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Planning and Regeneration
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Date: 23/04/2021
Our ref: 2020/5380/PRE
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Alexandra Webster
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By email

Dear Ms Webster,

Re: The Annex, 2 Grange Gardens, London, NW3 7XG

Thank you for submitting a pre-planning application enquiry for the above property which was received on 18/11/2020 together with the required fee of £3,782.99.

1. Drawings and documents

Existing plans, sections, elevations and site photographs; proposed plans, sections and elevations; and design and access statement received by email dated 19/11/2021.

2. Proposal

The proposal comprise the following works:

- Demolition of the existing annex building (approx. 57 sqm GEA) at the south-western corner of the site; and
- Erection of a new three-bed two-storey single family dwellinghouse.

3. Site description

No. 2 Grange Gardens is a two-storey detached property in use as a single family dwellinghouse (C3 use) and is part of a modern development comprising one of 26 detached homes built by Barratt between 1981 – 1983. The development is organised around a short winding road terminating into a cul-de-sac at one end and intersecting Templewood Avenue at the west end where the site is located. The property lies to the south of West Heath Road in Hampstead and east of Templewood Avenue. It is just outside the border of the Redington & Frognal Conservation Area and does not contain any listed buildings. The site is on land where a house known as 'The Grange' was built to replace Branch Hill Lodge in 1834. Various houses were built in the surrounding area, including Oak Hill Park Estate. The site is within the Hampstead Neighbourhood Area and a CMP priority area.

There is a consistent architectural character in the development with modest variations in their form according to the specific setting of each individual house. The houses have gabled,

hipped and split gabled roofs of varying heights and dark brown brickwork. They also have large front and rear gardens.

No. 2 is located at the edge of the development, adjoining Templewood Avenue. The main house is situated at the highest point of the site and the single storey annex building is located downhill facing onto Grange Gardens at the south-western corner. The western boundary of the site is screened by a high brick wall and a row of mature trees. The annex is an irregular trapezoid shaped building with a flat roof and is currently being used as a snooker room. Access to the roof is by the stairs to the rear of the building, and includes a roof garden. The annex is clad in dark brown bricks with a fenestration pattern that closely resembles the main house.

4. Relevant planning history

- Planning permission was **granted** on 15th May 1983 for construction of family games room and ancillary facilities (ref D5/4/7/35560).
- Planning permission was **granted** on 2nd February 1982 for redevelopment of the site by the erection of 22 houses and one lodge, the extension of the existing lodge and the layout out of roads and landscaping of the site (ref D5/4/7/32936(R1A)).
- Planning permission was **refused** on 27th May 1981 for development of the site by the erection of 22 houses and conversion of existing house to 7 flats (in outline)

5. Relevant policies and guidance

[National Planning Policy Framework 2019](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

Policy G1 Delivery and location of growth

Policy H1 Maximising housing supply

Policy H4 Maximising the supply of affordable housing

Policy H6 Housing choice and mix

Policy H7 Large and small homes

Policy C6 Access for all

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and vibration

Policy D1 Design

Policy CC1 Climate change adaptation

Policy CC2 Adapting to climate change

Policy CC3 Water and flooding

Policy CC4 Air quality

Policy CC5 Waste

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development
 Policy T4 Sustainable movement of goods and materials
 Policy DM1 Delivery and monitoring

[Hampstead Neighbourhood Plan 2018](#)

[Camden Planning Guidance](#)

CPG Design 2021
 CPG Housing 2021
 CPG Energy efficiency and adaptation 2021
 CPG Amenity 2021
 CPG Transport 2021
 CPG Water and flooding 2019
 CPG Developer contributions 2019
 CPG Trees 2019

6. Assessment

The principle planning considerations in the determination of these proposals are considered to be the following:

- Land use
- Dwelling Mix
- Affordable Housing
- Quality of accommodation
- Design
- Neighbouring Amenity
- Transport considerations
- Access
- Sustainability
- Landscaping
- Trees
- Refuse and recycling
- Planning obligations/CIL

7. Land use

Housing is regarded as the priority land use of the Local Plan and the Council will make housing its top priority when considering the future of unused and underused land and buildings. As such, the demolition of the existing annex building and creation of a new three-bed single family dwellinghouse is compliant with policy H1 providing it meets other qualifying criteria including housing standards, design, amenity, transport, and sustainability.

8. Dwelling Mix

The Council considers that each development should contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes. Policy H7 of the Local Plan includes a Dwelling Size Priorities Table as set out below.

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

Three bedrooms and two bedrooms dwellings are the highest propriety for market housing in Camden. The proposal involves the creation of one new three-bedroom dwellinghouse which would be a high priority dwelling size, as such it is considered to be in accordance with Policy H7 of the Camden Local Plan and Policy HC1 of the Hampstead Neighbourhood Plan

9. Affordable Housing

Policy H4 requires a proportion of the housing provided to be affordable in accordance with the sliding scale. Targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floorspace is generally considered to create capacity for one home. Targets are applied to additional residential floorspace proposed.

A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% of for each home added to capacity. On the basis of approximately 200 sqm GIA of additional housing floorspace proposed, this would result in a requirement for 4% affordable housing.

Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. Payments-in-lieu are derived by calculating the affordable housing floorspace required, and converting this to a payment using a 'cost' per sqm. More detailed information regarding the calculation of off-site provision and payments in lieu, including a formula for the 'cost' per sqm, is provided in CPG Housing and CPG Developer contributions.

10. Residential standards

The Council expects development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with guidance provided by Policy H6 (housing choice and mix) and CPG Housing. The London Plan 2021 sets out the minimum internal space standards for all new dwellings. Table 3.1 sets out the minimum gross internal floor areas (GIA) expected for various dwelling sizes.

The proposed floor plans indicate that the proposed dwellinghouse would exceed the minimum GIA requirements for a three-bedroom six-person two-storey dwelling (102 sqm).

The new dwelling would feature a kitchen and dining room, a living room, a W/C and a bootroom at ground floor level whilst the three bedrooms, each with an ensuite bathroom would be on the first floor level and is considered an acceptable arrangement. The new dwelling would be triple aspect, with balconies to the front and side to provide outlook and daylight to the first floor bedrooms and ground floor living room. Floor to ceiling height on all floors would be very generous (2.7m), exceeding the minimum requirement of 2.3m. The room sizes and layouts are considered to be acceptable, with adequate internal storage. It is noted that the new dwelling does not have any rear windows and balcony which could be overlooked by or could look out onto the main house on the site.

11. Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Camden's Development Policies Document is supported by CPG Design.

The principle of introducing a new dwellinghouse in this location would only be considered acceptable subject to appropriate siting, size, scale and detailed design. The footprint of the current proposal would take up approximately 50% of the proposed plot. This is considered overly large and dominant in terms of the plot size and the north-western elevation is too close to the street (1.4m at the closest point) in an area where a verdant buffer should be maintained. Due to its overly large footprint, the gardens of the new dwellinghouse would be modest in size and would not appear particularly useable as the majority of the plot has been taken up by the new dwellinghouse, external terrace and car parking area. This is uncharacteristic of this area as all the properties within Grange Gardens and the surrounding properties are set within plots that have substantial landscaped front and rear gardens.

The current design of the new dwellinghouse appears to be two large interlinked rectangular cuboids. The size and massing of the new dwellinghouse would more than double the existing annex and dominate the streetscene of Grange Gardens and Templewood Avenue. The existing line of trees along Templewood Avenue would not be able to fully shield the dwellinghouse. Although the main house is still on the highest point of the site, the increased massing and scale of the new dwellinghouse means that the dwellinghouse would not be subservient to the main house and is considered too large and unacceptable for the plot. The location of the dwellinghouse on the plot is also considered unacceptable as it extends more than 3m beyond the existing annex and is not in keeping with the consistent front building line maintained by the neighbouring properties (Nos. 2 – 5 Grange Gardens).

Directly adjacent and opposite to the site are two grade II listed CHB Quennell Houses. Quennell was known for his modern suburban houses, including his work at Hampstead Garden Suburb which had generous spatial quality that was intrinsic to the architectural intent of his buildings and was also part of the significance of both the Hampstead and Redington and Frognal Conservation Areas, the boundaries of which directly abut the site. This spatial quality would be adversely impacted as the large new dwellinghouse would be squeezed into a small portion of the front garden of No. 2 Grange Gardens with limited garden space

retained. The proposal would also have an impact upon the setting of the grade II listed No. 14 Templewood Avenue, by appearing overly dominant in longer views. There is a distinct character within this part of the borough and the Quennell houses and 14 Templewood Avenue have not been referenced in the design of the new dwellinghouse. As such, it is considered the proposal would have an adverse impact on the setting of the nearby Redington & Frognal and Hampstead Conservation Areas and two grade II listed buildings.

The design of the new dwellinghouse should preserve or enhance the character and appearance of the Hampstead Neighbourhood Area. The use of brickwork to match the facades of the nearby properties is accepted. However, the cubic design/form and the flat roof is not considered to compliment the layout and massing of the neighbouring properties and their gabled, hipped and split gabled roofs. The pre-cast concrete panels, powder-coated composite windows and frameless glass balustrade are also considered uncharacteristic and would not be in keeping with the character and appearance of the locality. Given its excessive massing, uncharacteristic design, roof form and prominent corner location, which is exacerbated by its non-contextual features, the new dwellinghouse would dominate the streetscene of Templewood Avenue and Grange Gardens and harm the setting of the nearby Redington & Frognal and Hampstead Conservation Areas and two grade II listed buildings.

You may like to explore the possibility of developing the existing annex building by incorporating an additional storey on top of the annex to create additional habitable floor space. The games room could subsequently be converted into a new residential dwelling. This approach may be more acceptable subject to the appropriate design of any roof extension, its detailing to ensure that it sits quietly within the plot as well as the standard of accommodation that it provides. It would also be necessary to ensure that the existing greenery that contributes to the character of the plot and the surrounding area is retained.

The proposed new dwelling in its current form is considered unacceptable for the reasons outlined above. The following comments in sections 12 to 20 are being made in order to provide a comprehensive response.

12. Neighbouring amenity

Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight. The Council's supplementary planning guidance document CPG Amenity provides further advice on the application of these policies.

Overlooking

The nearest residential dwellings would be the main house of No.2 Grange Gardens. The new dwelling would be located only 2.5m away from the main house at the closest point. It is noted that the main house does not have upper floor windows on this elevation. Therefore there would be no overlooking between the main house and the annexe. As such, it is considered that the privacy of the occupiers of the neighbouring main house would be unaffected by the proposal. The nearest neighbouring properties at no. 14 Templewood

Avenue to the southwest and 12 Birchwood Drive to the south are approximately 24m and 23m away from the proposed annexe. There would not be any adverse impact on the amenity of these properties in terms of overlooking.

Outlook

It is noted that the main house has a ground floor sliding door/window facing the new dwelling. Given the new dwelling would be two-storey's high and only 2.5m away from the main house, there is concern that the proposal could have a harmful impact on outlook development from the ground floor sliding window/door. Whilst it is unclear whether the sliding window/door serves a habitable room, this is considered to be harmful to that window/door which is currently unrestricted.

Daylight/sunlight

The proposed new dwelling would be erected on the southwest side of the existing main house and would project 4.5m beyond the existing annexe building to the south and would be 2 storey's in height. The new dwelling may have a harmful impact on the daylight and sunlight levels reaching the western and southern side of the main house. It is recommended that a daylight/sunlight report is submitted with any planning application to thoroughly assess this.

13. Transport considerations

Car parking

Policy T2 of the Camden Local Plan states that the Council aims to limit the opportunities for parking within the borough as a means of reducing private car ownership and therefore reduce air pollution and congestion, and improve the attractiveness of an area for walking and cycling. Criterion B and D of Policy T2 states that the Council will limit the availability of parking and require all new developments in the borough to be car-free through:

B limiting on-site parking to:

- i. spaces designated for disabled people where necessary, and/or
- ii. essential operational or servicing needs;

D. resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking

The proposal would not accord with criterion B and is considered contrary to criterion D as it would create an additional on-site parking space. This would not promote or encourage trips by sustainable modes of transport and is therefore contrary to the objectives of Policies T1 and T2. The site is only approx. 720m away from the nearest Hampstead tube station. The Council would not support the creation of a hardstanding area for the proposed car parking space on the site and would require the development to be car-free. This would be secured as a Section 106 planning obligation if an acceptable scheme is forthcoming.

Cycle parking

Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in CPG Transport.

The London Plan 2021 cycle parking standards (Table 10.2) requires two cycle parking spaces for residential units with more than 1 bedroom. Storage for bicycles and prams should be provided and located at an accessible location within the dwelling or within the boundaries of the site.

Managing the impacts of construction on the surrounding highways network

A construction management plan (CMP) and associated CMP Implementation Support Contribution of £3,920 and a Construction Impact Bond of £7,500 will need to be secured by S106 Agreement for the site, in accordance with Policy A1 and Policy T4 of the Camden Local Plan.

The primary concern is public safety but it is also necessary to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.

A draft CMP should be submitted (using the Council's pro-forma which can be downloaded from the Council website) at application stage to help inform consultation responses. Please see CPG Transport for more details.

Highways and public realm improvements directly adjacent to the site

The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. The footway and vehicular crossover directly adjacent to the site on Templewood Avenue is likely to be damaged as a direct result of the proposed works. We would therefore need to secure a financial contribution for highway works as a section 106 planning obligation if an acceptable scheme is forthcoming. This would allow the proposal to comply with Policy T4.

Some highway licenses may be required to facilitate the proposed works. This might include a temporary parking bay suspension, a skip licence, a hoarding licence, and a scaffolding licence. The applicant would need to obtain such highway licences from the Council prior to commencing work on site.

14. Energy and Sustainability

Camden considers sustainable design and construction as integral and our policy ambitions relate to sustainable design and construction. In line with policies CC1, CC2 and CC3 of the Camden Local Plan 2017, all developments in Camden are required to make the fullest

contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

Reuse and optimising resource efficiency

The Council would expect creative and innovative solutions to repurposing existing buildings, and avoiding demolition where feasible. All development should seek to optimise resource efficiency and use circular economy principles in line with policy CC1. In line with the design advice provided above you are encouraged to consider reusing the existing annex building rather than demolition and new build in order to optimise resource efficiency.

A statement would need to be submitted in accordance with CPG Energy efficiency and adaptation and Chapter 8 of the Local Plan, demonstrating that the proposed development has been designed to achieve the following standards:

- CO2 reduction of 19% below part L of the 2013 Building Regulations
- sources Incorporate onsite renewables where feasible Water efficiency of 110 litres per person per day

A sustainability plan would be secured via a Section 106 for a post-construction review to ensure the development would achieve the sustainability targets.

Cooling

Any development that is likely to be at risk of overheating (for example due to large expanses of south or south west facing glazing) will be required to complete dynamic thermal modelling to demonstrate that any risk of overheating has been mitigated. Active cooling (air-conditioning) is strongly discouraged and will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.

15. Access

The new dwelling will need to meet M4(2) adaptable dwelling which the Council would secure as a planning condition. As it is one single family dwellinghouse,

The new dwellinghouse would need a lit entrance (paragraph 2.20d), and should have a 300mm nib on the entrance door (paragraph 2.20f).

16. Landscaping and drainage

Policies D1 and CC2 and the Local Plan encourage sustainable urban drainage systems, green roofs and walls and high quality hard and soft landscaping. Please include details of the above as part of the full application.

17. Trees

Policy A3 of the Local Plan and CPG Trees states that the Council has statutory duty to consider the potential effect of development on all trees, irrespective of whether they are protected by Tree Preservation Order/ Conservation Area status or not. It is noted from the

submitted drawings that trees would be felled to make room for development but no further details have been provided. The Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. The Council will also require trees and vegetation which are to be retained to be satisfactorily protected during any demolition and construction phase of development in line with BS5837:2021 "Trees in relation to Design, Demolition and Construction" and positively integrated as part of the site layout. A Tree/Arboricultural Impact Assessment would be required to be submitted in support of any future application to demonstrate that no harm would be caused to existing or neighbouring trees.

18. Refusing and recycling

To make sure that future residents can properly store and sort their waste and to make household recycling as easy as possible, the Council will require developments to provide adequate facilities for recycling and the storage and disposal of waste. Please refer to Policy CC5 (Waste) and CPG Design for more information.

19. Planning obligations/CIL

The following Section 106 planning obligations would be required if planning permission were granted:

- Car free development.
- Construction Management Plan (CMP) and a one off financial contribution of £3,920 to cover the costs of reviewing the CMP.
- Construction Impact Bond of £7,500.
- Highway works contribution (confirmed at application stage).
- Contribution to affordable housing.
- Sustainability plan.

CIL

This application would be liable for both the Mayoral and Camden CIL as the proposal results in the creation of a new dwelling or 100sqm of additional floorspace. For further information please visit the CIL pages of the Camden website.

20. Local consultation

You are strongly encouraged to engage with the neighbouring occupiers at an early stage in the process, given the likely concerns residents will have with the comings and goings of construction / delivery vehicles along this part of Templewood Avenue and Grange Gardens. Although the Council advertises applications in the local press and displays site notices, initial consultation may help offset any concerns neighbours have before any application is submitted.

21. Conclusion

The proposal in its current form is considered unacceptable due to its excessive footprint, the overall mass of the replacement building and its detailed design. There may be scope to extend the existing annexe building in the form of a single storey extension at roof level however this would be subject to its size and detailing. The creation of a car parking space on site would be strongly resisted and should be removed from any future proposal. You would be encouraged to submit revised drawings for further comment prior to the submission of an application. A follow-up fee would be required for this.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Mark Chan on the number above.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Mark Chan

Planning Officer
Planning Solutions Team