

Planning and Development
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Date: 11 November 2020
Our ref: 62493/01/GW/OW/19042337v1
Your ref:

Dear Sir/Madam

**Householder Planning Application - Willow Lodge, Vale of Health, Camden,
London NW31AX**

This application has been submitted on behalf of Chelsea Paige White. It accompanies an application for householder Planning Permission, made to the London Borough of Camden for the demolition of an existing outbuilding, construction of a rear/side ground floor extension, insertion of a ground floor window to the side elevation and replacement of a garage door with two windows to the front elevation, to use the garage space as a habitable space.

The application, which has been submitted via the Planning Portal, comprises the following documents in addition to this cover letter:

- a Application Form Signed and Dated
- b CIL Form
- c Design and Access Statement
- d Arboricultural Impact Assessment
- e Drawings Package (November 2020)

The planning application fee will be paid via the planning portal.

Site Context

The site is a terrace residential property located within the Vale of Heath area of Hampstead, within the LB Camden.

The property is an end of terrace single dwelling house comprising of 4 bedrooms. The property is located within the Hampstead Conservation Area, however is not considered to be a positive contributor. The building is not listed nor is it adjacent to a listed building.

According to Government mapping the site is in flood zone 1 and is therefore at low risk of flooding.

There are a number of trees adjacent to the site. As the site is within the conservation area, all trees are protected.



Planning History

According to the LB Camden online planning register, there have been no applications made at the site in the last six years. Prior to this period, a number of minor changes have been applied for, as listed in Table 1 below. There is little of particular relevance to this planning application.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2013/1916/INVALID	Willow Lodge Vale of Health London NW3 1AX	Installation of 1x AC Condenser at ground floor level to rear elevation (Class C3).	WITHDRAWN	--	Withdrawn Decision
2014/4131/P	Willow Lodge Vale of Health, London. NW3 1AX.	Installation of new window to the side (east) elevation.	FINAL DECISION	04-07-2014	Granted
P9603090	Willow Lodge, Vale of Health, NW3	Installation of satellite dish on roof of dormer window at rear, as shown on drawing number, 2.	FINAL DECISION	22-10-1996	Refuse Planning Permission

Proposed Development

This application seeks permission for the following works to the existing property:

- 1 Addition of a modest side/rear ground floor extension;
- 2 Addition of a ground floor window to the side elevation;
- 3 Use of the garage space as a habitable room; and
- 4 Replacement of garage doors with windows;

Section 3.1 of the Design and Access Statement provides full details of the proposed design.

Planning Policy Context

The Planning Policy relevant to the site consists of the National Planning Policy Framework (February 2019) the London Plan (2016) (with reference to the draft London Plan 2019 as far as it is material) and the Camden Local Plan (2017).

National Planning Policy Framework (2019)

The National Planning Policy Framework is a material consideration for this application. The chapters which are of particular relevance to this application are listed below:

Chapter 2- Achieving sustainable development;



Chapter 12 – Achieving well-designed places; and

Chapter 16 – Conserving and enhancing the historic environment.

The London Plan (2016) and Draft New London Plan (2019)

The London Plan adopted in 2016, provides the spatial development strategy for Greater London up to 2036. An emerging Draft New London has now been through its Examination in Public and as such, it is likely that some weight can be given to its Policy ahead of adoption.

Camden Local Plan (2017)

The statutory development plan for Camden Council comprises the Camden Local Plan which was adopted in 2017. The policies listed below are of particular relevance to the proposal:

Policy A1: Managing the Impact of Development

Policy D1: Design

Policy D2: Heritage

Policy T2: Parking and Car Free Development

Supplementary Planning Guidance

The following locally adopted guidance are also relevant to the determination of this application:

- Hampstead Conservation Area Statement
- Home Improvements CPG (Draft July 2020)
- Design (Draft July 2020)

Heritage Appraisal

National planning policy (NPPF 2019) provides the planning framework for the conservation and enhancement of the historic environment in England. It encourages developments to make “a positive contribution to local character and distinctiveness; and to draw on the contribution made by the historic environment to the character of a place.” (Paragraph 185 -d). Where proposals have the potential to impact on a heritage asset, in this case a conservation area, the NPPF requires consideration be had for whether the proposal preserves or enhances the character, appearance and significance of the conservation area (para 192,193 and 200)

At the London level, Policy 7.8 of the London Plan (2016) seeks to ensure development within a conservation area is sympathetic to the local character in form, scale, materials and architectural detailing.

Policy HC1 of the emerging London Plan continues to advocate the importance of conserving, enhancing, and being sympathetic to heritage assets and their setting “with innovative and creative contextual architectural responses that contribute to their significance and sense of place” (Paragraph B)

Policy D2 of the Camden Local Plan reiterates the requirements of the London Plan, stating “that development within conservation areas preserves or, where possible, enhances the character or appearance of the area”.



The site is situated within Hampstead Conservation Area – within the Vale of Heath sub area. Camden’s Hampstead Conservation Area Statement seeks to guide development and protect the historic character of the area. Camden’s Planning Guidance ‘Design’ (chapter 3) promotes the preservation and where possible the enhancement of the character and appearance of conservation areas, in line with Policy D2 of the Local Plan.

According to the Hampstead Conservation Area Statement, the site is within the outlier sub area 8. The area of the Vale of Heath is completely surrounded by the Heath, on the edge of a large pond built as a reservoir in the late 18th C. Willow lodge is specifically noted within the Conservation area, alongside Blossom Villa, as being modern additions that tried to mimic the brick work and forms of Fig Tree House however failed to successfully do so.

The Statement notes that development in the Conservation Area has not always contributed positively to its character and appearance, noting the following issues:

- Use of inappropriate materials
- Inappropriate bulk, massing and/or height
- Impact upon views and the Heath
- Alteration to or replacement of windows doors and other features
- Inappropriate extensions.

The proposed development has been carefully considered to ensure that the modifications to the existing building do not detract from or caused harm to the character of the Conservation Area. Each element of the proposal, where it impacts on external appearance, is considered in turn.

Addition of a modest side/rear ground floor extension

The proposed extension is to the rear and side of the property. It will replace an existing outbuilding located to the side of the property. As a result of the extension, there would be an overall loss of outdoor amenity space of c. 5.5sqm – representing under 10% of the existing amenity space. The proposal still retains a significant level of rear garden space, aligned with the neighbouring property Blossom Villa, whereby a 19sqm rear extension was approved previously (2005/2751/P). The extension will not, therefore, be overly large, dominating the rear garden and affecting the character of this part of the conservation area.

The scale of the extension is also minimal when set against the existing property. The proposal will provide an additional 8.6sqm, with the existing house comprising of 196sqm, this is less than 5% increase in floorspace. With ample remaining amenity space, the addition will be subservient to the main property and not enlarge it to the extent that it would become visually incongruous.

Whilst part of the extension would be to the side of the house, the gap it would fill is not strategic, partially filled, as it is by the existing building within neighbouring land and a side access gate. It is set back to the rear of the property, as suggested within the Conservation Area Statement and would be barely visible from the street. As the proposed street elevation shows (which is not a true view and demonstrates a worse case perspective) the addition would be minor and would not be detrimental to the character of the street scene.

The materials, largely viewed to the rear from private views, would be clad in part brick and lead and incorporate glazing. The design would be contemporary but using materials that are either familiar to the host building or complement it. The design would be of high architectural quality and represent a positive addition to the conservation area.



The rear extension will not have an adverse impact on the conservation area, it will preserve the heritage asset therefore complying with national (para 192,193 and 200 of the NPPF) and local (Policy D2) policy and guidance.

Addition of a ground floor window to the side elevation

An additional window will be inserted onto the side elevation at ground floor level to provide additional daylight to the habitable space now that the outbuilding has been removed. The window will not be visible from public or private views. It would be a double glazed timber clad sash window to match the existing. As such it will not have an adverse impact on the conservation area, it will preserve the heritage asset therefore complying with national (para 192,193 and 200 of the NPPF) and local (Policy D2) policy and guidance.

Replacement of garage doors with windows

The existing garage doors are not consistent with the street scene in this part of the Vale of Heath. The metal doors are incongruous and it does not offer a positive contribution to the conservation area. This planning application proposes to remove the door and replace with brick and double glazed timber clad sash windows to match the existing. The result would be a more harmonious street scene appearance and a positive contribution to the conservation area.

As such, the proposed alterations to the front façade will not have an adverse impact on the conservation area, it will preserve the heritage asset therefore complying with national (para 192,193 and 200 of the NPPF) and local (Policy D2) policy and guidance.

Planning Appraisal

Design

The design of the proposals, in addition to the heritage considerations made above, has had regard for local Policy D1 and the Home Improvements CPG (Draft July 2020). Using the CPG as a guide, the proposals can be said to:

- Be subordinate to the host building and sympathetic in scale;
- Be of a materials that are sympathetic to the host building;
- Respect the original proportions of the building;
- Allow for the retention of a reasonable garden area;
- Have no impact on the amenity of neighbours – including privacy, overlooking, enclosure, daylight/sunlight and light pollution;
- Not impact on the rhythm of the street or its character;
- Be set back from the main elevation;
- Protect the existing gap between properties; and
- Retain the existing side access to the property.

The proposals are of a high architectural quality, lead to significant improvements to the dwelling and its usability for the occupiers and in general are considered to be positive additions to the host property. In doing so they comply with the intent of Policy D1 and Policy A1 and are considered acceptable.



Transport

There is no change of use proposed. The conversion of the garage to habitable space does not require planning permission. However, given that Camden Policy seeks to discourage private vehicles and that the area is controlled by a CPZ, the removal of a private garage is in accordance with Policy T2 on the basis that it states that “the Council will therefore support the development of parking spaces for alternative uses” (para 10.19).

Trees

The application is supported by an arboriculturally impact assessment. The report finds that no local loss of canopy cover, or landscape features, including no removal of trees or shrubs would be required as a result of the development.

The extension would have a minor encroachment into the root protection area of one tree, possibly impacting on less than 1% of the total root protection area. Trial pits are recommended to inform the type of foundation.

The approach would not lead to the harm of any trees and as such complies with the intent of Policy A3.

Conclusion

The proposal would lead to the optimisation of a family home, increasing usable floorspace, without relying on subterranean development, without resulting in a large scale external extension nor resulting in the significant and material loss of amenity space.

The proposals will be of high quality architecture, designed to be in keeping and complementary to the existing building and the surrounding character in the Hampstead Conservation Area. It will have no impact on the amenity of neighbours nor on the trees on or around the site.

In this respect the proposals are consistent with National and local policy and should be approved.

Yours faithfully



Owain Nedin
Associate Director