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.”***

Paragraph 193 establishes that when considering the impacts of a proposed development on the significance of a designated heritage asset, great weight is to be given to the asset’s conservation. Paragraph 196 confirms that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this should be weighed against the public benefits of the proposal, such as facilitating its optimal viable use.

### The London Plan

Policy D3 Optimising Site Capacity through the Design Led Approach seeks to ensure that all development makes the best use of land and positively responds to local distinctiveness through layout, form and appearance. Proposals should ensure appropriate outlook, privacy and amenity, and mitigate any noise impacts. Further, proposals should enhance heritage assets and architectural features of a locale through the utilisation of high-quality materials.

Policy D4 Delivering Good Design sets out that the design quality of development is to be retained through to completion and therefore throughout the development process.

Policy HC1 Heritage Conservation and Growth details that development proposals which affect heritage assets, and their wider sections, should conserve significance by being sympathetic to the assets' significance and appreciation with their surroundings. Development proposals should seek to avoid any negligible impact and identify enhancement opportunities by integrating heritage considerations at an early stage within the design process.

## Camden Local Plan

Policy G1 sets out that Camden will support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Design requirements are set out in Policy D1, highlighting the need for high quality development that responds positively to the local area, specifically referencing high quality design in alterations and extensions.

Policy D2 requires development proposals to preserve and where appropriate enhance heritage assets and their settings including conservation areas and listed buildings. The council will resist development that includes loss of or harm to a heritage asset. Trees and garden spaces which contribute to the character, appearance and setting of the conservation area will also be preserved. In respect of listed buildings this policy also seeks to resist development that would cause harm to the setting of a listed building.

Policy A1 requires applications to protect the quality of life for occupiers and neighbours and sets out that the Council will seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.

## Hampstead Neighbourhood Plan (2018)

The site is identified as being located within the 'Outlying Areas' and Policy DH1 requires proposals to demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas. Development must ensure that the design is sympathetic to established building lines and arrangements of front gardens, walls, railings, or hedges.

Policy DH2 states that development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.

## Heritage Statement

### The Hampstead Conservation Area

Hampstead Conservation Area was originally designated in 1968. The Hampstead Conservation Area Statement provides background information on the history and character of the area. It sets out that:

*"Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it."*

North End Avenue is described as 'larger houses set in large gardens that merge into the surrounding Heath. Cedar Lodge (No. 1) is particularly fine and has a prominent brick boundary wall. The boldly modelled roofs of Northgate and Northstead are prominent in views from the Heath'.

The document also confirms that adjacent properties to the east of North End Avenue (Brandon House, Northgate, Northstead, The Lodge, No. 3) are buildings which make a positive contribution to the conservation area.

## Impact of the Proposals

There are a variety of outbuildings in rear gardens within the Hampstead Conservation Area. The building has been designed to sit comfortably in its garden setting. It is set back from all boundaries and is a single storey.

The design proposals offer a contemporary addition to the property. The simple design complements the Arts and Crafts design of the host building. There are a variety of contemporary buildings in the conservation area including a recent new build dwelling on North End Avenue. In this context the proposals are not considered to harm the character of the conservation area.

## Planning Assessment

The key planning issues in this case are the impact on the conservation area and host dwelling, the impact on neighbouring amenity and the impact on ecology and trees. The impact on the conservation area has been discussed above and it is considered that there is no harm.

### Neighbouring Amenity

Given the single storey nature of the proposal and its distance from adjoining occupiers it is considered that the scheme would not cause any negative implications regarding neighbouring amenity. Whilst the structure is glazed it will be planted with Ivy and the lighting has been designed to be low level within the floor to ensure that there is no adverse impact in respect of light pollution. Furthermore, the glass has a solar coating which will further reduce light spillage.

### Ecology, Trees and Landscaping

In regard to the existing trees located to the rear of the site, no mature landscaping is proposed to be removed to facilitate the implementation of the scheme and the application is supported by a Tree Report. Furthermore, the proposed Ivy will enhance the green character of the site.

## Conclusions

This application proposes the erection of an outbuilding within the site known as 'The Lodge', North End Avenue, Hampstead.

Following pre-application advice, the scheme has been redesigned to take into account officer feedback. The new proposal offers a contemporary yet sympathetic addition to the host building and respects its importance within the setting of the conservation area.

Overall, the proposal will provide a positive addition to the plot, helping to conserve and enhance the character of the conservation area, whilst ensuring a high standard of amenity for neighbouring and future residents in the locality.

If you have any questions or queries regarding the application then please contact me directly, otherwise I trust that the submitted documents provide sufficient information for validation and determination to be progressed.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'firstplan', written in a dark ink.

KATE MATTHEWS  
Director

Enc.