

PD14214:SM/JH  
email: [simon.marks@montagu-evans.co.uk](mailto:simon.marks@montagu-evans.co.uk)  
[james.huish@montagu-evans.co.uk](mailto:james.huish@montagu-evans.co.uk)

12 August 2022

Camden Council  
Planning – Development Control  
Camden Town Hall  
London  
WC1H 8ND**PLANNING PORTAL REF. PP-11473984****LAND ADJACENT 2 GRANGE GARDENS, LONDON, NW3 7XG  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION FOR FULL PLANNING PERMISSION**

Dear Sir / Madam,

On behalf of our client, Emily and Scott Franklin (“the Applicants”), please find enclosed an application (“the / this Application”) for full planning permission at 2 Grange Gardens, London, NW3 7XG (“the Site” / “the Building”).

The description of development for these proposals (“the Proposed Development”) is as follows:

“Demolition of existing annex building and replacement with new 2 storey dwelling.”

The intention is to re-secure planning permission for the original dwelling approved on this land in 1982, following the removal of a later annexe building.

This Application is formed of the following documents:

1. Site Location Plan;
2. Existing and Proposed Application Drawings, prepared by Chassay + Last Architects;
3. Design, Access and Heritage Statement, prepared by Chassay + Last Architects;
4. Arboricultural Impact Assessment, prepared by Landmark Trees;
5. Application Form;
6. This covering letter.

**BACKGROUND TO THE SITE AND PROPOSALS**

The Site is located within the jurisdiction of the London Borough of Camden (“LBC”), to the south of West Heath and on the corner of Grange Gardens and Templewood Avenue.

The site comprises land within the curtilage of no. 2 Grange Gardens on a plot that would be known as no. 1 Grange Gardens. The Site is located outside of a conservation area but is close to the Redington & Frogna Conservation Area. It is not listed.

The land forms the corner of the Grange Gardens development that was built by Barratt Homes in 1983. The existing house at no. 2 was utilised as a show home, whilst the development was being built. The planning permission granted for the development included the development of a self-contained two storey dwelling on the corner of Templewood and Grange, but this was never built out. Instead, the eventual owner of no. 2 purchased the land to build a snooker room.

The site continues to comprise the single storey snooker room, although this is not currently used and currently houses security staff for a nearby occupant.

The Applicants purchased the titles for both no. 2 (the main house) and no. 1 (the snooker room) in 2003 and occupied it as their home.

This application follows a previous application for redevelopment of the snooker room into a dwelling of alternative contemporary design (ref. 2021/4584/P). This application was withdrawn prior to a decision (“the 2021 Scheme”). This was submitted pursuant to pre-application advice from LBC, although officers considered the scale of the proposals to be unacceptable.

Rather than advancing a new design, this Application seeks to re-secure planning permission for the 1982 dwelling approved on this land, as designed by the original architects for Grange Gardens development, to replace the snooker room.

## PROPOSED DEVELOPMENT

The Proposed Development seeks to:

- Demolish the existing single storey snooker room;
- Develop of a two storey, two bedroom single dwelling house;

The full details of the Proposed Development is set out within the application drawings and the Design, Access & Heritage Statement.

The proposed design is taken from the original 1982 plans by architect Ted Levy Benjamin & Partners who previously sited ‘House Type E’ on this corner of Grange Gardens.

The footprint of the proposal is approximately the same area and location of the former snooker room (both have a footprint of circa 57 sqm). The total floorspace for the proposed dwelling is 102.3 sq m.

## PLANNING 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 statutory Development Plan comprises:

- The London Plan (March 2021);
- Camden Local Plan (July 2017); and
- Hampstead Neighbourhood Plan (October 2018).

As noted above, the Site is situated adjacent to the Redington and Frognal Conservation Area and is not a listed building.

The National Planning Policy Framework (“NPPF”) (2021) sets the Government’s policy approach to town planning, together with the National Planning Practice Guidance, both of which are material considerations in the assessment of these proposals, together with the various Supplementary Planning Guidance and Supplementary Planning Documents prepared by LBC and the Mayor of London.

There is currently no emerging planning policy of relevance.

## PLANNING POLICY ASSESSMENT

### Principle of Development

Local Plan **Policy G1** (Delivery and location of growth) requires development that makes best use of its site, taking into account all considerations.

Local Plan **Policy H1** (Maximising housing supply) sets out that Camden is required to provide for 16,800 additional homes between 2016 and 2031. The provision of housing is also required through the London Plan. Self-contained housing is the priority land use for the Local Plan and where sites are underused or vacant, Camden expects the maximum reasonable provision of housing that is compatible with any other uses needed on the site.

The Proposed Development would make best use of land, ensuring that the full potential of the 1982 permission is met through the building out of the final dwelling, and providing it as self-contained housing, which is the priority land use within the borough and which there an identified need is.

#### Affordable Housing

Under Local Plan **Policy H4** (Maximising the supply of affordable housing), the development is not required to provide affordable housing. Although the development involves the addition of a new dwelling, the net uplift in residential floorspace is less than 100 sq m, following the demolition of the ancillary snooker room.

#### Other Housing Policies

Local Plan **Policy H6** (Housing choice and mix) requires high quality and accessible homes. The proposed dwelling would meet the minimum space standards for a two bed dwelling and meet Building Regulations M4(2), whilst providing a functional, adaptable and accessible home.

As this is a single dwelling, it is not possible to provide a mix of homes within this development. As per Local Plan **Policy H7** (Large and small homes), two bedroom dwellings are high priority in the Dwelling Size Priorities Table.

#### Impact on Amenity

Local Plan Policy A1 (Managing the impact of development) requires development to protect the life of occupiers and neighbours and ensure no unacceptable harm to amenity.

The proposed dwelling would sit within the grounds of no. 2 Grange Gardens, although historically these were identified as two separate plots. The Applicants are the owner/occupiers of the main house.

The proposed dwelling would have a similar relationship as other dwellings within the development do, but ultimately is unlikely to have a material impact upon other dwellings, owing to its location on the edge of the estate. The property to the south is separate by a very large hedge along the boundary.

With that in mind, the new dwelling is unlikely to harm amenity to an unacceptable degree by way of visual privacy, outlook, sunlight and daylight or overshadowing. Impacts on amenity resulting from construction could be appropriately mitigated through the imposition of a construction management plan (CMP).

#### Open Space, Biodiversity and Trees

The Council's policy on open space is set out in Local Plan **Policy A2** (Open Space), although this largely relates to public or designated spaces (as does **Policy NE1** of the Neighbourhood Plan). Local Plan **Policy A3** (Biodiversity) seeks to protect and enhance sites of nature conservation and biodiversity. This policy also seeks to protect and secure additional trees and vegetation wherever possible, which should be read in conjunction with the Neighbourhood Plan policy on trees (**Policy NE2**).

In the 2021 Scheme, officers expressed that Templewood Avenue is characterised by houses within generous plots of land and the 'loss' of garden land and boundary treatments would not be acceptable.

In the Proposed Development, the scale of the proposals have been reduced to the same footprint as the existing snooker room (approximately 57 sq m). This ensures no reduction in green or garden space within the site, with the dwelling covering 29% of the plot. There would be no loss of vegetation as a result of the development.

The Application is supported by an Arboricultural Impact Assessment, prepared by Landmark Trees. It sets out that the majority of trees on the boundary are low or moderate quality trees. The proposals would have a low impact on trees with some requiring removal for construction purposes, but their minimal loss could be offset through replanting.

Accordingly, the Proposed Development is considered to be acceptable with regard to its impact on open space and trees.

### Design and Heritage

High quality and inclusive design is encouraged at all policy levels. NPPF (Section 12) promotes the creation of high quality buildings and places. This is reinforced by the London Plan Policy HC1 (Heritage Conservation and Growth), Policy D4 (Delivering Good Design) and D5 (Inclusive Design).

At the local level Camden Local Plan Policies C6 (Access for All), D1 (Design) and D2 (Heritage) are all relevant, and at the Neighbourhood level, Policy DH1 (Design), DH2 (Conservation areas and listed buildings).

The Design, Access and Heritage Statement sets out the approach to the development, including an assessment of the proposals' setting, materiality, size, scale and impact. The DAHS notes:

- The original planning scheme for the Ted Levy house has been proposed on the same plot of land as the originally approved 1982 dwelling and on a very similar footprint as the existing snooker room building;
- The site is on the edge of the Grange Gardens development, although is largely screened from views from Templewood Road and adjacent plots (outside of the Grange Gardens development).
- The house benefits from multiple aspects as a detached dwelling, with high quality internal living spaces;
- The materials are consistent with the original houses, with the use of dark brown brickwork, timber framed windows and hardwood panelled doors.
- Brick cladding on the existing building is to be re-used to reduce waste and emissions;
- The overall design is harmonious with the character of the original development, as it is the same house as designed by the original architect.
- The size of the dwelling has reduced from the previously proposed property in the 2021 Application;
- The property makes use of steep gabled roofs and single storey projections which break up the massing.

Fundamentally, this is the same development that was originally envisaged in the 1980s when the Grange Garden development was built, proposing a house of the same proportions and design by Ted Levy Benjamin. Ted Levy designed at least 14 residential schemes in the 1960s to 1990s, the majority of which are located within Highgate/Hampstead and wider Camden. This includes houses in Merton Lane, West Hill Park, Old Nassington Road, Redington Road, Oakhill Avenue and Mansion Gardens.

Reverting to the originally designed scheme, ensures that the proposed development would provide a scale and design that is entirely in keeping with the wider Grange Gardens estate. The property is smaller than the current 'host' building and will be of a size and scale that is appropriate on this plot. It will continue to be of a modest scale which is of a typology which was intended by the original architect.

The Site is in Character Area 4 (Outlying Areas) of the Hampstead Neighbourhood Plan but outside of a conservation area.

It is therefore appropriate, in design terms and would not result in any unacceptable harm to the surrounding area. It's design (and not to mention its limited visibility from the street) would ensure that the setting of the conservation area is at least preserved.

In those terms, we consider that the Proposed Development is compliant with both heritage and design related policies within the Development Plan.

### Sustainability

Local Plan **Policy CC1** (Climate change mitigation) requires development to minimise the effects of climate change and to meet the highest feasible environmental standards. In addition Policy CC2 (Adapting to climate change) requires development to be resilient to climate change and adopt relevant measures.

The DAHS sets out that the aim of the project is to deliver a sustainable development that has a minimal impact on the environment, which is to be achieved through maximising the performance of components and materials which make up the building fabric.

The development uses a fabric first approach with a timber frame to create a highly insulated and airtight envelope with passive design features implemented. Renewable energy technologies are being considered which includes the provision of PVs and air source or ground source heat pumps.

As noted above, the intention is to re-use the brick cladding in the existing building to reduce waste and emissions, considering the circular economy.

Further recycling and water management regimes ensure that sustainable techniques are experienced in both the construction and operational stages.

### Conclusion

This Planning Statement has provided an assessment of the proposals against the Statutory Development Plan. The Proposals have been formulated in accordance with the NPPF, the London Plan, the Camden Local Plan and the Hampstead Neighbourhood Plan.

The Proposed Development seeks to redevelop the redundant snooker room and to re-provide the previously approved and planned dwelling on this land. The proposals are of a similar scale in footprint terms to the existing building and of the exact same design that was previously approved in the 1980s – by recognised local architect Ted Levy Benjamin.

The scheme has responded to comments made in respect of the previously submitted 2021 scheme, and reduced in scale to ensure a dwelling is proposed that is harmonious to its surrounding buildings, context and the plot size. The size of the garden land is maintained and the proposals build out a house that was originally envisaged for this plot, before the previous owners deviated from that.

There is the potential to provide the new house (to be known as no. 1 Grange Gardens) as a highly sustainable, 21<sup>st</sup> century version of a 1980s home. Accordingly, we respectfully request that planning permission is granted by the London Borough of Camden.

### **APPLICATION PROCEDURE**

There is no application fee applicable with this application, as it benefits from a 'free go' under Regulation 9 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012. The application is made within 12 months following the submission of a withdrawn application, made on or behalf of the same applicant (ref. 2021/4584/P – submitted September 2021). The proposed development is of the same character and description as the 2021 Application.

We would be grateful if LBC could confirm that our Application is complete and will be validated shortly. In the meantime, should any further clarification, information or assistance be required, please do not hesitate to contact Tim Miles ([tim.miles@montagu-evans.co.uk](mailto:tim.miles@montagu-evans.co.uk) / 07818 012 444) or James Huish ([james.huish@montagu-evans.co.uk](mailto:james.huish@montagu-evans.co.uk) / 020 7312 7484) at this office in the first instance.

Yours faithfully,

MONTAGU EVANS LLP

**MONTAGU EVANS LLP**