

**4 Oak Hill Park,  
London NW3 7LG**

**PLANNING AND HERITAGE STATEMENT**

**Prepared by  
DLP Planning Ltd  
London**

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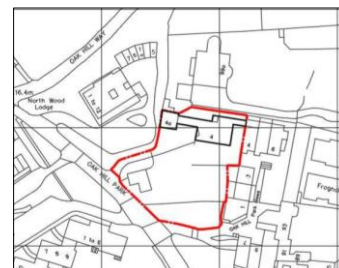
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## APPENDICES

Appendix 1 Photographs of the surrounding Conservation Area

## 1.0 INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by DLP Planning Limited to support a planning application for the redevelopment of the existing residential property at 4 Oak Hill Park. The two storey house is located within the Hampstead Conservation Area within a mature landscape and is accessed from Oak Hill Park.



- 1.2 Pre-application advice was sought from Camden in March 2022 in regard to a scheme which retained and extended the existing building. However, the scheme was subsequently revised to develop a new family home on the site.
- 1.3 The proposed house is located in a similar position to the existing house, and takes a similar form, with minor infilling to the north and east. The proposal respects the existing character and heritage of the site and surrounding area.
- 1.4 Planning permission is sought for “*the demolition of the existing house and the construction of a new family home*”.
- 1.5 The extent of proposed demolition is shown on the submitted Demolition Plans (drawing nos. 3081 – P(3) 10, 3081 – P(3) 11 and 3081 – P(3) 12).
- 1.6 This Planning and Heritage Statement sets out the background to the site and its surrounding context; details of the proposed works and the relevant planning policy context. It also provides a Heritage Impact Assessment; a summary of technical assessments undertaken; and a Planning Assessment of the proposal.

1.7 The planning application is supported by the following drawings and reports:

- Location Plan at 1:1250;
- Completed planning application forms and CIL information form;
- Existing floor plans, roof plan, elevations and sections;
- Demolition Plans;
- Proposed floor plans, roof plan, elevations and sections;
- Schedule of Accommodation prepared by BLDA;
- Design and Access Statement prepared by BLDA;
- Structural Report prepared by John Simes and Associates;
- Planning and Heritage Statement prepared by DLP Planning (this report)
- Daylight/Sunlight Assessment prepared by BLDA Consultancy;
- Pre-Demolition Audit and Life Cycle Carbon Assessment prepared by JAW Sustainability;
- Noise Assessment prepared by Environmental Equipment Corporation Ltd;
- Ecological Assessment and Biodiversity Net Gain Assessment prepared by TSA Ecology;
- Arboricultural Impact Assessment prepared by Cantia Arboricultural Services;
- Landscape Strategy prepared by Stephen Woodhams Design Ltd; and
- Draft Construction Management Plan (pro forma) prepared by Sentinel 7 UK Ltd and consultation with Amirilian Contractors

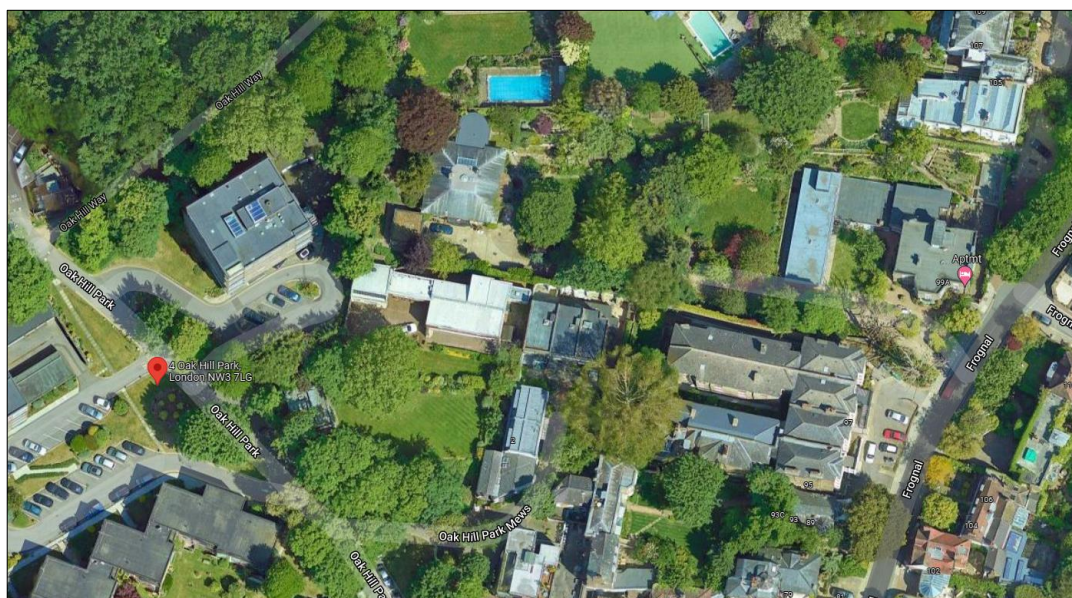
1.8 This Planning Statement comprises the following sections.

- Section 2: The Site and Surrounding Area;
- Section 3: The Proposed Scheme;
- Section 4: Planning Policy Context;
- Section 5: Heritage Assessment;
- Section 6: A summary of supporting Technical Assessments;
- Section 7: A Planning Assessment; and
- Section 8: Summary and Conclusion.

## 2.0 THE SITE AND SURROUNDING AREA

### Introduction

- 2.1 Number 4 Oak Hill Park is located to the east of Oak Hill Park, within the Hampstead Conservation Area and the Hampstead Neighbourhood Plan Area (Character Area 4-outlying area). Oak Hill Park was originally developed around 1850 with an informal layout of Italianate villas, which were replaced during the 1960's by a group of flats of between 3 and 7 storeys.



Aerial view of the site and immediate surroundings

### The Site

- 2.2 No. 4 Oak Hill Park comprises a 1970's detached residence, with a two storey brick side extension topped with a setback third floor with pitched roof and clad in red coloured metal sheet. The site also incorporates a garden studio to the south west, which will not be altered as part of this application. The overall site is approximately 0.25 hectares.
- 2.3 The main house is not visible from the estate road. The main elevation overlooks the large garden to the south. At the west side of the building is a double garage with first and second floor accommodation. To the east of the property is a space adjoining number 4 Park Hill Mews. To the rear of the property is the boundary wall with 99a Frognaal, in front of which is a west-east linear courtyard area, accessed from the house. The property is not listed. A



review of the Environment Agency's flood records show that the site is in an area of very low risk from flooding from rivers and the sea and very low risk from surface water flooding.

- 2.4 The house is located to the north of the site, with an extensive mature garden area to the south. There are a number of trees along the eastern boundary and along the south-western boundary and further details are provided in the submitted Arboricultural Assessment. The garden slopes southwards.



South Elevation

- 2.5 The existing ground and first floor plans show the internal layout of the property. At the western end of the site is a three storey element, comprising a garage at ground floor level, with internal stairs up to the first and second floors, which comprise living accommodation. There is a west-east linear rear extension in the north east of the site, which was also added later to the original house. There is currently a paved patio area to the front of the house and an area of paving in front of the garage, leading to the driveway.
- 2.6 At first and second floor level there is a small kitchen, bathroom and bedroom above the existing garage. In the main house, there are five bedrooms and three bathrooms and a separate toilet at first floor level, all accessed from the central staircase and corridor. A small upper floor area currently incorporates plant. There are in addition external condensers fixed to the garage wall at roof level.



Estate Road to the west of the property and a view of the garage



Looking east into the site

- 2.7 The existing site plan shows that the site currently accommodates four plus parking spaces as there is a double garage and two informal parking spaces within the forecourt area.
- 2.8 The existing house is set back from the estate road and a long drive connects the house to Oak Hill Park. The existing driveway is long with the entrance gate located at the end nearest the house. There is mature planting along the driveway. There is an existing studio in the garden adjacent to the drive, with direct access from the driveway. The driveway curves around the existing studio and the gate is therefore out of sight from the main road. Planting either side also obscures the gate and house from Oak Hill Park.

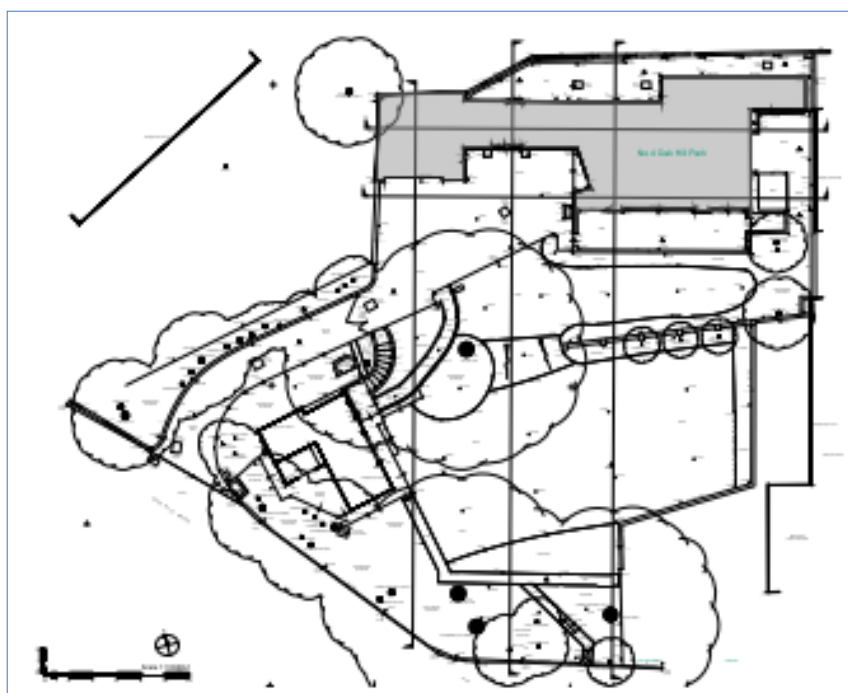




View east along the driveway, with the studio at the edge of the drive



- 2.9 The existing layout of the site is shown on the existing Site Plan. The house is located to the rear of the site.



*Existing Site Plan*

2.10 The following images show views looking towards the house and across the site.



Views looking north towards the house



The Studio in the garden



View looking east to Oak Park Mews



View looking north towards Northwood Lodge



The rear courtyard area adjoining the wall to 99a Frogna





- 2.11 The garden area has a woodland character and a number of mature native trees. There are no TPOs on the site, but there is a general protection of trees due to the site being in a conservation area.

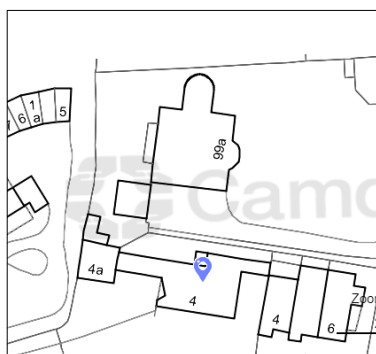
### Immediate Surrounding Area

- 2.12 Immediately to the north of the site is a two storey house, no. 99a Frognal, which is separated from the site by a high wall. Number 99a Frognal is a two storey house, which fronts north, with a large, landscaped garden and two storey garage with accommodation above, adjacent to the application site.



Elevation of no. 99a Frognal facing 4 Oak Hill Park

- 2.13 To the east of the property are three mews buildings (4-6 Oak Hill Park Mews). Nos 4-6 Oak Mews are 1960's mews properties on three floors. The properties have flat roofs and raised parapet to conceal water tanks and other mechanical plant. The facade fronting onto no. 4 Oakhill Park has no windows.



Relationship of the site to 99a Frognal and 4-6 Oak Mews

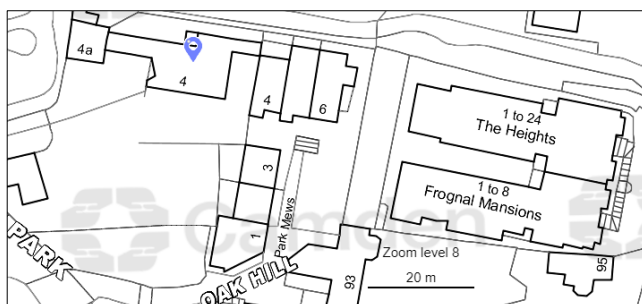


Front elevation of 4-6 Oak Mews



Looking east towards 4-6 Oak Hill Park Mews from the site

- 2.14 To the south east of the site are 1-3 Oak Hill Park Mews, a terrace of three, 3-storey mews dwelling houses, accessed directly from Oak Hill Park.



Relationship of 4 Oak Hill to 1-3 Oak Park Mews





Looking south from 4-6 Oak Park Mews towards 1-3 Oak Park Mews and view from the site to nos. 1-3

- 2.15 To the north west of the site is a seven storey block of flats, Northwood Lodge.



Views of Northwood Lodge

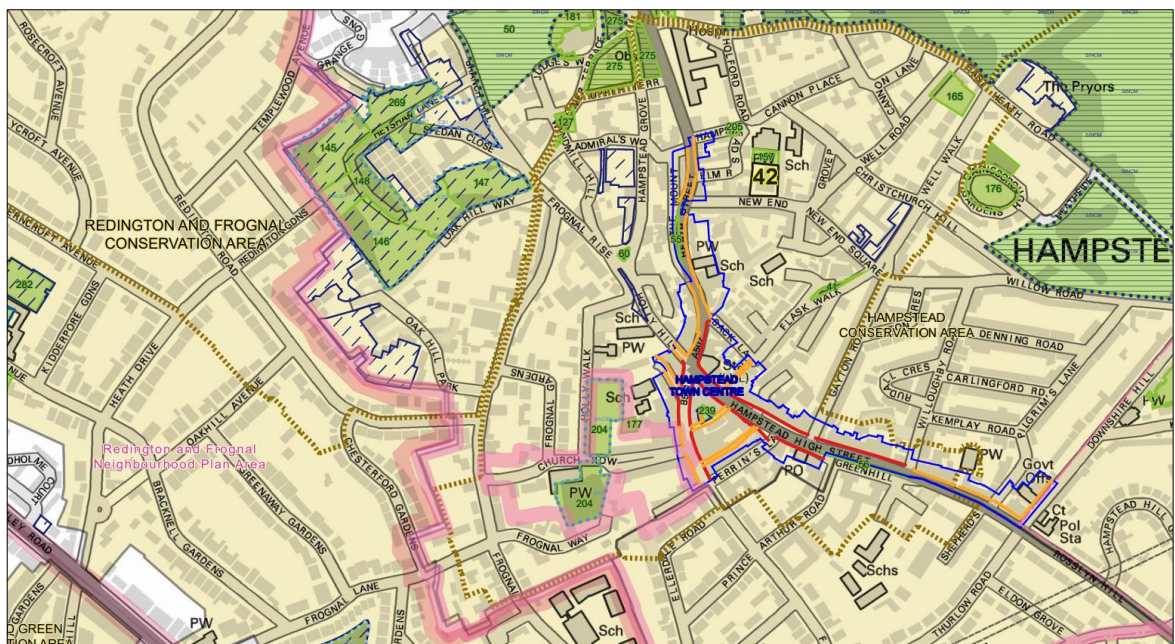
### **Hampstead Conservation Area**

- 2.16 The Hampstead Conservation Area was designated in 1968 due to the large number of listed buildings, the historical association of these buildings and of the village in the context of London as a whole; the street pattern of the original village; the striking topography; and the proximity to Hampstead Heath.
- 2.17 In the Hampstead Conservation Area Statement, no. 4 Oak Hill Park is not identified as either a positive or negative contributor. The Statement identifies nos. 1 Oak Hill Park, 4 Oak Hill Way and Oak Hill House as making a positive contribution to the Conservation Area, along with a number of properties on Frognal, Frognal Gardens and Frognal Way. Numbers 79, 81



and 83 Frognaal are grade II listed. This part of the Hampstead Conservation Area has a mix of building styles as demonstrated by the photographs at Appendix 1 of this Statement. Further details are provided in Section 6 of this Planning Statement which provides a Heritage Impact Assessment.

## Site Designation



- 2.18 The Camden Local Plan Proposals Map (August 2021) shows that the site is within the Hampstead Neighbourhood Plan and the Hampstead Conservation Area. There is a local green space to the north of Oak Hill Way.

### 3.0 PLANNING HISTORY

#### Pre-Application Scheme

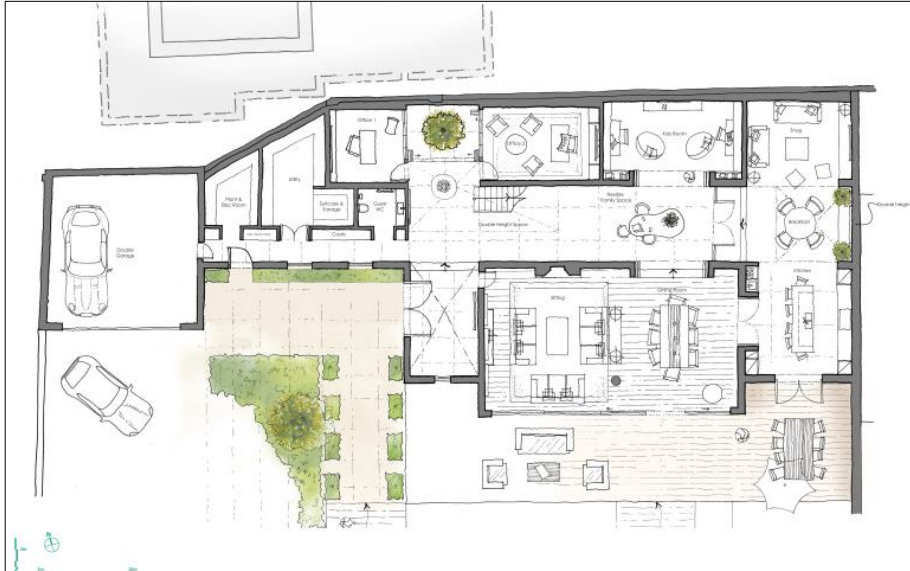
- 3.1 Pre-application advice was sought from the London Borough of Camden on 15 December 2021 in relation to a scheme which retained the existing building and extended it. The existing house at 4 Oak Hill Park has been added to over the years and is dated and in need of refurbishment to current standards. The applicant initially proposed alterations to the existing house in order to bring it up to date and create a high quality family house. A number of internal and external alterations to the house were proposed, along with sensitive treatments to each façade to update the appearance of the house, whilst preserving the character of this part of the conservation area



*March 2022 Pre-application scheme*

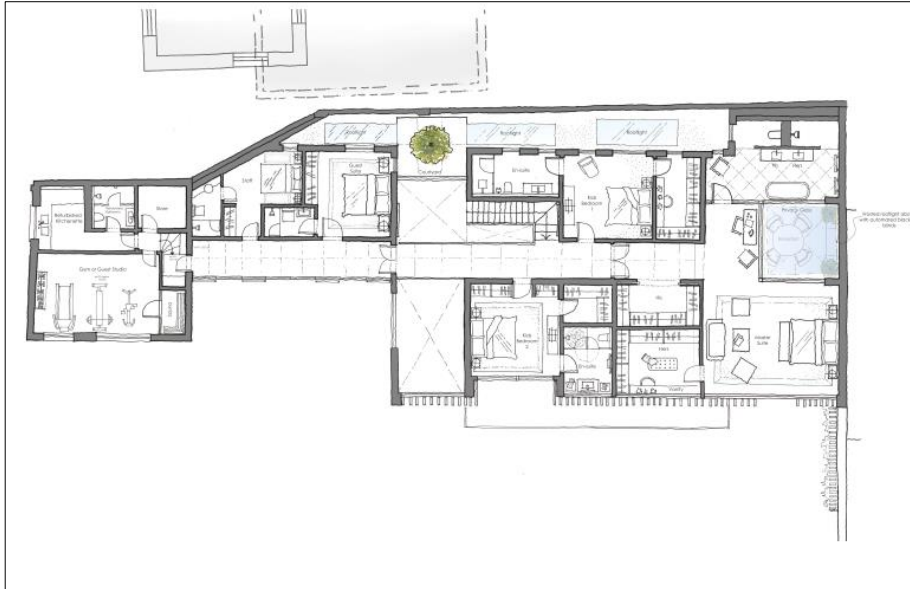
- 3.2 The scheme proposed to retain the existing garage and the accommodation on the ground floor whilst demolishing the remainder of the existing building in order to allow for the alterations to the internal layout of the dwelling to provide higher quality accommodation. The proposed extensions occupied a similar footprint to that of the existing dwelling, with the bringing forward of the building line along the northern elevation to optimise the use of the site.
- 3.3 The front elevation of the house was designed to a modern standard and incorporated louvers on the upper floors to provide privacy to the bedrooms, whilst also providing solar control and security. It was proposed to use a brick similar to a London stock brick. The proposed materials were Portland stone or reconstituted stone with a slip brick system to the

lower floor.



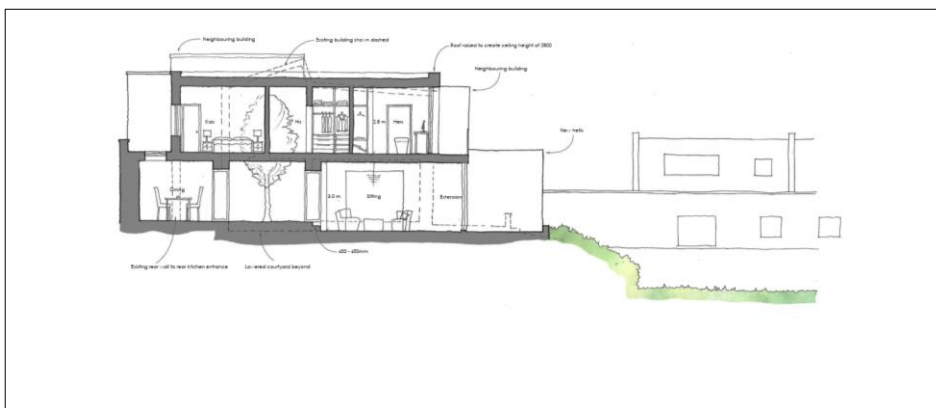
*Proposed Ground floor plan*

- 3.4 The proposal retained part of the internal structure, but internal alterations were proposed to open up the space. The internal layouts were developed to create a family dwelling with five bedrooms. An internal double height courtyard space was proposed opposite the entrance to the house. A further double height space was proposed at the east end of the internal hall or family space, where the breakfast room will be located. This would be covered by a roof light.
- 3.5 As shown on the above ground floor plan, It was proposed that the building footprint was extended to the ground floor back towards the rear wall, the northeast corner of the ground floor layout will create a sitting and dining room area, with a terrace fronting south. A new kitchen, breakfast room and snug would be created along the east of the building. Two offices and a children's room would be located along the north of the property.



*Proposed First floor plan*

- 3.6 At first floor level, a gym or guest studio would be created above the existing garage. A master bedroom suite would be located at the east of the house. Four additional en-suite bedrooms would be created. These would be accessed from a central corridor.
- 3.7 As part of the proposals, the two car parking spaces within the garage would be retained.



*Proposed Cross Section through the Building*

- 3.8 It was proposed to move the gate nearer to the road with a sliding gate introduced, in line with the elevation of the studio, which faces the street. It also proposed to remove some of the planting along the drive and widen the drive, in order to increase security.

### **Trees and Landscaping**

- 3.9 The landscaping proposals included alterations to the hardstanding within the site including

a bound gravel drive for vehicular access into the site. The proposed drive was to be porous, allowing for rainwater to flow through, reducing the impact upon the flood risk on the site. Further, the proposed gravel drive was considered a more sympathetic material to better protect the root protection areas of existing trees.

- 3.10 Additional planting was proposed to screen number 4a Oak Park, which is a separate dwelling house. The garden was designed to provide sitting and eating areas and additional screening from neighbours. The landscaping proposals will seek to increase biodiversity and use permeable materials where possible. No trees were proposed to be removed as part of the development proposals and additional Yew hedges would further enhance the potential biodiversity gains on site, with the additional purpose of softening the impact of the hard landscaping of the site.

### **Pre-Application Advice**

- 3.11 Following a meeting on 9 March 2022, pre-application advice was issued dated 16 March 2022. This advised that the proposed rear and side extensions were considered acceptable, subject to further details and clarification; and that the proposed redesign of the elevations including the materials and fenestration were considered an improvement
- 3.12 In terms of design and heritage, the pre-application advice confirmed that the proposed rear and side extensions would not be visible from the streetscene, would have limited visibility from neighbouring properties and would be subordinate and read as modest additions to the main dwelling.
- 3.13 The pre-application advice also advised that extending the building line of the front elevation of the building was considered acceptable; and that the glass balustrade at first floor was also considered appropriate and would integrate well with the building's character. The proposed rooflights on the east and north elevations were also considered acceptable as they are modest additions. The proposed demolition of the second floor element of the west elevation was considered acceptable, as it did not currently make a positive contribution to the building. The proposed materials and redesign of the elevations was considered to enhance the character and appearance of the property and the conservation area and were considered acceptable.
- 3.14 Officers also considered that the proposed increase in the height of the roof was acceptable.



In regard to the proposed front elevation, consideration should be given to potential overheating and heat loss, and shaded glazing or other shading materials e.g., blinds, shutters, trees and vegetation) should be incorporated. No specific issues were raised in regard to the proposed installation of the new front electric gate. No concerns were raised by transport officers.

- 3.15 Officers encouraged the inclusion of a green roof, additional planting and bird and bat boxes in order to increase biodiversity, The Council will expect developments involving substantial demolition to divert 95% of waste from landfill and comply with the Institute of Civil Engineer's Demolition Protocol.
- 3.16 In terms of required planning deliverables, officers advised on the need for a full Daylight/Sunlight Assessment, an Arboricultural Assessment and Landscape Plan.

#### **Planning History for 4 Oak Hill Park**

- 3.17 The Council's planning portal shows that the property has been altered on a number of occasions. The key permissions are summarised below:
- E6/2/D/4532: permission was granted on 13 November 1967 for the construction of an external staircase to give access to the flat over the garage at No. 4 Oak Hill Park.
  - 31503: permission was granted on 21 November 1980 for the erection of a first floor side extension to 4 Oak Hill Park estate and the erection of an additional storey to the flat at 4A Oak Hill Park estate.
  - 8804549: permission was granted on 26 October 1988 for the erection of a single storey conservatory and store as shown on drawing no. A1 0158 SD2 01.
  - 2005/1458/P: Permission was granted on 25 April 2005 for the erection of a single storey building at the south-west corner of the site to provide a self-contained studio annexe.
  - 2006/0882/P: Permission was granted on 22 February 2006 for the removal of condition 05 of planning permission granted on 03.06.2005 (ref: 2005/1458/P for the erection of a single storey building to provide a self-contained studio annexe) to change the use of the studio annexe from ancillary accommodation to an independent single dwellinghouse,

plus relocation of boundary fence and installation of new pedestrian access from Oak Hill Park.

- 2012/1208/P: Permission was granted on 8 March 2021 for the demolition of the existing shed and erection of a ground floor rear extension to existing residential dwelling (Class C3).

3.18 There are in addition a number of permissions relating to tree works in a conservation area.

### **Planning History for adjoining Properties**

3.19 The following planning permissions relating to the adjacent properties are of particular relevance to this application.

3.20 **1 Oak Hill Park Mews** (application ref 2021/3860P) – planning permission was granted on 2 November 2021 for the erection of a mansard roof extension, single storey rear garden floor extension, excavation of the rear garden and installation of retaining wall/fence and alterations to fenestration and replacement cladding.

3.21 **4 Oak Hill Park Mews** (applications ref. 2020/4359/P) – planning permission was granted on 22 November 2020 for a first floor rear extension with new roof light. The proposals also incorporated a new roof light to side; and a new air source heat pump at roof level, plus front entrance paved patio.

3.22 **4 Oak Hill Park Mews** (application ref. 2021/0989/P) – planning permission was granted on 7 July 2021 for the formation of a roof terrace within the middle of the roof with associated insertion of accessible skylight, glass balustrade, roof mounted air source heat pump and solar PV panels.

3.23 **99a Frogna** (application ref. 2010/3202/P) – planning permission was granted on 14 October 2010 for the erection of a three storey house with basement accommodation following demolition of the existing dwelling. This does not appear to have been implemented.

3.24 **99a Frogna** (application ref. 2013/7195/P) – planning permission was granted subject to a S106 Agreement on 23 October 2014 for the erection of a three storey house with basement accommodation following demolition of the existing dwelling. A number of conditions were discharged in 2017 (details of SuDs, provision of a tree report, details of the green roof and

hard and soft landscaping) but the planning permission does not appear to have been implemented.

## 4.0 PROPOSED SCHEME

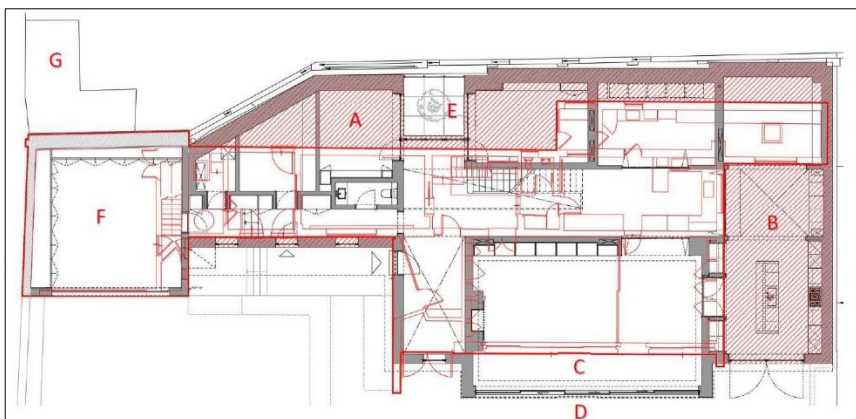
### Introduction

- 4.1 The proposed scheme is for a new house of a broadly similar form and layout to the existing house, with a patio and landscaped gardens to the south. The existing internal garage area will be replaced, but with the third storey removed. The new house will be sited in a similar location to the existing. Access will be retained via the existing driveway.



*Proposed Front elevation*

- 4.2 The overall floorspace will increase from 471 sqm (gia) to 571 sqm (gia). The ground floor will increase from 211 to 327 sqm; and the first floor from 220 to 244 sqm; whilst the second floor (40sqm) is removed.

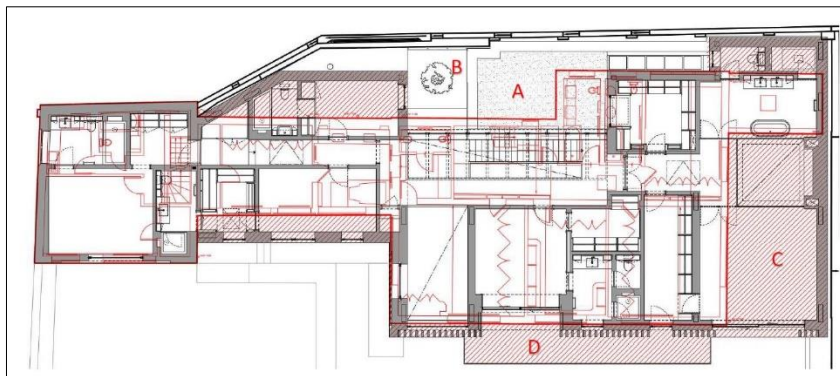


*Proposed Ground Floor Plan*

- 4.3 The ground floor plan retains the existing footprint (red line), with additional areas to the north

and east, and also to the front of the building (red hatch). The ground floor level of the north and west wall of the existing garage would be retained, due to the presence of a garden shed built against the boundary wall to 99A Frognal. The new garage would have the same footprint as the existing but be reduced in height. The layout of the ground floor is shown on drawing no. 3081- P(4) 10.

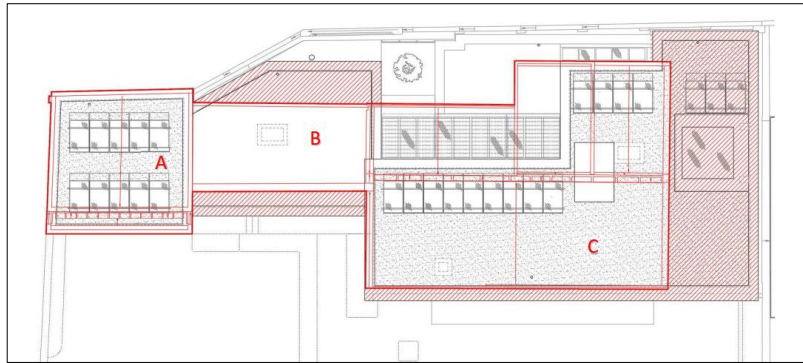
- 4.4 At the front of the building is a sitting and dining room, and kitchen with access to the front terrace and breakfast room to the north. To the rear of the property are two office spaces, a children's room and snug and a plant and utility room.
- 4.5 The existing front patio to the front of the house will be extended slightly into the garden. To the rear a small courtyard provides light to the area infilled to the back of the house.



*Proposed First Floor Plan*

- 4.6 The proposed first floor is slightly smaller than the ground floor, and steps back from the existing rear boundary wall in order to minimise any potential impact on the neighbouring property. This creates space for a rooflight to the rooms below as well as green roof space. The house is extended eastwards, and at the front, a balcony is created above the middle projecting bay. The first floor is occupied by five bedrooms with bathrooms and storage areas. The layout of the first floor is shown on drawing no. no. 3081- P(4) 11.





*Proposed Roof Plan*

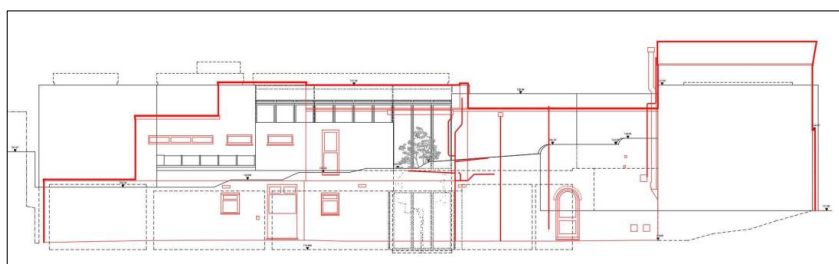
4.7 The roof area will be utilised for pv panels. A parapet will be introduced at roof level to screen new pv panels and the replacement condensers. Two rooflights are proposed – one over the main staircase and one over the double height space between the snug and kitchen.

4.8 The roof plan is shown on drawing no. 3081- P(4) 13.



*Proposed Front Elevation*

4.9 The front elevation has been designed with similar proportions and materials to the existing house (brick, timber and glazing) and respects the adjacent conservation area. A balcony with glass balustrade is provided at first floor level. The removal of the second floor of the garage makes it less prominent in the elevation and the introduction of new glazing and garage door helps to unify the overall design of the front elevation. The front elevation is shown on drawing no. 3081- P(4) 20.



*Proposed Rear Elevation*



## Landscape Proposals

- 4.15 The Landscape Strategy prepared by Stephen Woodhams Design Ltd respects the TPAs and retains the woodland character of the garden. A new stepped path is introduced from the arrival area down the existing bank towards a timber arbour.
- 4.16 Immediately to the south of the property is an area of paving, whilst a porous bound gravel drive leads south west to the entrance gate. The main area of the garden is retained as grass, with woodland garden to the south. A new woven oak panel fence is introduced. Further details of the proposed garden are shown on drawing no. 2201/01/P3: Garden GA; 2201/02/P3: Garden Demolition Plan; 2201/03/P3: Garden GA submitted as part of the planning application. Drawing no. 2201/05/P3 shows a section through the terrace.



*Proposed landscape plan*

## Consultation

- 4.17 The applicant is liaising with local residents, including the immediate neighbours at 99a Frognaal and 1-6 Oak Hill Park Mews, to explain what is proposed on the site.
- 4.18 Separate consultation is ongoing in relation to the Construction Management Plan.

## 5.0 PLANNING POLICY CONTEXT

5.1 The Statutory Development Plan for the site comprises:

- The London Plan (2021); and
- The Camden Local Plan (2017) and updated Proposals Map (August 2021),

5.2 The Hampstead Conservation Area Character Appraisal (published in 2002) and the Hampstead Neighbourhood Plan (2018-2033) are material considerations, along with The National Planning Policy Framework (2021).

5.3 The following sections set out the key policies of relevance.

### **National Planning Policy Framework (2021)**

5.4 The NPPF sets out the Government's key planning priorities. Paragraph 195 of the NPPF, in regard to conserving and enhancing heritage assets, requires that the impact of a proposal on identified heritage assets should be assessed. Paragraphs 200 and 201 of the NPPF promote a balanced approach to heritage assets and whilst acknowledging that where the proposed development will lead to substantial harm consent should be refused, also notes that recognition should be given to potential benefits accruing from a development. Paragraph 202 emphasises that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use."*

5.5 Paragraph 131 of the NPPF notes the important contribution trees make to the character and quality of urban environments.

5.6 Chapter 14: Meeting the challenge of climate change notes that planning should also help to contribute to radical reductions in greenhouse gas emissions, through for example, the design, location and orientation of the building. Sustainable drainage systems are also encouraged.

### **The London Plan (2021)**

5.7 The London Plan (2021) is the Spatial Development Strategy for Greater London and sets out a framework for how London will develop over the next 20-25 years and the Mayor's

vision for Good Growth.

### **Design and Heritage**

- 5.8 The London Plan emphasises a design led approach, taking account of a site's context and capacity for growth (Policy D3).
- 5.9 Part C of Policy HC1 Heritage Conservation and Growth states that “*development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*”
- 5.10 *Policy DH2: Conservation areas and listed buildings* notes that planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies. Moreover, development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Area. Development proposals must also 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.
- 5.11 It also promotes urban greening (Policy G5) through the incorporation of high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain (policy G6) and protect trees of value (Policy G7). Policy SI2 promotes the reduction of greenhouse gas emissions, whilst Policy SI13 encourages sustainable drainage.

### **Energy and Sustainability**

- 5.12 Policy SI2 (Minimising greenhouse gas emissions) requires major developments to be net zero carbon. This means reducing greenhouse gas emissions in operation and minimising



both annual and peak energy demand in accordance with the following energy hierarchy:

- *be lean: use less energy and manage demand during operation;*
- *be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly;*
- *be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site; and*
- *be seen: monitor, verify and report on energy performance.*

5.13 A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. For residential development, 10% should be achieved through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either: 1) through a cash in lieu contribution to the borough's carbon offset fund, or 2) off-site, provided that an alternative proposal is identified and delivery is certain.

5.14 Policy SI4 (Managing heat risk) states that proposals should minimise adverse impacts on urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.

5.15 Policy SI13 (Sustainable drainage) states that development proposals should aim to achieve the greenfield run-off rates and manage surface water run-off as close to its source as possible. The drainage hierarchy set out in the London Plan should be applied to proposals.

### **Urban Greening and Biodiversity**

5.16 Policy G5 (Urban greening) requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of the site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

5.17 Policy G6 (Biodiversity and access to nature) protects sites of nature conservation value and seeks opportunities to create other habitats. Development proposals should manage any potential impacts on biodiversity and aim to secure net biodiversity gain.

- 5.18 Policy G7 (Trees and woodlands) provides protection to trees, forests and woodlands. Development proposals should ensure that, where possible, existing trees of value are retained and the planting of additional trees should generally be included in new developments.

### **Transport and Parking**

- 5.19 Policy T4 (Assessing and mitigating transport impacts) requires consideration of the impact of any development on the transport network; whilst Policy T6 (Car parking) seeks to minimise parking and proposes car free development as the starting point for all development proposals in places that are well-connected by public transport. Policy T6.1 Residential parking states at A that new residential development should not exceed the maximum parking standards set out in Table 10.3.
- 5.20 Policy T5 (Cycling) requires schemes to meet the London Plan Standards. Policy T7 (Deliveries, servicing and construction) requires that deliveries, servicing and construction proposals should facilitate safe, clean and efficient deliveries and servicing.

### **Other Policies**

- 5.21 Policy D12 (Fire safety) requires buildings to be designed with appropriate features which reduce the risk to life and serious injury in the event of a fire and buildings should be constructed in appropriate ways to minimise the spread of fire. All major development proposals should be submitted with a Fire Statement.
- 5.22 Policy D14 (Noise) requires residential development proposals to manage noise by avoiding significant adverse noise impacts on health and quality of life, by improving and enhancing the acoustic environment and promoting appropriate soundscapes.

### **Camden Local Plan (2017)**

#### **Design**

- 5.23 Policy D1: Design seeks to secure high quality design in development, which respects local context and character; preserves or enhances the historic environment and heritage assets; and is sustainable in design and construction.

- 5.24 The supporting text at paragraph 7.9 notes that architectural detailing should be carefully integrated into a building. Architectural features on existing buildings should be retained wherever possible. In terms of materials, schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.
- 5.25 CPG Design (2019) states that *“the commitment to achieve design excellence applies to all development, whether involving new build, conversions, refurbishments, extensions or alterations. However, the implications for a proposal will vary greatly depending on the nature of the site, the proposed use, the sale of development, its interaction with surrounding sites, and existing buildings and structures on the site”*.
- 5.26 Policy A1: Managing the impact of development of the Camden Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours. Consideration will be given to visual privacy and outlook; sunlight, daylight and overshadowing; artificial lighting levels; and transport impacts. The supporting text at paragraph 6.12 notes the requirement for a Construction Management Plan to minimise disturbance during the construction phase.

## **Heritage**

- 5.27 Policy D2: Heritage states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas. Designated heritage assets include conservation areas and the Council will not permit the loss of or substantial harm to a designated heritage asset. The Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation area and will require development within conservations area to preserve or where possible enhance the character or appearance of the area. The Council will seek to preserve trees and garden spaces which contribute to the character and appearance of a conservation area.
- 5.28 The supporting text to Policy D2 at paragraph 7.47 notes that the character of conservation areas derives from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and

uses.

### **Biodiversity and Urban Greening**

- 5.29 Policy A3: Biodiversity of the Camden Local Plan states that the Council will protect and enhance sites of nature conservation and biodiversity; and also protect other features with nature conservation value such as gardens.
- 5.30 The Council will assess developments against their ability to realise benefits for biodiversity, through the layout, design and materials used in the built structure and landscaping elements of the proposed development.
- 5.31 Urban greening will be encouraged. Initiatives such as a green walls and green roofs will be welcomed. A green roof should have a substrate depth of 80mm to allow for a variety of wild flower rather than just sedum.
- 5.32 The Council will protect, and seek to secure additional, trees and vegetation. The felling of protected trees will only be permitted in exceptional circumstances and in accordance with relevant legislation, policy and guidance.

### **Climate Change**

- 5.33 Policy CC1: Climate Change Mitigation states that the Council will require all development to minimise the effects of climate change. Camden promotes zero carbon development and requires all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy (Be Lean, Be Clean, Be Green). Part e of the Policy requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. Paragraph 8.17 of the Local Plan states *“this should be justified in terms of optimisation of resources and energy use. As such a Whole Life Carbon assessment will be expected for all applications proposing substantial demolition”*. Part f expects all developments to optimise resource efficiency.
- 5.34 Paragraph 8.37 of the Local Plan states that *“to support a sustainable approach to drainage, all development should install green roofs, permeable landscaping, green walls and combination green and blue roofs, where appropriate.”* The introduction of solar panels is supported and planting additional trees is encouraged.

## Transport and parking

- 5.35 Policy T2: Parking and car-free development of the Camden Local Plan states that the Council will limit the availability of parking. For new developments the Council will limit on-site parking to spaces designated for disabled people and/or essential operational or servicing needs. Overall, the main aim of Policy T2 is “*to reduce car ownership and use and therefore lead to reductions in air pollution and congestion*” (paragraph 10.15); and to ensure that all new residential developments in the borough is car-free (paragraph 10.18).
- 5.36 The Council “*will (a) not issue on-street or on-site parking permits in connection with new developments and [will] use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits.*” (emphasis added).
- 5.37 In addition, part (b) of Policy T2 states that the Council will limit on-site parking to spaces designated for disabled people where necessary and/or; essential operational or servicing needs.
- 5.38 The exception to this is in relation to redevelopment projects. Paragraph 10.20 states that “*in redevelopment schemes, the Council will consider retaining or reproviding existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed” (emphasis added).*
- 5.39 This approach is reiterated at paragraph 5.12 of the Camden Planning Guidance: Transport (January 2021) which states “*exceptionally, where existing occupiers are to return to a property after it has been redeveloped, we will consider allowing the reprovion of the parking available to them (so the redevelopment does not cause people to lose parking already available on that site prior to its redevelopment), where it is demonstrated to the Council’s satisfaction that the existing occupier will return to the property as their principal home. In such cases, the Council will consider temporarily relaxing the car-free requirement in respect of that dwelling for the period over which that occupant resides at the property. A mechanism set out in the Section 106 agreement will require returning owner-occupiers to provide evidence that they intend to continue to occupy their home as their principal residence before any temporary relaxation of car-free status can take place. Such properties would be car-free to future occupiers who would be ineligible for on-street parking permits.*”



### **Hampstead Conservation Area Statement (2002)**

- 5.40 The Hampstead Conservation Area Statement sets out the Council's approach to the preservation and enhancement of the Conservation Area. *"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..." "The contrast between the dense urban heart of Hampstead and the spaciousness of the outer area is one of its major characteristics"*. Hampstead was first designated as a conservation area in 1968. The application site is located within sub area 6- Branch Hill/Oak Park.
- 5.41 H4 notes that *"within the Conservation Area total or substantial demolition of a building (whether listed or otherwise) will require conservation area consent."* H6 notes that all applications should clearly show the extent of the demolition works proposed.
- 5.42 H5 states that the Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area and will only grant consent for demolition where it can be shown that the building detracts from the character of the area.
- 5.43 Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/ railings and planting. Alterations to the front boundaries can dramatically affect and harm the character of the Conservation Area.
- 5.44 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- 5.45 H45 requires the retention of all trees which contribute to the character or appearance of the Conservation Area. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development.

### **Hampstead Neighbourhood Plan (2018-2033), adopted 2018**

- 5.46 The site is identified as being within Character Area 4 – Outlying areas of the Neighbourhood

Plan. The distinguishing feature of the pockets of development referred to as the outlying areas is their sense of being set within the Heath. They are essentially of two kinds: self-contained older areas enclosed by the Heath (Vale of Health, and North End); and large mansions and gardens or 20th century developments such as Mount Tyndall, St. Columba's and Firecrest Drive built in what were previously the estates of large houses (Branch Hill/Oak Hill Park, Heath House, Inverforth Lodge and the Elms). Oak Hill Park is designated as a local green space.

- 5.47 Policy DH1: Design states that development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas; and demonstrate how they respect and enhance the character and local context.
- 5.48 Policy DH2: Conservation areas and listed buildings notes that planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies.
- 5.49 The supporting text notes 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. Development should follow the guidance given in the relevant Conservation Area Appraisals and Management Strategies and manuals.
- 5.50 The supporting text at paragraph 3.16 states that development should maintain and enhance the historic street character of the immediate context through choice of façade materials, provision of setbacks, boundary conditions, building entrances and plantings. Paragraph 3.18 notes that all buildings should contribute positively to the public realm. This may be achieved through either traditional or contemporary architecture.
- 5.51 Policy NE2: Trees requires development to protect trees that are important to local character, streetscape, biodiversity and the environment. Policy NE4: Supporting Biodiversity encourages enhancement of biodiversity through restrained exterior lighting, increased canopy cover and the use of permeable surfaces.

## 6.0 HERITAGE IMPACT ASSESSMENT

- 6.1 The application site is located within the Hampstead Conservation Area, within designated sub-area 6 - Branch Hill and Oak Hill. A Conservation Area is a designated heritage asset.

### National Planning Policy Framework

- 6.2 The National Planning Policy Framework (NPPF) highlights the importance of understanding and describing the significance of heritage assets and using this understanding to inform development proposals.
- 6.3 Annex 2 of the NPPF defines significance as follows: *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*
- 6.4 Setting of a heritage asset is defined in the NPPF as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

### Assessment of Significance of Heritage Assets

- 6.5 *The Historic Environment Good Practice Advice in Planning Note 2 paragraphs 8-10 provide further guidance when assessing the significance of a heritage asset.*
- *Understanding the nature of the significance is important to understanding the need for and best means of conservation.*
  - *Understanding the extent of that significance is also important because it can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.*
  - *Understanding the level of significance is important as it provides the essential guide to how the policies should be applied.*
- 6.6 *Conservation Principles, Policies and Guidance* (Historic England, 2008) sets out English Heritage's approach in addressing the management of the historic environment and sets out

the four main heritage values to consider when assessing the impact of development upon the historic environment. These are:

- *Evidential value: the potential of a place to yield evidence about past human activity.*
- *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*
- *Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

6.7 The scale below has been used to assess the significance of the application site;

- **High:** *an aspect of value that strongly contributes to the significance of a place.*
- **Medium:** *an aspect of value that will have some cultural importance and will make a modest contribution to the significance of a place.*
- **Low:** *an aspect of value that will make a slight (yet still noteworthy) contribution to the significance of a place.*

6.8 The Setting of Heritage Assets (Historic England, 2015) provides definitions of key terms within conservation such as the 'setting of the heritage asset'.

### **Hampstead Conservation Area**

6.9 The Hampstead Conservation Area Statement notes 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...*" "*The contrast between the dense urban heart of Hampstead and the spaciousness of the outer area is one of its major characteristics*".

6.10 According to the Conservation Area Appraisal, the geology of the area dates back to the last Ice Age. More recently, the urban character of the area as we know it today, sprung from 17<sup>th</sup>

century when wealthy Londoners were attracted to the area. The Early 19<sup>th</sup> Century saw the erection of a number of large houses in the area, which was subsequently followed by more houses and villas later on that century. The Heath and Hampstead Society was formed in 1897 which was set up to protect and preserve the expansion of the Heath from the original 200 acres to the 800 acres today. Further development followed throughout the 20<sup>th</sup> century, including a significant increase in the public housing within the area via Camden's Housing Programme.

- 6.11 The application site is located in a sub-area 6 of the Conservation Area which includes Branch Hill and Oak Hill. The Hampstead Conservation Area Statement states that *“Oak Hill Park was developed around 1850, with an informal layout of plain but substantial Italianate villas. Only No. 1 and Oak Hill House remain; the rest were replaced in 1960 by a grouping of flats, of no great quality in themselves but pleasantly arranged among the grassy slopes and mature trees of the older gardens (Won Civic Trust Award in 1961). Two blocks are seven storeys, with strong horizontal brick banding and balconies at the corners. Another group of four connected blocks are three storeys with a greater use of brick and concrete string course between floors.”*
- 6.12 1 Oak Hill Park and Oak Hill House and 4 Oak Hill Way are identified as making a positive contribution to the Conservation Area.
- 6.13 The garage area adjacent to 1 Oak Hill Park; 1, 3, 4 and 7 Oak Hill Way and additions to Branch Hill House are identified as buildings that detract from the character of the area.
- 6.14 Nos. 115 Frognal, 18a and 18b Frognal Gardens, Heysham House, Falcon Lodge, Martlett Lodge, Merlin House, Northwood Lodge and Oakhill Lodge, along with 1, 3, 5 and 7 Oak Hill Way are considered neutral buildings.

### **Assessment of Significance and Impact Assessment**

- 6.15 Sitting on the outskirts of the original Hampstead Heath area, that has gradually expanded since the 1700's, the application site is located in an area that was subject to later expansion in the mid-twentieth century.





- 6.16 As shown within the images attached in Appendix 1 of this document, the immediate surroundings of the site can be characterised by the expanse of public housing that was erected in the 1960's and 1970's as part of Camden's public housing programme following the conclusion of the second world war.



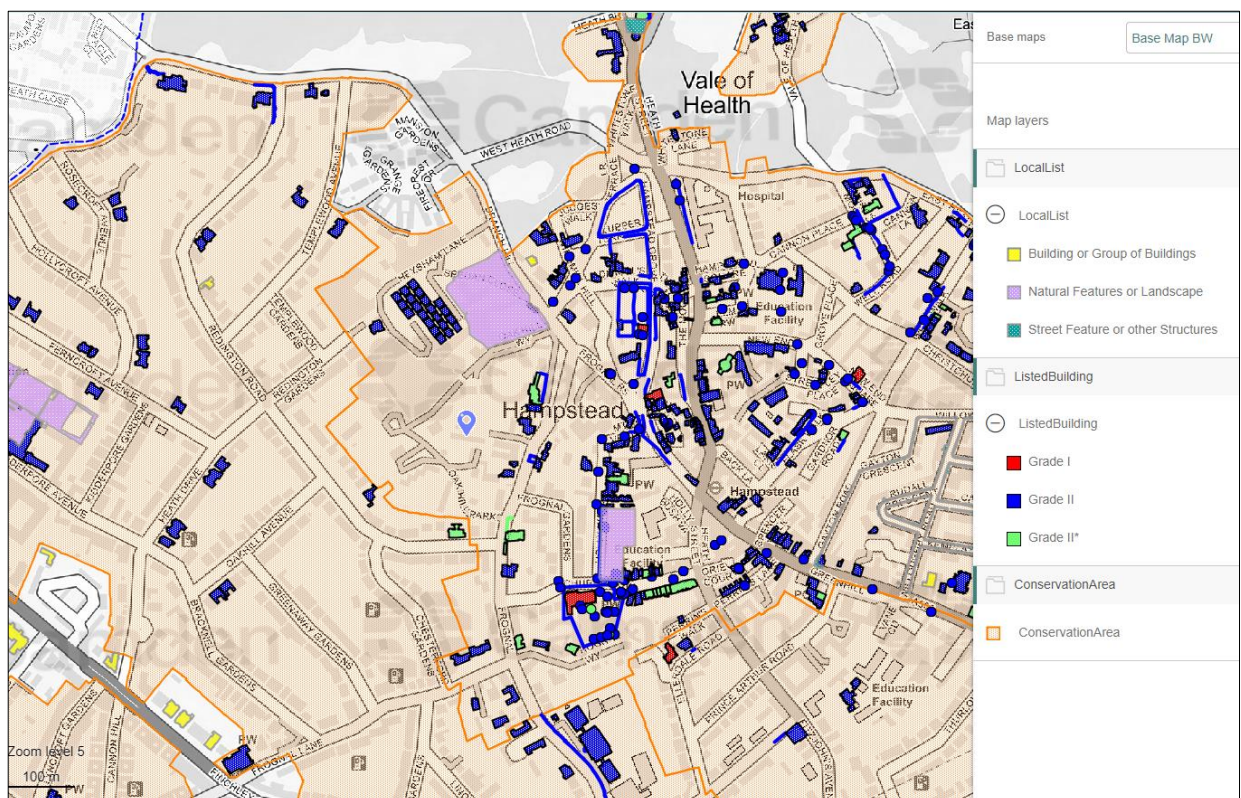
Properties to the west of the site; properties to the south east of the site.

- 6.17 Whilst the site's location within the Hampstead Conservation area and the heritage value of the area is acknowledged, it is considered that the aspects of the historic environment that are considered to be higher value assets are those that are generally located closer to the original Hampstead Heath area and Hampstead town centre, containing buildings that possess historic features and historic fabric that are of higher architectural and historical significance.
- 6.18 In this regard, the proposed development, which offers a contemporary take on the prevailing architectural themes and the vernacular of the area, is deemed not to cause any adverse impacts upon the character and appearance of the conservation area.
- 6.19 The proposed development would not increase the number of dwellings on the site or

significantly increase the massing and bulk of the existing dwelling. In addition, sensitive landscaping proposals, coupled with existing landscaping and boundary treatments offer screening from the surrounding public realm, further mitigating the impact upon the character and appearance of the conservation area.

- 6.20 Furthermore, as demonstrated in Section 2 of this Planning Statement, there are other developments that have taken place in recent years where contemporary designs have been permitted within area. In this sense, the principle of contemporary design within this part of the conservation area has already been established. It is therefore considered that the proposed new house respects the character of the adjoining conservation area, which comprises a mix of building styles and ages, including flatted developments which do not demonstrate any features that constitute valuable heritage assets. The proposed development would not therefore cause any adverse impacts upon the Hampstead Conservation area.

### Impact on listed buildings



- 6.21 The map shows that the closest listed buildings to the site are to the south east and north

east of the application site, at 95 and 99 Frognal and 105-111 Frognal Grove.

- 6.22 Bay Tree Cottage, 95 Frognal – Grade II Lodge or gardener's cottage, now private residence. Early C19 with C20 entrance extension. Painted brick with stucco ground floor and 1st floor band. Slated roofs. 2 storeys and single storey extension.



- 6.23 99 Frognal- St Dorothys Convent (Grade II) - Detached house, now a convent finishing school. c1740, partly refaced late C19; late C20 alterations. Brown brick with red brick dressings, moulded brick plinth and pilasters supporting a cornice at 2nd floor level. 3 storeys and basement. Single window



- 6.24 105-111 Frognal Grove including the former stable range (Grade II\*) - Large house with stable block, now 4 semi-detached houses. c1745-50. By Henry Flitcroft for himself; much altered with later additions. No.105 was the south-east range; No.107 the principal block; No.109 largely later C19 work with 1926 extension.





- 6.25 All of these properties are separated from the application site by other properties and screening and the proposals will not impact on their heritage significance or setting of these buildings.

### **Summary and Conclusion**

- 6.26 The proposed house is located in a similar location to the existing house and has a broadly similar scale and massing. The choice of materials and overall appearance of the new house has been carefully considered to respond to the overall character of the area and surrounding properties. Overall, it is considered that the proposed replacement house will have a low heritage impact on both the Hampstead conservation area and any listed buildings in the surrounding area.



## **7.0 TECHNICAL ASSESSMENTS**

- 7.1 This section of the Planning Statement summarises the technical assessments which are being submitted to support the planning application.

### **Daylight/Sunlight Assessment**

- 7.2 BLDA Consultancy has carried out a detailed daylight/sunlight assessment in relation to the impact of the proposed development at 4 Oak Hill Park, Hampstead, NW3 7LG, on the current daylight and sunlight levels within the neighbouring properties and overshadowing to the neighbouring amenity spaces.
- 7.3 For the purposes of the assessment, a three-dimensional computer model has been constructed. The model is based on a high-definition 3D laser scan survey of the site and surroundings, planning application drawings, site photographs and planning records. The assessment has been carried out in accordance with the latest 3rd edition of the BRE guide, issued in June 2022.
- 7.4 The technical assessment has quantified the potential loss of daylight and sunlight to the neighbouring habitable rooms at No. 99A Frognal, Nos. 1-4 Oak Hill Park Mews and Northwood Lodge. With regards to the overshadowing effects, two amenity spaces at No. 99A Frognal have been considered.
- 7.5 The results of the technical assessment have shown that 100% of the neighbouring windows tested and 100% of the neighbouring rooms tested will fully comply with the Vertical Sky Component and Daylight Distribution/No-sky Line BRE daylight tests respectively after the construction of the proposed development.
- 7.6 Furthermore, in terms of the sunlight effects, all (100%) of the south-orientated neighbouring windows/rooms will fully comply with both the annual and winter sunlight criteria in accordance with the BRE guide.
- 7.7 With regards to the property at No. 99A Frognal, the site-facing habitable rooms of the consented scheme have been also tested and the results have shown that, again, 100% of the rooms fully comply with all the daylight and sunlight tests.
- 7.8 For overshadowing, the proposed development will not cause an adverse impact on the

current levels of overshadowing to the existing main amenity space at 99A Frognal. The property's small terrace located close to the common boundary will experience reduced levels of sunlight in winter due to its constrained location; however, it will be fully compliant with the overshadowing criteria in the summer months when the amenity is expected to be mainly enjoyed.

7.9 Furthermore, two consented amenity spaces at 99A Frognal as well as one consented amenity space on the roof of 4 Oak Hill Park Mews have been also tested future overshadowing effects. The results have shown that two of the three amenities will be fully compliant with the overshadowing criteria in winter while the three amenity spaces will be receiving ample levels of sunlight in the summer months with the development in place.

7.10 The assessment confirms that the proposed development at 4 Oak Hill Park is considered fully acceptable in daylight, sunlight and overshadowing terms, in the context of site, BRE guidance and relevant planning policy.

### **Pre-Demolitions Audit**

7.11 A pre-demolition audit has been undertaken by JAW Sustainability in order to identify the items and materials present in the building, and to categorise these by European Waste Catalogue (EWC) category in order to calculate tonnage of each material. The remaining waste has been assigned for re-use, recycling, recovery and landfill diversion rates. The project aims for a minimum 95% of waste in the majority of waste groups to be diverted from landfill.

### **Life Cycle Carbon Assessment**

7.12 JAW Sustainability has undertaken a life cycle carbon assessment for the redevelopment of 4 Oak Hill Park to ensure that the demolition and reconstruction provide a more sustainable alternative to the renovation of the property and to meet the sustainability requirements of the London Borough of Camden. The current proposal is to demolish this building and redevelop the site, mirroring the overall design of the existing building whilst modernising the facade, general construction and building services of the building. In addition, the footprint of the building is to be expanded to the rear and east side creating usable living space from what is currently an overshadowed courtyard. The assessment compares the current proposal against a notional building case in which the existing building is renovated to the

standards set in Building Regulations Part L.

- 7.13 Within the notional refurbished development, most of the existing external masonry and roofing is retained. The small third floor annex is demolished whilst the lower two levels are retained. Exterior walls, party walls and the roof would be upgraded with internal insulation to reach the required PL standard for fabric energy efficiency. External windows and doors are replaced. Most internal partitions and internal floors are retained although some load bearing walls are demolished to create more open spaces and to allow for an internal layout functionally similar to that of the proposed new build development. A two-storey extension would be added at the rear and the east side of the property. This would be built according to the specification outlined in the new build development plans.
- 7.14 The proposed development comprises the demolition of the existing building at 4 Oak Hill. The proposed design would then be constructed in its place. The front-facing façade of this design is almost identical to the existing building in shape and scale but utilises brick at lower levels and reconstituted stone on the upper floors. The proposed design is set over two floors: Ground and first.
- 7.15 New external front and rear walls will be of a brick and block cavity construction with partial fill cavity insulation(100mm), providing a significant improvement to the energy performance of these elements. Similarly, the new roof is insulated to a greater level than is possible through refurbishment. The replacement of windows and doors throughout the property with steel, thermally broken windows on the rear will also produce a significant improvement over the existing units. New ground floors will be a 300mm RC raft supported by RC pile foundations, The buildings frame is of an RC concrete construction in which columns and structural walls of RC concert support the upper floors. These are of an RC concrete construction with a slab thickness of either 300mm or 450mm as required. As in the refurbishment case, an extension to the footprint of the original building would be located at the rear of the new build property, this will match the rest of the new building in terms of build-up and performance.
- 7.16 New roofs will be formed of a 250mm concrete slab and will feature a Bauder Biosolar System on top of two layers of 100mm Kingspan K12 insulation. Internal walls will be steel framed partitions with plaster board and a 3mm skim coat of plaster. In addition to the improved performance of the individual elements that make up the proposed new build property, the

improved build quality over the existing building would result in a far lower air permeability for the whole building. High air permeability is very difficult to overcome through refurbishment, meaning that the significant reduction in air permeability seen here provides a significant reduction in heat loss and as such, energy use. This allows for the use of renewable energy technologies for the provision of heating and hot water. In this case the proposal is to utilise a 14KW ASHP alongside an electric top up.

- 7.17 The assessment concluded that when taking into account only the life cycle emissions of materials and construction activities the proposed refurbishment of the property results in a lifetime emission of 123,111 kgCO<sub>2</sub>e while the demolition and rebuilding of this property would emit 271,134 kgCO<sub>2</sub>e of life cycle emissions.
- 7.18 The difference in operational energy emissions between the new proposed development and the existing building is 2,692 kgCO<sub>2</sub>e/year.
- 7.19 When operational energy use is added to the life cycle emissions, it is shown that the new build outperforms the refurbishment option with life cycle emission of 455,267 kgCO<sub>2</sub>e for the new build and 468,804 kgCO<sub>2</sub>e for the refurbished property. This is a result of the significantly reduced heat loss from the fabric and build quality improvements which both improve heat retention and allow for the use of a highly efficient ASHP.
- 7.20 The assessment concludes that the total embodied emissions from the construction of the new development will be 271,134 kgCO<sub>2</sub>e. The difference in operational energy emissions between the new proposed development and the existing building is 2,692 kgCO<sub>2</sub>e/year. This indicates that the emissions from the construction and running of the new proposed development will be less than emissions from the continued running of the building in its current state well within the 60 year period.

### **Noise Assessment**

- 7.21 A Noise Assessment has been prepared by Environmental Equipment Corporation Ltd. A noise survey was carried out in July 2022. This confirmed that the noise sources at the site included local and distant road traffic. There were no other significant sources of noise observed.
- 7.22 An assessment was undertaken of the proposed four new ASHP units to be located in the



centre of the roof, to provide heating and cooling to the property. The proposed units comprise:

- Heating: 2 No. Samsung Mono AE120RXYDEG/EU, 65 dBA SWL ref 10-12 W each.
- Comfort Cooling: 2 No. Daikin RXYSCQ6TV1; 70 dBA SWL dBA SWL ref 10-12 W each.

7.23 This rooftop plant will be housed within a bespoke high-performance acoustic enclosure offering 22 dB noise reductions in all directions. This will include effective vibration isolation mounts to ensure that structure-borne energy does not affect the integrity of the noise control scheme.

7.24 Plant noise ratings were assessed based on the methodology contained in BS4142, the results of a background noise survey and the “traffic light” metric adopted by LBC. Predictions have shown that the ‘Green’ rating is achieved at all assessment locations during all periods of the plant’s proposed operation, assuming that the plant is installed as currently proposed, and that the proposed acoustic enclosure is implemented.

### **Arboricultural Assessment**

7.25 An Arboricultural Impact Assessment has been prepared by Cantia Arboricultural Services. The site visit was carried out in March 2022. The garden contains a mix of grassed areas and planter beds which contain a variety of trees and shrubs. On large Oak tree is located at the west of the lawn area. An assessment was made of 10 individual trees and six groups of trees which confirmed two Category A trees; three Category B trees; nine Category C trees; and one category U tree.

7.26 The assessment advised that the replacement of the driveway with a porous surface would allow for enhanced water movement and gaseous exchange and improve conditions for root mass within the area. It also proposed the use of mini piles for the new steps to minimise impact upon root zones; and made recommendations for the proposed new terrace to the south of the property. The proposed scheme requires the removal of three trees and two groups of trees, but these are low grade specimens (U and C). New planting is proposed, giving an opportunity to increase the biodiversity of the site by at least 20%.

7.27 Detailed proposals are provided for a pre-contract meeting with the local authority on site. All

tree works are required to conform with BS3998:2010. Protection barriers will be required to protect the tree stems from significant construction activity. Where existing hard surfaces are to be removed, it will be necessary to ensure that tree roots are not disturbed.

### **Ecological Assessment**

- 7.28 A Preliminary Ecological Appraisal (PEA) has been prepared by TSA Ecology to provide an assessment of the ecological value of the site and the potential biodiversity impacts of the proposed development.
- 7.29 The assessment notes that the application site is not located within any Nature Conservation Sites but does lie within the Impact Risk Zone (IRZ) for Hampstead Heath Woods Site of Specific Scientific Interest (SSSI). The site is also not located in or adjacent to any UK BAP priority habitats.
- 7.30 As part of the assessment, a 'walkover survey' is carried out on site in March 2022. The site provides low nature conservation value. The main habitats onsite comprise amenity grassland, introduced scrub and scattered mixed trees. The individual onsite trees might provide foraging / commuting opportunities for bats and afford limited nesting opportunities for common bird species. The survey found that the boundary features, buildings and hardstanding on site had negligible ecological value in terms of the potential to accommodate roosting bats. The site itself is assessed as having negligible potential to support roosting bats, and no further surveys are recommended.
- 7.31 The ecological assessment recognises the potential for wildlife features to be incorporated into the garden design, including features such as bird, bat and insect boxes; and promotes the use of native plant species.

### **Biodiversity Enhancements**

- 7.32 The Bio Diversity Net Gain calculations show that there is a 27.76% improvement over baseline conditions through the proposed enhancements on site. Based on the Small Sites Metric 1.1 (April 2022), the baseline for the Site habitats totals 0.6113 habitat units. The proposed plans and creation of new habitats adjacent to the site show a post-development total of 0.7031 habitat units.

### **Draft Demolition Plan and Construction Management Plan**

- 7.33 A draft CMP and Demolition Plan has been provided as part of the application. The CMP sets out details of the main contractor, details of the proposed construction works and access arrangements and draft programme for construction. It is anticipated that site set up would occur from April 2023 and that works would be completed by March 2024. Standard working hours will be maintained.
- 7.34 The CMP has identified 99A Frognal, North Wood Lodge and nos. 1-6 Oak Hill Park Mews as adjoining properties that could be affected by the works. Amirilan Contractors Ltd will liaise with neighbours and provide regular email newsletters of the proposed works. Amirilan Contractors Ltd are registered with Considerate Constructors Scheme with their reference number being C2991. The site will be compliant to CLOCS standards. Measures will be in place to control noise and dust.
- 7.35 The site will be accessed from Finchley Road-Heath Drive-Redington Road-Frognal-Oak Hill Park. A traffic marshal will be in place to ensure pedestrian safety. No parking bay suspensions will be required and there is not requirement to occupy the public highway to undertake the works.

## 8.0 PLANNING ASSESSMENT

- 8.1 Planning permission is sought for “*the demolition of the existing house and the construction of a new family home*”.
- 8.2 Details of the extent of the demolition are shown on drawing nos. 3081 – P(3) 10, 3081 – P(3) 11 and 3081 – P(3) 12). The following sections set the planning considerations relating to this proposal.

### Principle of Development

- 8.3 Number 4 Oak Hill Park is located to the east of Oak Hill Park, within the Hampstead Conservation Area and the Hampstead Neighbourhood Plan Area. The property currently comprises a 1970's detached residence, with a two storey brick side extension topped with a setback third floor with pitched roof and clad in red coloured metal sheet. The existing house at 4 Oak Hill Park has been added to over the years and is dated and in need of refurbishment to current standards.
- 8.4 The National Planning Policy Framework encourages making the best use of developed land. The proposed house is located in a similar position to the existing house, and takes a similar form, with minor infilling to the north and east at ground floor level. The overall floorspace will increase from 471 sqm (gia) to 571 sqm (gia). The proposal respects the existing character and heritage of the site and the surrounding conservation area.
- 8.5 Given that there is already a residential property on the site, and that the site is located in predominantly residential area, the proposed redevelopment of the site for a new residential property is considered appropriate.
- 8.6 The garden will be landscaped to provide sitting and eating areas and additional screening from neighbours. The landscaping proposals will seek to increase biodiversity and use permeable materials where possible. The mature landscaping of the site will be retained, and additional planting introduced, contributing to the urban greening of the site (Policy G5 of the London Plan) and biodiversity (Policy G6). Existing trees of value will be retained (Policy G3); and any trees removed will be replaced. The retention and landscaping of the garden will contribute to the character and appearance of the conservation area.

### **Design and layout**

- 8.7 Chapter 12 of the NPPF (Achieving well-designed places) sets out the importance of high-quality buildings and places and of ensuring that developments are visually attractive, as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Camden Planning Guidance on Design (2019) states that *“the commitment to achieve design excellence applies to all development, whether involving new build, conversions, refurbishments, extensions or alterations. However, the implications for a proposal will vary greatly depending on the nature of the site, the proposed use, the sale of development, its interaction with surrounding sites, and existing buildings and structures on the site”*.
- 8.8 The proposed design of the new house is a high quality contemporary design which respects the site context in accord with London Plan Policy D3 and Camden Local Plan Policy D1. The design of the new house respects the original siting, form and layout of the existing property; and in addition, respects the scale, massing and height of adjoining properties. No material changes are proposed to the boundary treatment of the site, which incorporates mature vegetation which helps to screen the site; and the general openness of the site is retained.
- 8.9 The siting and general extent of the proposals were discussed at the pre-application meeting in March 2022. Officers considered that the proposed form and massing of the building (including extensions to the rear and east side) were acceptable and would not be visible from the street. The relationship to neighbouring properties was also considered appropriate.
- 8.10 The proposed materials will be of high quality, and have been chosen for durability and visual attractiveness, along with their texture, colour, tone and compatibility with existing materials.

### **Impact on the Conservation Area**

- 8.11 The existing house is not identified as making a positive contribution to the Hampstead Conservation Area. As shown by the photographs at Appendix 1 of this Planning Statement, the character of properties in this part of the Hampstead Conservation Area is very mixed in terms of scale, typology and age. As detailed in the Hampstead Conservation Area Statement, this part of sub area 6 (Branch Hill and Oak Hill) was replaced during 1960's with groups of flats of seven, four and three storeys. As detailed in Section 6 of this Planning



Statement, there are no listed buildings immediately adjacent to the site which would be impacted by the proposals. The choice of materials and overall appearance of the new house has been carefully considered to respond to the overall character of the area and surrounding properties.

- 8.12 The proposed scheme will conserve the general character and appearance of the surrounding conservation area, in accord with Part C of Policy HC1 Heritage Conservation and Growth and *Policy DH2: Conservation areas and listed buildings* of the London Plan; and Policy H2 of the Local Plan. It is therefore considered that the proposal will preserve and enhance the character and appearance of the immediate local area, which is quite mixed in character, as detailed in the Heritage Assessment at Section 6 of this Statement.

### **Sustainability**

- 8.13 As required by part e of Policy CC1:Climate Change Mitigation and paragraph 8.17 of the Camden Local Plan, which requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building, a pre-demolition audit and Whole Life Carbon Assessment has been completed. This has confirmed that when taking into account only the life cycle emissions of materials and construction activities the proposed refurbishment of the property results in a lifetime emission of 123,111kgCO<sub>2</sub>e while the demolition and rebuilding of this property would emit 271,134 kgCO<sub>2</sub>e of life cycle emissions. The difference in operational energy emissions between the new proposed development and the existing building is 2,692 kgCO<sub>2</sub>e/year. Overall, the assessment concluded that the emissions from the construction and running of the new proposed development will be less than emissions from the continued running of the building in its current state well within the 60 year period.

### **Transport and Parking**

- 8.14 In terms of transport, the scheme will replace the existing level of parking (two spaces within a garage) and will provide cycle parking to London Plan standards (Policy T5). Paragraph 10.20 of the Camden Local Plan states that “*in redevelopment schemes, the Council will consider retaining or reproviding existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed”.* The applicant is developing the property for a family home and will be returning to the property once it has been redeveloped.

### **Impact on Residential Amenity**

- 8.15 Policy A1 of the Camden Local Plan (2017) states that planning decisions should “*seek to ensure that the amenity of communities, occupiers and neighbours is protected*”.
- 8.16 The new house has been located in a similar position to the existing house and has been designed to minimise any potential impact on residential amenity, including noise, daylight and sunlight, privacy and outlook.
- 8.17 The noise assessment confirms that any noise will be managed appropriately, in accord with London Plan Policy D14.
- 8.18 The daylight/sunlight assessment undertaken has confirmed that 100% of the neighbouring windows tested and 100% of the neighbouring rooms tested for 1-4 Oak Hill Park Mews and 99A Frognal will fully comply with the Vertical Sky Component and Daylight Distribution/No-sky Line BRE daylight tests respectively after the construction of the proposed development. In addition, all of the south-orientated neighbouring windows/rooms will fully comply with both the annual and winter sunlight criteria in accordance with the BRE guide.



- 8.19 As the proposed development occupies a similar orientation and footprint to the existing building, the impacts on neighbouring amenity are not materially altered. The proposed orientation and footprint mean that the proposals conform to the '45-degree rule of thumb', demonstrating that the development will not result in an adverse impact upon the neighbouring properties in terms of privacy and overlooking issues.
- 8.20 Rooflights have been added to serve the ground floor accommodation towards the eastern and northern elevations of the proposed dwelling. The pre-application advice confirmed that these would not cause any unacceptable amenity issues.

## 9.0 SUMMARY AND CONCLUSION

- 9.1 The existing house at 4 Oak Hill Park has been added to over the years and is dated and in need of refurbishment. It is proposed to demolish the existing house and construct a new high quality, energy efficient and sustainable family home. The ground floor level of the north and west wall of the existing garage would be retained, due to the presence of a garden shed built against the boundary wall to 99A Frognal. The new garage would have the same footprint as the existing, but be reduced in height.
- 9.2 The proposed scheme has been designed to improve heat and sound insulation, and to be more energy efficient. The proposed scheme would also result in a better internal layout and provide additional living space, making better use of the existing site. The design will be of high quality and make use of high quality materials. The Life Cycle Carbon Assessment concluded that the emissions from the construction and running of the new proposed development will be less than emissions from the continued running of the building in its current state well within the 60 year period.
- 9.3 The proposals extend the property footprint to incorporate the existing rear courtyard to the north and extends to the existing garden wall with 99a Frognal. It also extends the footprint of the property eastwards, up to the side elevation of the adjacent property, number 4 Oak Hill Park Mews. In addition, the building line of the front elevation is brought forward to create more internal space. Within the property, the space is opened up and double height spaces are created. The existing massing is reduced by removing the second floor above the existing garage. The total increase in floorspace over the current building is approximately 100 sqm. The Technical Assessments have confirmed that there will be no material impact in terms of loss of daylight/sunlight, loss of privacy/overlooking or noise.
- 9.4 Number 4 Oak Hill Park is not identified in the Hampstead Conservation Area Statement as being a positive contributor to the conservation area, and this part of the conservation area is mixed in character, with a range of building typologies and ages; and a number of buildings on Oak Hill Park which are identified in the Hampstead Conservation Area as being neutral. The choice of material - Portland stone or reconstituted stone with a slip brick system to the lower floor – responds in particular to the existing properties on Oak Hill Park Mews. It is therefore considered that the proposal will preserve and enhance the character of this part of the conservation area.

- 9.5 National and local planning policies emphasise the importance of development positively responding to local context; and preserving and enhancing conservation areas. The proposed new property will improve the appearance of the front façade and the general appearance of the site and garden area and creates an improved internal layout. Both pedestrian and vehicular access points into the site will remain as existing, with all access being retained from Oak Hill Park. The existing parking provision (two spaces) will be replaced within a new internal garage. The scheme will result in a 27.76% improvement in bio-diversity over baseline conditions through the proposed enhancements on site.
- 9.6 Overall, it is considered that the proposed scheme is of high quality and will preserve the general character of this part of the Hampstead Conservation Area.



## Appendix 1 Photographs of the Surrounding Conservation Area

### Properties to the west of the site, off Oak Hill Park









**Properties to the South East of the site – Oak Hill Park Mews and Oak Hill Park**



**BEDFORD****Planning / SDD / SPRU**

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