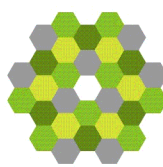
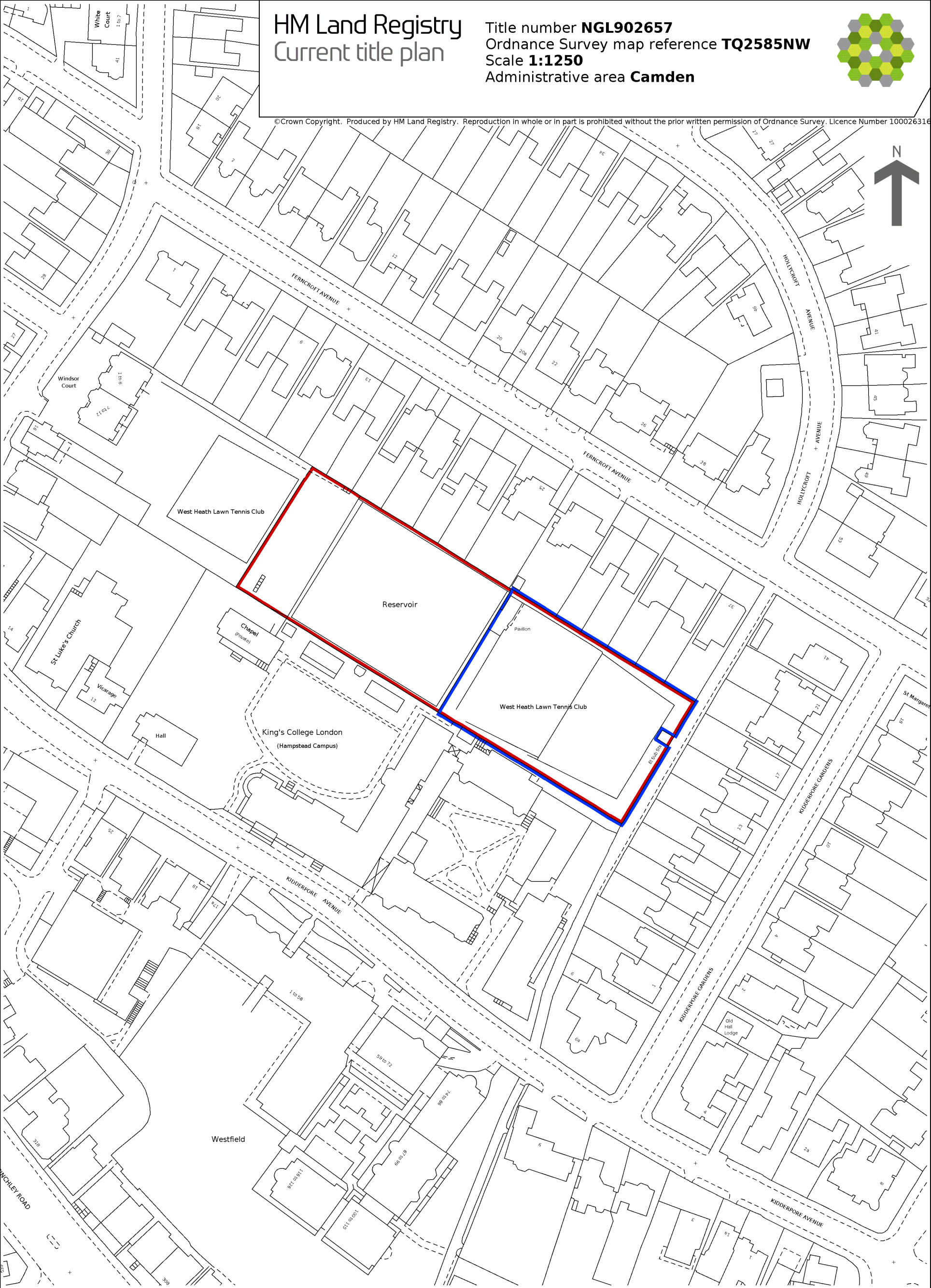


HM Land Registry Current title plan

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This title is dealt with by HM Land Registry, Croydon Office.

Address:	38 Frognal Lane London NW3 6PP		9
Application Number:	2019/4220/P	Officer: David Peres Da Costa	
Ward:	Frognal & Fitzjohns		
Date Received:	15/08/2019		
Proposal: Demolition of existing dwelling and erection of replacement dwelling incorporating changes approved under 2018/5502/P dated 04/02/2019 (for two storey rear extensions, first floor side extensions, installation of three dormer windows to the front elevation and one to the rear elevation, conversion of garage into habitable use and alterations to openings) as well as lowering of first floor windows on front elevation.			
Background Papers, Supporting Documents and Drawing Numbers:			
PL901; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; PL902; PL903; PL904; PL905; PL906; PL907; PL908; PL909; PL910; PL911; PL951; PL952; PL953; PL954; PL955; PL956; PL957; PL958; PL959; PL960; PL961; PL962; PL963; 3798-T			
Design and Access Statement prepared by Martin Robeson Planning Practice dated August 2019; Planning And Heritage Statement prepared by Martin Robeson Planning Practice dated August 2019; Arboricultural Implications Assessment Report & Method Statement prepared by Marcus Foster Arboricultural Design & Consultancy dated 2nd December 2014; Energy and Sustainability Report prepared by Monitor Energy Consultancy dated February 2020; Surface water storage requirements for sites dated 20/03/2020; 100 P1; 200 P1; 201 P1; Greenfield runoff rate estimation for sites dated 20/03/2020; Demolition schedule; W004.1; W004.2			
RECOMMENDATION SUMMARY: Grant conditional permission subject to S106 legal agreement			
Applicant: Fitzpatrick Construction UK Limited		Agent: MRPP	
c/o agent		21 Buckingham Street London WC2N 6EF	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA)
Existing	C3	Dwellinghouse	224.81m ²

Proposed	C3	Dwellinghouse	426.58m ²
Net additional (GIA)	C3	Dwellinghouse	201.77m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Flat/Maisonette				1					
Proposed	Flat/Maisonette					1				

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	3	0
Proposed	2	0

Executive Summary

The application site is a two storey detached dwelling-house situated on the southern side of Frogmal Lane. The property is noted as a positive contributor in the Redington Frogmal Conservation Area.

The application seeks permission to erect a replacement dwelling following demolition of the existing building. The replacement dwelling would be identical to that approved on 04/02/2019 under planning permission reference 2018/5502/P. In addition, the application seeks approval to lower the first floor windows on the front elevation.

Policy D2 (Heritage) resists the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area. However, the proposal in this case includes rebuild with alterations, so the positive contribution would not be lost. There is an extant permission (2018/5502/P) which involves significant demolition, and substantial alterations and extensions of the existing building. It is estimated that under that permission only 26% of the elevations of the existing building would be retained. Taking into account the works of demolition to the internal floors and the roof, it is estimated that only 12% of the existing building (primarily part of the front façade) would be unaffected by demolition works. Given the extent of demolition which could be undertaken to implement the extant permission and that the proposed replacement dwelling in this case would be identical to the extant permission, officers do not consider it would be appropriate to resist total demolition as it would not be harmful. The total demolition could not support a reason for refusal given the context set out.

Taking into account the officer's assessment for 2018/5502/P, it is considered that the extant permission would not harm the conservation area. Likewise, the current proposal, with lowered first floor front windows, would also preserve the character and appearance of the conservation area and is therefore considered acceptable.

The development would be secured as car parking permit free and the front courtyard area would be reduced in size so that the number of vehicles which can park there would be reduced.

A comparison of the CO2 reductions from the refurbished dwelling and the new build demonstrates that there would be a reduction of 2,878.64 kg CO2/yr which represents a 35% reduction in CO2. This reduction substantially exceeds the policy requirement for CO2 reduction and satisfactorily demonstrates that the demolition and replacement of the dwelling would be justified in this instance. Renewable technologies would include PV cells to the roof and an air source heat pump. Partial demolition and re-construction has been considered but this would not be able to achieve the same level of energy efficiency as a total new build, as aspects such as air tightness and careful detailing to reduce heat loss due to thermal bridging cannot be achieved to the same standard. Given the substantial levels of demolition (88%) already permitted under the extant permission, the difference in the amount of embodied carbon would be relatively small. A condition requiring 85% of waste to be diverted from landfill to be reused or recycled should be included on the decision

In order to ensure that the development achieves the greenfield run off rate, permeable paving and attenuation storage tanks would be utilised as SuDS features within the scheme.

The rebuild scheme would deliver a number of benefits in comparison to the extant permission including substantially reduced CO2 reductions, SuDs features, reduced on-site car parking, car permit free and a Construction Management Plan to manage the impact of the scheme's demolition and construction works.

OFFICERS' REPORT

Reason for Referral to Committee: 3.iii) involves the demolition of a building considered to make a positive contribution to a conservation area

1. SITE

- 1.1 The application site is a two storey detached dwelling-house situated on the southern side of Frognal Lane, directly opposite the junction with Chesterford Gardens. The building was originally built as the stable block to 12 Langland Gardens and has been in residential use since the late 1930's.
- 1.2. The property is not listed but is noted as a positive contributor in the Redington Frognal Conservation Area. The site adjoins the area covered by the Hampstead Neighbourhood Plan. The site falls within the area covered by the Redington and Frognal Neighbourhood Forum.

2. THE PROPOSAL

Original

- 2.1. The application seeks permission to erect a replacement dwelling following the demolition of the existing building. The replacement dwelling would be identical to that approved on 04/02/2019 under planning permission reference 2018/5502/P. That permission (2018/5502/P) was for the following development:

Two storey rear extensions, first floor side extensions, installation of three dormer windows to the front elevation and one to the rear elevation, conversion of garage into habitable use and alterations to openings.

- 2.2. In addition, the application seeks approval to lower the first floor windows on the front elevation.

3. **RELEVANT HISTORY**

- 3.1 **2018/5502/P:** Two storey rear extensions, first floor side extensions, installation of three dormer windows to the front elevation and one to the rear elevation, conversion of garage into habitable use and alterations to openings. Granted 04/02/2019
- 3.2 **2017/6301/P:** Enlargement of existing dormer window to rear roofslope. Granted 16/01/2018
- 3.3 **2014/7752/P:** Excavation of basement with swimming pool under footprint of existing house and part of rear garden. Granted Subject to a Section 106 Legal Agreement 11/05/2016
- 3.4 **2013/7989/P:** Two storey rear extensions, first floor side extensions, installation of three dormer windows to the front elevation and one to the rear elevation, conversion of garage into habitable use and alterations to openings. Refused 07/04/2014 Appeal Allowed 06/03/2015
- 3.5 **2013/5313/P:** Installation of 3x dormer windows to front elevation, 1x dormer window and 2x rooflights to the rear elevation and replacement of roof to ground floor rear extension. Granted 14/11/2013
- 3.6 **2013/2771/P:** Extension at first floor level above garage and to the rear, extension to provide a rear ground floor level conservatory, alterations to roof of ground floor level extension, raising height of roof of dwelling house (Class C3). Granted 15/07/2013
- 3.7 **2013/0801/P:** Renewal of planning permission granted on 05/02/2010 (2010/0056/P) for the renewal and alteration of existing pitched roof, replacement of rear flat roof with pitched roof and alterations to fenestration to first floor windows front and rear to a residential dwelling (Class C3). Granted 03/04/2013
- 3.8 **2010/6078/P:** Enlargement of existing dormer window to rear roofslope of residential flat (Class C3). Granted 05/01/2011

- 3.9 **2010/0056/P:** Renewal and alteration of existing pitched roof, replacement of rear flat roof with pitched roof and alterations to fenestration to first floor windows front and rear to a residential dwelling (Class C3). Granted 05/02/2010
- 3.10 **2004/2534/P:** Erection of a single storey side extension and the replacement of a door on the rear elevation with a window, as an amendment to planning permission 2003/2758/P, granted on 02/04/04, for the erection of a single storey rear conservatory extension and 2-storey side extension for a swimming pool, plus associated elevational alterations. Granted 03/08/2004
- 3.11 **2003/2758/P:** Erection of single storey rear conservatory extension and 2 storey side extension for swimming pool, plus associated elevation alterations. Granted 02/04/2004
- 3.12 **2003/2920/P:** Erection of new boundary wall and railings and two new vehicular entrances with gates, plus provision of forecourt parking. Granted 13/01/2004
- 3.13 **2003/1122/P:** Erection of new boundary wall and railings and 2 new vehicular entrances with gates, plus the provision of forecourt parking in front garden. Granted 18/09/2003.

4. CONSULTATIONS

Statutory Consultees

- 4.1 Hampstead Neighbourhood Forum were consulted as the site adjoins the Neighbourhood Forum area. No response has been received.

Conservation Area Advisory Committee

- 4.2 Redington / Froggnal CAAC were consulted but no response has been received.

Local Groups

- 4.3 The Heath & Hampstead Society

- 4.4 We object most strongly to this proposed demolition.

- 4.5 Firstly the mixed planning history of the site, etc., cause us to be suspicious of the real objectives of this application to demolish. Once demolished we fear that an application will be made for a much larger dwelling - too late to save this charming well-built house which contributes to the Conservation Area. It will be impossible to recreate the colour and quality of the existing brickwork for instance. No justification for the demolition has been made - contrary to the requirements of the Local Plan. Even if a justification is attempted - the demolition of a soundly built house is contrary to the environmental imperative to amend or improve all existing buildings and not to demolish. Please refuse.

Adjoining Occupiers

4.6 A site notice was displayed from 18/09/2019 to 12/10/2019 and the application was advertised in the local paper on 19/09/2019 (expiring 13/10/2019).

4.7 No comments have been received.

5. STATUTORY PROVISIONS

5.1 The statutory provisions principally relevant to the determination of these applications are:

- Section 38(6) of the Planning and Compulsory Purchase Act 2004
- Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act").

5.2 Section 72(1) of the Listed Buildings Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

5.3 The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras193-202).

6. POLICIES

6.1 National and regional policy

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011
Intend to Publish London Plan 2019

6.2 Local Plan

H6 – Housing choice and mix

H7 – Large and small homes

C1 – Health and wellbeing

A1 – Managing the impact of development

A3 – Biodiversity

A4 – Noise and vibration

D1 – Design

D2 – Heritage

CC1 – Climate change mitigation

CC2 – Adapting to climate change

CC3 – Water and flooding

- CC4 – Air quality
- CC5 – Waste
- DM1 – Delivery and monitoring
- T1 – Prioritising walking, cycling and public transport
- T2 – Car-free development and limiting the availability of parking
- T4 – Sustainable movement of goods and materials

6.3 **Supplementary Planning Policies**

Camden Planning Guidance

- CPG Housing (March 2018)
- CPG Amenity (March 2018)
- CPG Air quality (March 2019)
- CPG Design (March 2019)
- CPG Energy efficiency and adaptation (March 2019)
- CPG Transport (March 2019)
- CPG Water and flooding (March 2019)

6.4 **Redington and Frogna Conservation Area Statement 2003**

- 6.5 The Redington and Frogna Neighbourhood Forum revised draft plan was published for consultation in July 2019 and given the status of this document, no weight can be given to it at this time.

ASSESSMENT

The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Demolition
8	Design and Appearance
9	Heritage Assessment
10	Affordable Housing
11	Housing Mix
12	Housing Quality
13	Access
14	Amenity Impact
15	Transport
16	Energy and Sustainability
17	Trees
18	Planning obligations
19	CIL

7. Demolition

- 7.1 The proposal involves the demolition of the existing building. The property falls within the Redington / Frogna Conservation Area and makes a positive contribution

to the conservation area. Policy D2 (Heritage) resists the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area.

7.2 Planning permission was granted on 04/02/2019 for two storey rear extensions, first floor side extensions, installation of three dormer windows to the front elevation and one to the rear elevation, conversion of garage into habitable use and alterations to openings (planning ref: 2018/5502/P).

7.3 The extant permission (2018/5502/P) would involve significant demolition and substantial alterations and extensions. The works would include not only large side and rear extensions but the opening-up of the existing property to connect with the new spaces, and the complete removal and replacement of the existing roof to facilitate the higher ridge height approved. The applicant has submitted calculations for the amount of each elevation and floor level (including the roof) which would be demolished as a result of the above permission. The submitted calculations indicate that 26% of the elevations of the existing building would be retained. Taking into account, the total demolition of the internal floors and the roof, the applicant's calculations confirm that only 12% of the existing building (primarily part of the front façade) would be unaffected by demolition works. The demolition drawings (set out below) show the extent of demolition already consented.



- 7.4 With the exception of the lowering of the first floor windows (on the front elevation), the replacement dwelling proposed under the current application would appear wholly identical to the extant permission 2018/5502/P. Given the amount of demolition which could be undertaken by implementing the extant permission and that the proposed replacement dwelling would be identical to the extant permission, officers do not consider it would be appropriate to resist the total demolition in this instance. The total demolition could not support a reason for refusal given the context outlined above. Furthermore, the proposed demolition would not result in the loss of the positive contributor, as much of it would be rebuilt in facsimile. The contribution made to the conservation area would therefore be preserved.
- 7.5 To protect the visual amenity of the conservation area, a condition is recommended to require the applicant to enter into a contract for the carrying out of the entire scheme of works prior to the commencement of any demolition (condition 5).
- 7.6 Policy CC1 (Climate change mitigation) require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. All proposals for substantial demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building. The sustainability of the proposed dwelling is considered in the 'energy and sustainability' section below, and is considered acceptable.

8. Design and Appearance

- 8.1 With the exception of the lowering of the first floor windows (on the front elevation), the replacement dwelling would be identical to that approved 04/02/2019 under planning permission reference 2018/5502/P. This earlier permission (2018/5502/P) was principally made up of elements from two earlier consents as detailed below:
1. 2013/2771/P granted 28th June 2013:
 - raising roof height of property (increasing the height of the property from 7.3m to 9.1m)
 - first floor level extension above garage
 2. 2013/7989/P granted at appeal 6th March 2015 (APP/X5210/D/14/2221283):
 - Two storey rear extension
 - First floor side extension
 - 3x dormer windows on front elevation
 - 1x dormer window on rear elevation
 - Conversion of garage into habitable use
 - Alterations to openings
- 8.2 These permissions are all material considerations and given the similarity of the replacement dwelling to the extant permission, the design and appearance of the proposed dwelling is considered acceptable. The reason for granting informative for 2018/5502/P (part of the decision notice) included the following paragraphs:

The first floor side extension would be subordinate to the host building in terms of location, form and scale. It is considered that the extension would

respect the period, proportions and materials of the main dwelling and the existing architectural features. The proposed two storey rear extensions would be proportionate to the overall scale of the property, the size of the plot and the relative sizes of the buildings to either side of the site. Only limited views of the rear elevation would be available from the public realm and the additions would not be prominent or intrusive from the streetscene.

The proposed development will therefore not undermine the positive contribution of the building to the conservation area, and will preserve its character and appearance.

- 8.3 The above assessment is supported and the proposed lowering of the first floor windows would have limited impact on the appearance of the front elevation of the approved dwelling and would not undermine its architectural composition. The design of the replacement dwelling is therefore considered acceptable.

9. Heritage Assessment

- 9.1. As stated above, there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 9.2. It is noted that the planning inspector for the appeal scheme (2013/7989/P) was satisfied that the character or appearance of the conservation area would be preserved. The inspector's assessment concluded the following:

I note concerns that the various extensions proposed and subject to extant planning permission would cumulatively result in overdevelopment, creating excessive mass and bulk. However, I have concluded that the visual impact would be very limited from the streetscene and the additional mass and bulk could be readily accommodated to the rear of the property without harm to its character and appearance, much of its positive attributes being contained in its symmetry and form when viewed from the front.

The proposed development would not undermine the positive contribution of the building to the conservation area, not least because much of it would not be visible from the public realm.

- 9.3. The proposed replacement dwelling, with the exception of the lowering of the first floor front windows, would appear wholly identical to the extant permission 2018/5502/P. This would continue to retain positive attributes of symmetry and form that the building contributes to the conservation area. Taking into account the officer's assessment for 2018/5502/P, the extant permission would not harm the conservation area. Likewise, the current proposal, with lowered first floor front windows, would preserve the character and appearance of the conservation area and is therefore considered acceptable.

10. Affordable Housing

10.1. The Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. As the proposed redevelopment does not involve an additional home, no contribution to affordable housing will be required.

11. **Housing mix**

11.1. The redevelopment would provide a 5 bedroom dwelling. The 'dwelling size priorities table' (set out in the Local Plan) states that 4-bedroom or more properties are a lower priority for market housing. Policy H7 (Large and small homes) acknowledges that there is a need and/ or demand for dwellings of every size shown in the 'dwelling size priorities table' and the Council expects most developments to include some homes that have been given a medium or lower priority level. The provision of a 5-bedroom dwelling is therefore considered acceptable.

12. **Housing Quality**

12.1. The development would provide a generously sized 5-bedroom house which would comfortably exceed the minimum floorspace standards for new dwellings (London Plan Policy 3.5). The dwelling would be triple aspect and would have a reasonably sized garden at front and rear. The dwelling would meet the Council's residential development standards.

13. **Access**

13.1. The optional Building Regulations in approved document Part M4 include Category 2 for "accessible and adaptable dwellings". This is known as M4(2), and is broadly equivalent to satisfying Lifetime Homes criteria. Compliance with M4 (2) would be secured by condition.

14. **Amenity Impact**

14.1. The impact on neighbouring amenity was assessed under planning references 2018/5502/P, 2013/2771/P and 2013/7989/P. Consistent with previous assessments, the proposed replacement dwelling would not result in a loss of amenity to neighbouring occupiers in terms of overlooking, loss of light or outlook.

15. **Transport**

15.1. Parking

15.2. As with the extant permission (2018/5502/P), the existing front vehicular entrance on Frogmal Lane and associated parking area at the front of the dwelling would be retained.

15.3. In accordance with Policy T2 of the adopted Local Plan, we expect all new residential development to be secured as permit free by means of a Section 106 Agreement such that the future residents would be unable to obtain on-street parking permits. However, if the applicant can demonstrate that the existing

residents are to return following the completion of the development then this requirement can be amended such that whilst the existing residents would be entitled to apply for on-street permits, the future ones will not. This should be reflected in the wording of the Section 106 Agreement.

15.4. The property currently benefits from a crossover on Frogmal Lane and a large front courtyard area which is capable of accommodating a number of parked cars. As there is no increase in the number of residential units currently on site it is considered that whilst some on-site parking can remain, the front courtyard area should be reduced in size so that the number of vehicles which can park is reduced. The remaining area can then be used for landscaping. Details of landscaping will be secured by condition. Given the reduction in the hardstanding (car parking) area, Transport officers have agreed that parking space for two vehicles would be acceptable.

15.5. Cycle parking

15.6. Camden expects development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan. For a house such as this, 2 spaces would be required. Whilst no cycle parking is shown on the proposed plans, there would be sufficient space available within the ground floor of the property to accommodate an internal cycle store for 2 cycles. This would be secured by condition (condition 7).

15.7. Construction management plan

15.8. The Council will limit the disturbance from dust due to construction and demolition by expecting developers and their contractors to follow the Greater London Authority and London Councils' Best Practice Guidance: The control of dust and emissions from construction and demolition. Details of how these measures will be implemented should be provided in a Construction Management Plan.

15.9. The applicant has submitted a draft Demolition Method Statement and draft Construction Management Plan in support of the development. However, both documents are generic in nature and although they provide a general framework, they do not meet our formal requirements for such documents. Nonetheless, the site is readily accessible and on a plot which would allow space off the highway to manage the construction and mitigate the impact of the development. As such it is recommended that a full CMP which meets our specified requirements should be secured by means of a Section 106 Agreement together with the associated Implementation Support Contribution of £3,136 and Bond of £7,500 if there is any additional work required as a result of any breaches of the CMP.

16. **Energy and Sustainability**

16.1. Policy CC1 of the Local Plan requires all development to minimise the effects of climate change. We require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy. All new residential development will also be required to demonstrate a 19% CO₂ reduction below Part L 2013 Building Regulations. Policy CC1 also refers to a 20% reduction in CO₂ from

renewables but this development does not trigger this requirement as it only applies to developments of five or more dwellings.

- 16.2. An Energy and Sustainability Report has been submitted to support the application.
- 16.3. The existing house was originally constructed in the 1890s and was substantially remodelled in the 1930s. It has very poor energy efficiency, having no floor, wall or roof insulation and it has outdated double glazing. The existing dwelling has been modelled using SAP 2012 to establish the current carbon emission rate.

Total Area GIA	Dwelling Emission rate (DER) (CO ₂ kg/m ² /yr)	Total CO ₂ (kg/yr)
194.33	69.45	13 496.22

Existing House Emission rate - SAP results 2012 for existing dwelling.

- 16.4. The Dwelling Emission rate (DER) of the existing house, taking into account the total regulated CO₂ emissions due to heating, hot water, pumps and fans and lighting has been calculated as 13 496.22 kg/yr.
- 16.5. The Energy and Sustainability Report examines a refurbishment of the existing dwelling to assess what level of reduction could be achieved in total regulated CO₂ emissions by improvement measures alone. The refurbishment calculations relate to a hypothetical refurbishment rather than to the implementation of the extant permission.
- 16.6. If the existing property was to be refurbished to modern standards within the bounds of viability, the following improvement measures could reasonably be implemented:
- Insulate flat ceiling below sloping roof area to modern standard U value of 0.16W/m²K. (Flat roof and sloping ceiling would not be feasible without demolishing and replacing ceilings);
 - Insulate cavity wall areas retrospectively, (solid brick walls would not be feasible without removing existing internal fittings);
 - Replace all windows and conservatory roof with modern standard glazing;
 - Install new boiler to modern standard with improved heating controls;
 - Change all lights to low energy.
- 16.7. The total regulated CO₂ emissions for the existing house, following refurbishment, would be 8,196.84 kg/yr.

Total Area GIA	Dwelling Emission rate (DER) (CO ₂ kg/m ² /yr)	Total CO ₂ (kg/yr)
194.33	42.18	8 196.84

Existing House Emission rate - SAP results 2012 for existing dwelling after refurbishment.

- 16.8. Partial demolition and re-construction has been considered but this would not be able to achieve the same level of energy efficiency as a total new build, as aspects such as air tightness and careful detailing to reduce heat loss due to thermal bridging cannot be achieved to the same standard.
- 16.9. The energy hierarchy has been followed. The total reduction in CO₂ emissions for the development would be a 35.31% reduction below Part L 2013 Building Regulations. The 'Be lean' measures specified include improved building fabric and high specification systems. The remaining carbon dioxide savings have been achieved through the inclusion of renewable technologies 'Be green' (PV cells to the roof and an air source heat pump). The CO₂ reductions would be secured by condition (condition 8).

Total Area GIA	Actual Case DER (CO ₂ kg/m ² /yr)	Total CO ₂ (kg/yr)
426.48	12.47	5 318.20

- 16.10. A comparison of the CO₂ reductions from the refurbished dwelling and the new build demonstrates that there would be a reduction of 2,878.64 kg CO₂/yr which represents a 35% reduction in CO₂. This reduction substantially exceeds the policy requirement for CO₂ reduction (19%) and satisfactorily demonstrates that the demolition and replacement of the dwelling would be justified in this instance. Furthermore, it is recognised that the applicant could implement the current permission (ref: 2018/5502/P), which involves substantial demolition, without the need to make any reductions in CO₂. Given this, the proposed 35% reduction in CO₂ is welcomed.
- 16.11. Policy CC1 (Climate change mitigation) require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. All proposals for substantial demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building. Given the substantial levels of demolition (88%) already permitted under the extant permission, the difference in the amount of embodied carbon would be relatively small. Details of the level of demolition are set out in the table below.
- 16.12. The submitted Energy and Sustainability report states that waste materials from any demolition of the existing structures would be re-used where possible and the remainder sent for recycling and not to landfill. Where the demolition of a building cannot be avoided, the Council expects developments to divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and

either reuse materials on-site or salvage appropriate materials to enable their reuse off-site (paragraph 8.17 of the Local Plan). To secure this requirement, a condition is recommended to be included on the decision (condition 14).

	Demolition	Existing	Retained
	External Brickwork Areas (m ²)	External Brickwork Areas (m ²)	External Brickwork Areas (m ²)
West Elevation	54.6	61.3	6.7
Rear Elevation	119.5	121.4	1.9
Front Elevation	61.4	124.5	63.1
East Elevation	38.3	64.3	26
	273.8	371.5	97.7

	Demolition	Existing	Retained
	Floor Slab Areas (m ²)	Floor Slab Areas (m ²)	Floor Slab Areas (m ²)
Ground Floor Slab	143	143	0
1st Floor Slab	81.8	81.8	0
	224.8	224.8	0

	Demolition	Existing	Retained
	Roof Area (m ²)	Roof Area (m ²)	Roof Area (m ²)
Roof	189.1	189.1	0

Total Gross Area of Existing	785.4
Total Gross Area of Demolition	687.7
Total Gross Area Retained	97.7
Overall % Retained Building	12%

16.13. Sustainable drainage

16.14. Policy CC3 requires development to utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible. Greenfield run-off rates are defined as the run off rates from a site in its natural state prior to any development. Developers will be expected to show to the Council's satisfaction how all opportunities to reduce site run-off have been included. SuDS details need to be provided at the full planning stage to clearly demonstrate that any proposed SuDS can be accommodated within the development.

16.15. In order to ensure that the development achieves the greenfield run off rate, permeable paving and attenuation storage tanks would be utilised as SuDS features within the scheme.

16.16. The front driveway would be constructed of permeable paving with a geocrate storage attenuation tank beneath providing a total storage volume of 29 cu.m. The storage capacity meets the volume required for the 100year +40% climate change event. Flows would be limited through the use of a Hydrobrake.

16.17. The roof would be drained through a series of water butts so that the water can then be used for general garden irrigation. Any overflow water would enter the drainage system. As with the patios/alleyways, this water would be piped to the front attenuation storage tanks. The proposed sustainable drainage would be secured by condition (condition 10). No sustainable drainage measures were secured under the extant permission (2018/5502/P).

17. Trees

17.1. A tree report has been submitted to support the application. It is noted that the current tree report was previously submitted to support application reference 2018/5502/P (granted 04/02/2019) and was found to be acceptable. Given that the proposed footprint would be the same as the previously approved scheme, the officer's assessment for that application is still considered to be valid. The removal of T3, a Himalayan cedar tree was previously approved (under 2018/5502/P) but not implemented. The position of the tree relative to the building is unsustainable in the long term, and the removal of this tree is considered appropriate. Tree protection and replacement tree planting conditions are recommended to ensure the health of the retained trees and biodiversity of the site (conditions 13 and 11).

18. Planning Obligations

18.1. The following contributions are required to mitigate the impact of the development upon the local area.

Contribution	Amount
CMP implementation support contribution	£3,136
CMP bond	£7,500
Total	£10,636

19. Mayor of London's Crossrail CIL and Camden's CIL

19.1. The proposal will be liable for both the Mayor of London's CIL and Camden's CIL as the development involves the creation of a new dwelling. The CIL would be calculated on the net increase in floorspace (201.77sqm). Based on the Mayor's CIL and Camden's CIL charging schedules and the information given on the plans the charge is likely to be £16,141.60 (201.77sqm x £80) for the Mayoral CIL and £100,885 (201.77sqm x £500) for Camden's CIL (Zone C Residential). Taking into account indexation the Camden CIL would be £130,098.80. Whilst there is a demolition credit, the agent would have to evidence in-use sqm GIA for 6 months before any approval to receive this. The CIL will be collected by Camden and an informative will be attached advising the applicant of the CIL requirement.

20. CONCLUSION

- 20.1. Policy D2 (Heritage) resists the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area. However, with the exception of the lowering of the first floor windows (on the front elevation), the replacement dwelling proposed under the current application would appear wholly identical to the extant permission 2018/5502/P and would retain the key elements of the building that make a positive contribution following rebuild. Given the amount of demolition which would be undertaken to implement the extant permission and that the proposed replacement dwelling would be identical to the extant permission, officers support demolition in this instance.
- 20.1. Given the similarity of the replacement dwelling to the extant permission, the design and appearance of the proposed dwelling is considered acceptable. The replacement dwelling with lowered first floor front windows, would preserve the character and appearance of the conservation area and is therefore considered acceptable.
- 20.2. A comparison of the CO2 reductions from a hypothetical refurbishment of the dwelling (without any demolition) and the new build demonstrates that there would be a reduction of 2,878.64 kg CO2/yr which represents a 35% reduction in CO2. This reduction substantially exceeds the policy requirement for CO2 reduction (19%) and satisfactorily demonstrates that the demolition and replacement of the dwelling would be justified in this instance. Renewable technologies would include PV cells to the roof and an air source heat pump. Given the substantial levels of demolition (88%) already permitted under the extant permission, the difference in the amount of embodied carbon would be relatively small. A condition requiring 85% of waste to be diverted from landfill would be included on the decision.
- 20.3. Partial demolition and re-construction has been considered but this would not be able to achieve the same level of energy efficiency as a total new build, as aspects such as air tightness and careful detailing to reduce heat loss due to thermal bridging cannot be achieved to the same standard.
- 20.4. The rebuild scheme would deliver a number of benefits in comparison to the extant permission including substantially improved regulated CO2 reductions, SuDs features, reduced on-site car parking, car permit free and a Construction Management Plan to manage the impact of the scheme's demolition and construction works.

21. RECOMMENDATION

- 21.1. Grant conditional Planning Permission subject to a S106 Legal Agreement with the following heads of terms.
- Car permit free (future occupiers will not be eligible for on-street parking permits)
 - Construction management plan (CMP) and CMP implementation support contribution of £3,136 and Construction Impact Bond of £7,500.

22. LEGAL COMMENTS

22.1. Members are referred to the note from the Legal Division at the start of the Agenda.

Conditions

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

PL901; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; PL902; PL903; PL904; PL905; PL906; PL907; PL908; PL909; PL910; PL911; PL951; PL952; PL953; PL954; PL955; PL956; PL957; PL958; PL959; PL960; PL961; PL962; PL963; 3798-T

Design and Access Statement prepared by Martin Robeson Planning Practice dated August 2019; Planning And Heritage Statement prepared by Martin Robeson Planning Practice dated August 2019; Arboricultural Implications Assessment Report & Method Statement prepared by Marcus Foster Arboricultural Design & Consultancy dated 2nd December 2014; Energy and Sustainability Report prepared by Monitor Energy Consultancy dated February 2020; Surface water storage requirements for sites dated 20/03/2020; 100 P1; 200 P1; 201 P1; Greenfield runoff rate estimation for sites dated 20/03/2020; Demolition schedule; W004.1; W004.2

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Detailed drawings / samples of materials

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

4 Brickwork

Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

5 Contract for entire scheme of works

The works of demolition hereby approved shall not be commenced before the Local Planning Authority has received written confirmation from a solicitor that a contract(s) for the carrying out of the entire scheme of works hereby approved has been entered into.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

6 Accessible and adaptable dwellings

The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

7 Cycle storage

Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

8 Energy and renewable energy

The development hereby approved shall be constructed in accordance with the approved Energy and Sustainability Report (prepared by Monitor Energy Consultancy dated Feb 2020) to achieve a 35.31% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy including a 14.42% reduction in carbon dioxide emissions through renewable technologies. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policies C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

9 Solar PVs

Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

10 Sustainable urban drainage

The sustainable drainage system as per the approved site drainage drawings (100 P1; 200 P1; 201 P1) prepared by Simon Dent Associates dated 30/03/20 shall be designed in detail and installed as part of the development to accommodate greenfield levels of runoff (maximum 5 litre/sec). The drainage system shall be maintained in strict accordance with all manufacturer's recommendations.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

11 Landscaping

Prior to commencement of development (other than demolition), full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The landscaping at the front of the property shall ensure parking space is limited to no more than two vehicles. Such details shall include details of replacement trees and any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

12 Landscaping compliance

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

13 Tree protection

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

14 Diversion of waste from landfill

The demolition hereby approved shall divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

Informatives

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be

heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.



Application No: 2019/4220/P

**38 Froggnal Lane
London
NW3 6PP**

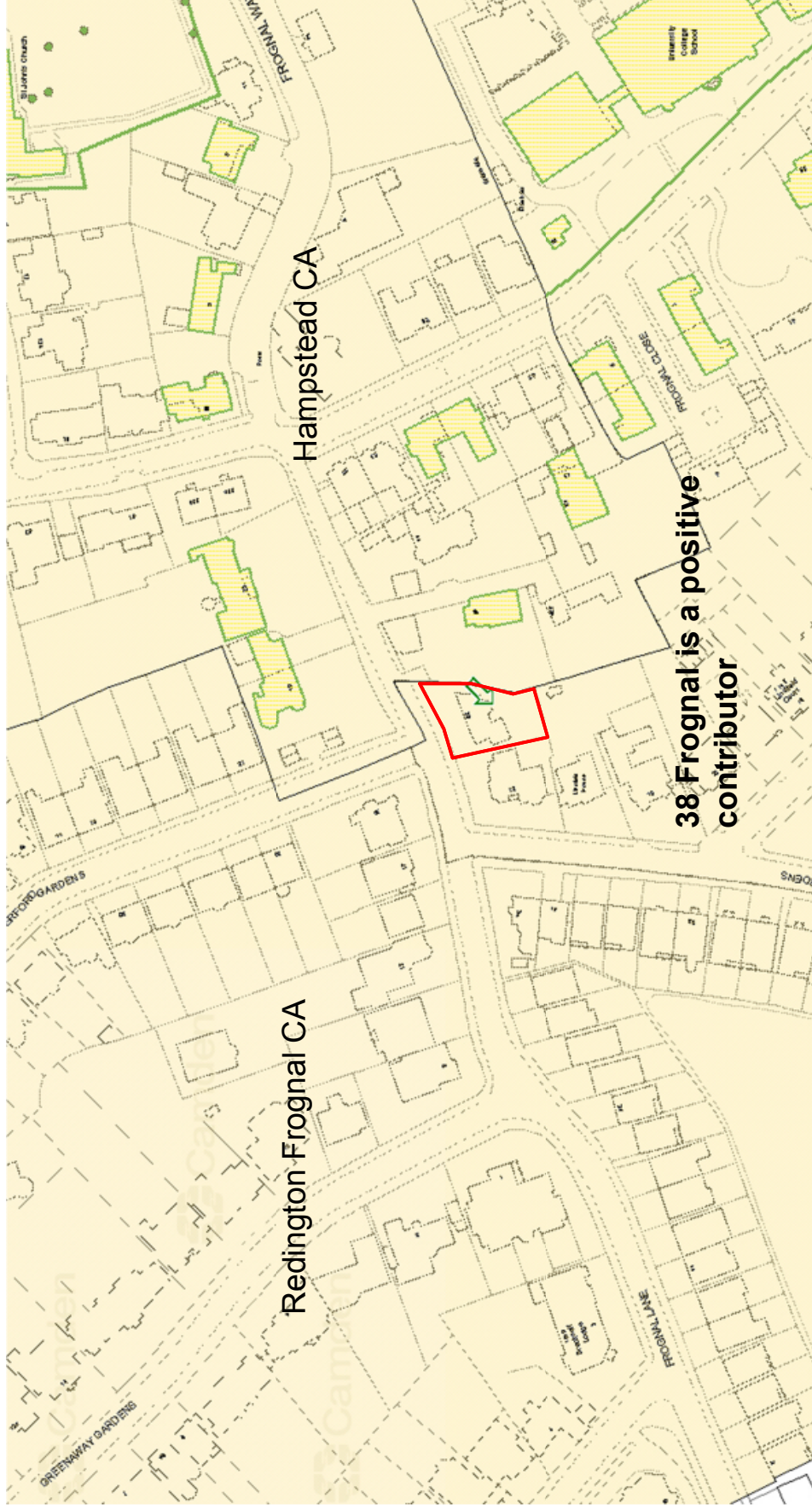
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1:1527**

**Date:
30-May-20**



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Site plan showing conservation areas and listed buildings



Aerial view – front elevation



Aerial view – side elevation



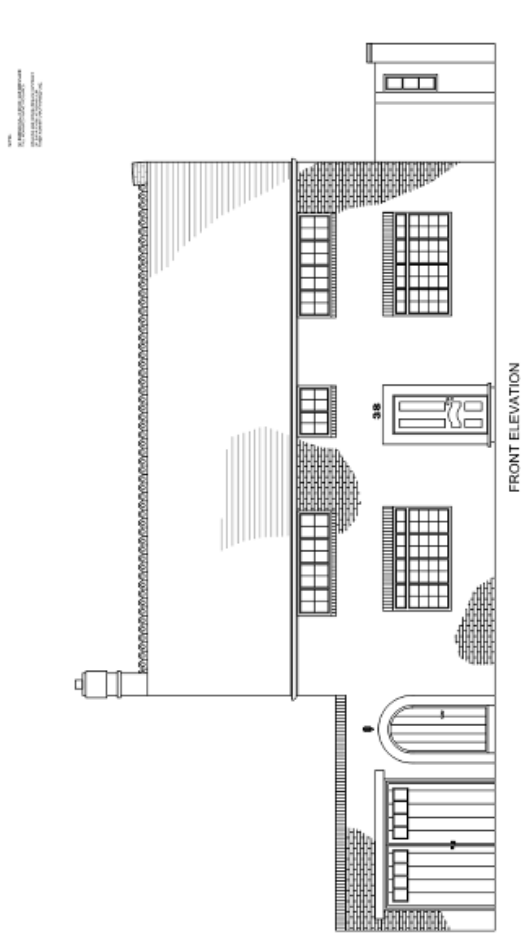
View or front elevation



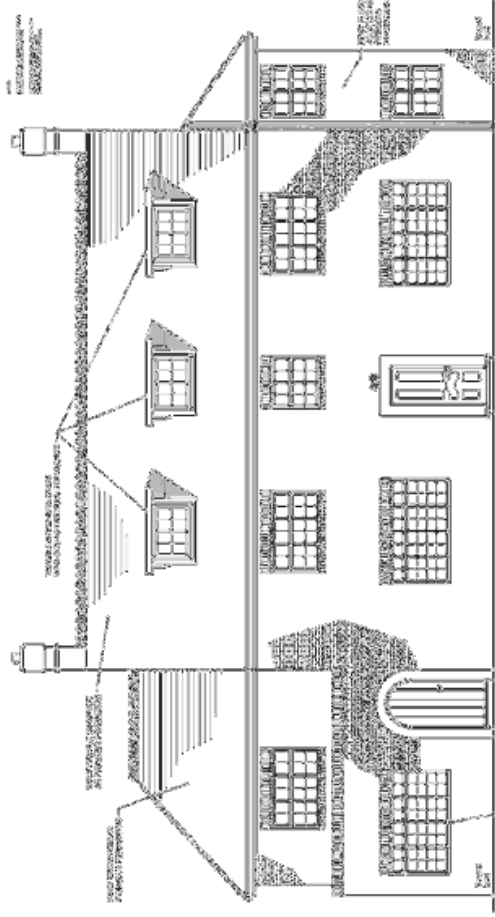
View or rear elevation



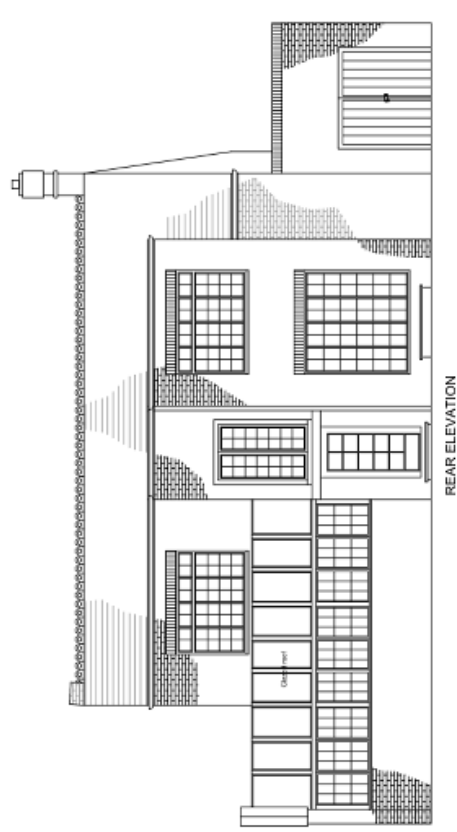
Existing front elevation



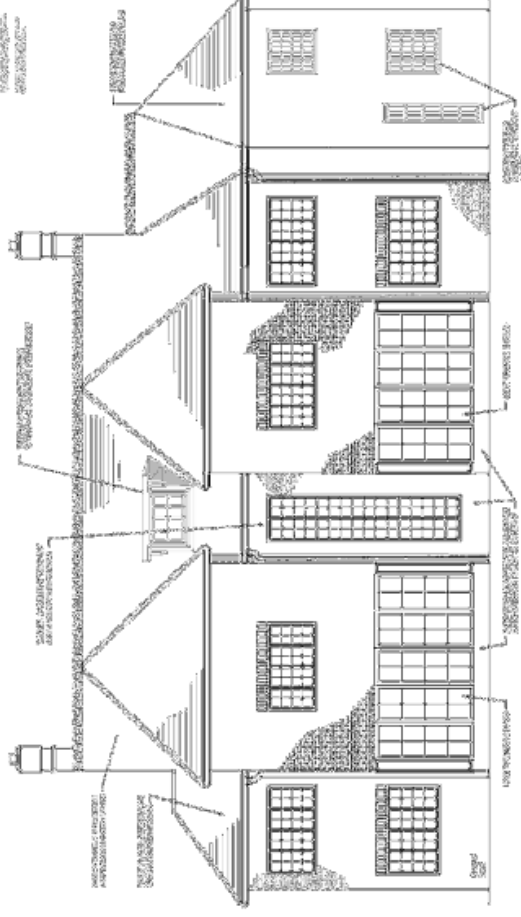
Proposed front elevation



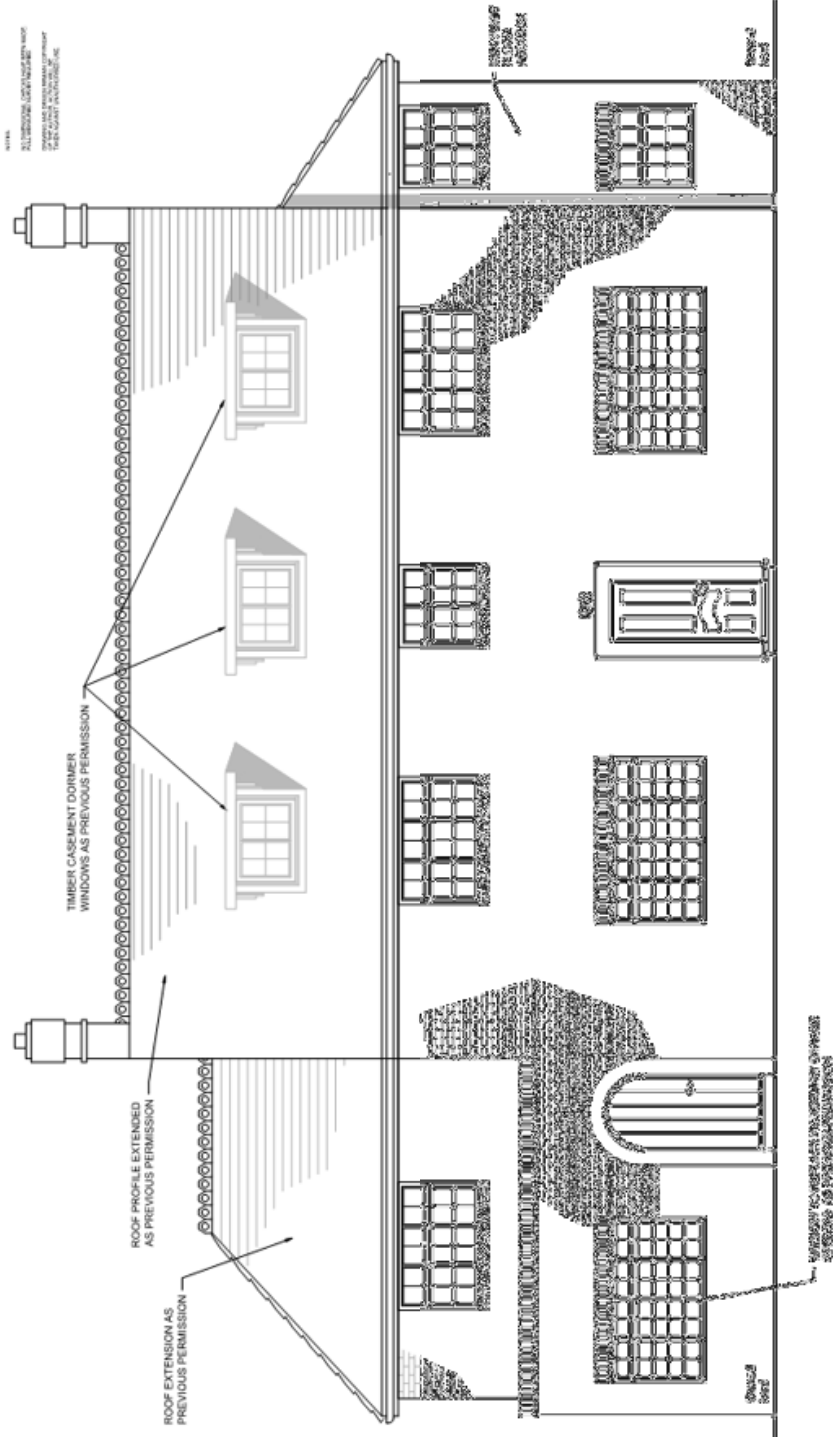
Existing rear elevation



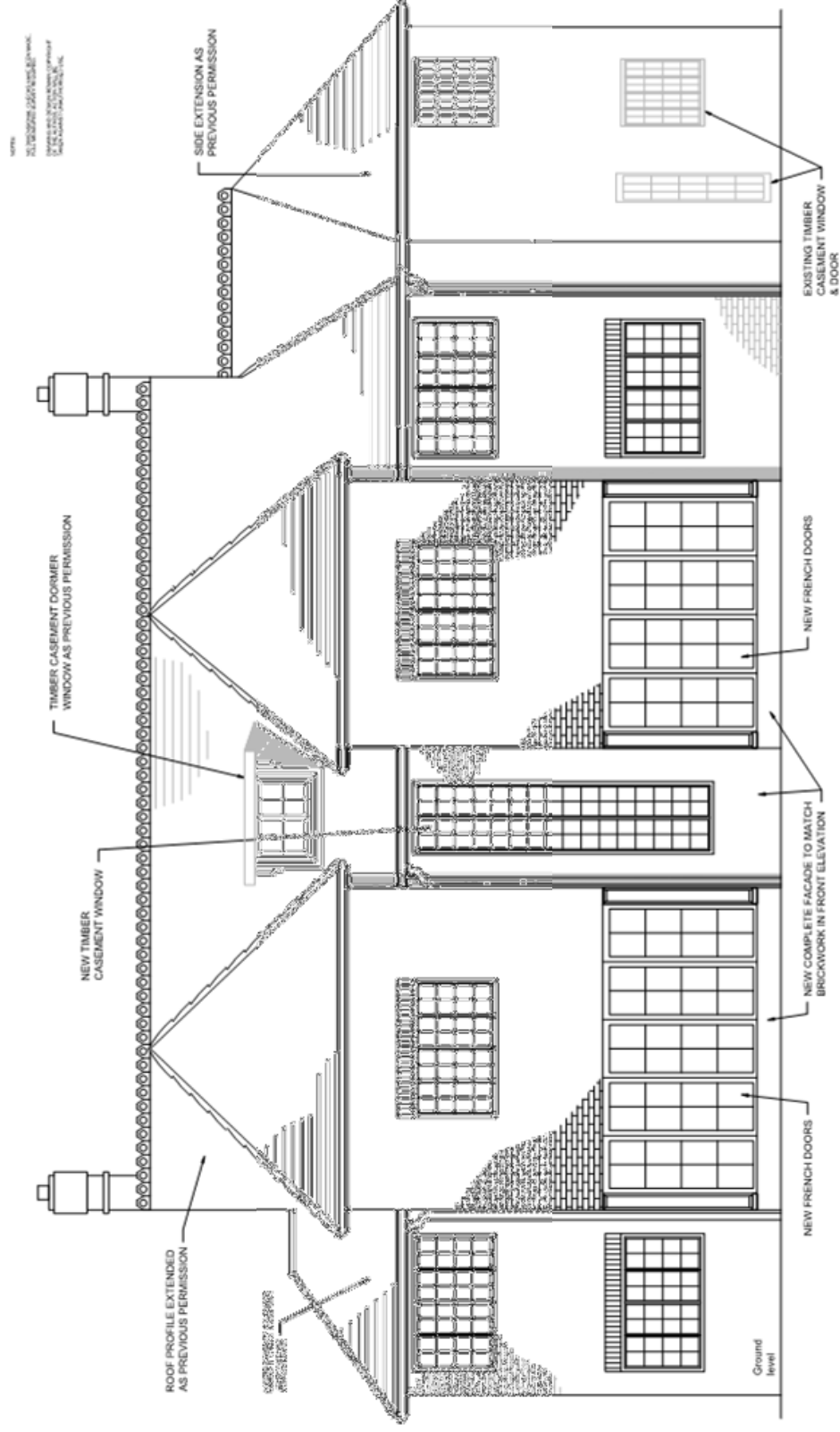
Proposed rear elevation



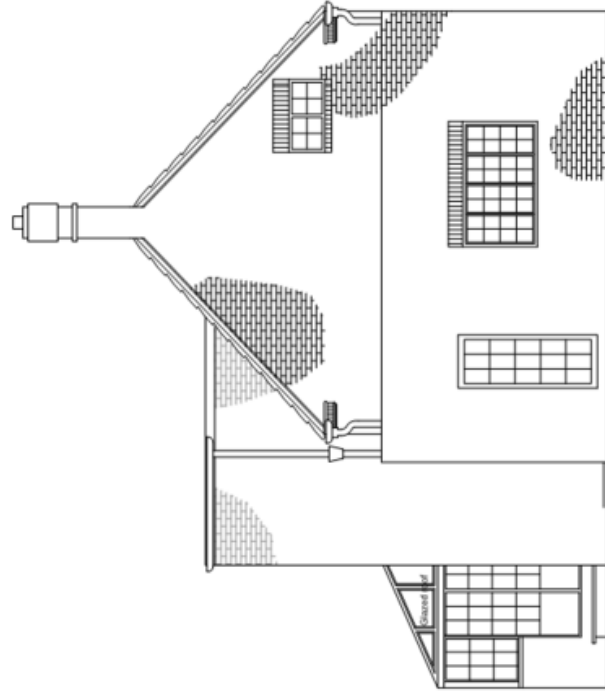
Previously approved front elevation under 2018/5502/P



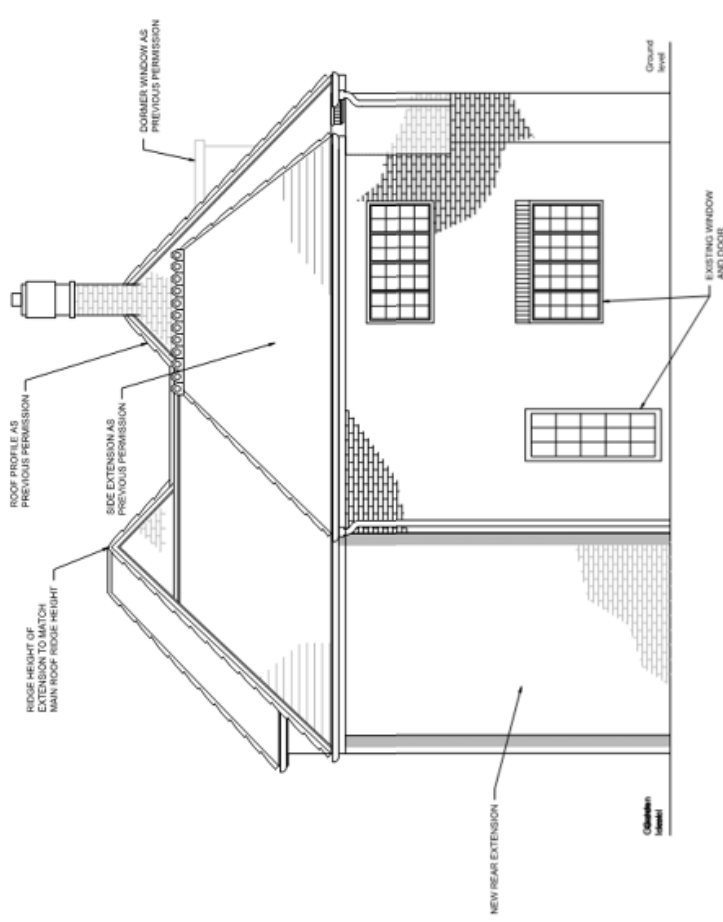
Previously approved rear elevation under 2018/5502/P



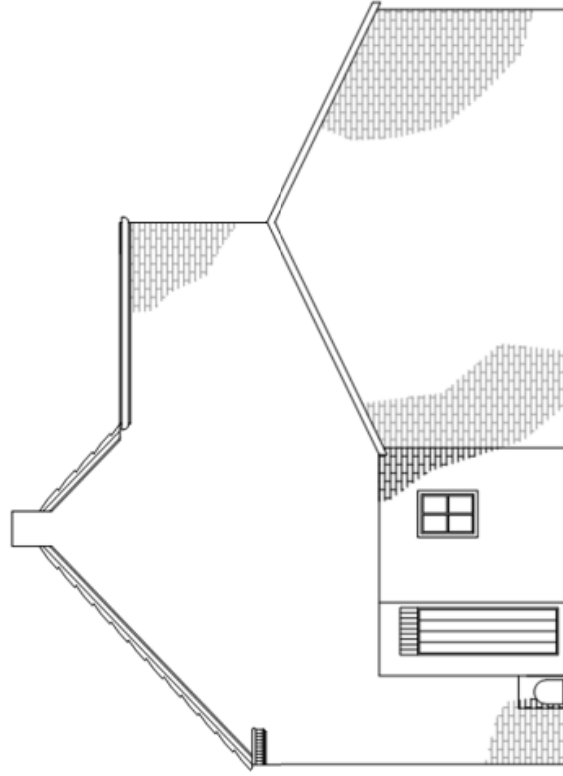
Existing side (east) elevation



Proposed side (east) elevation



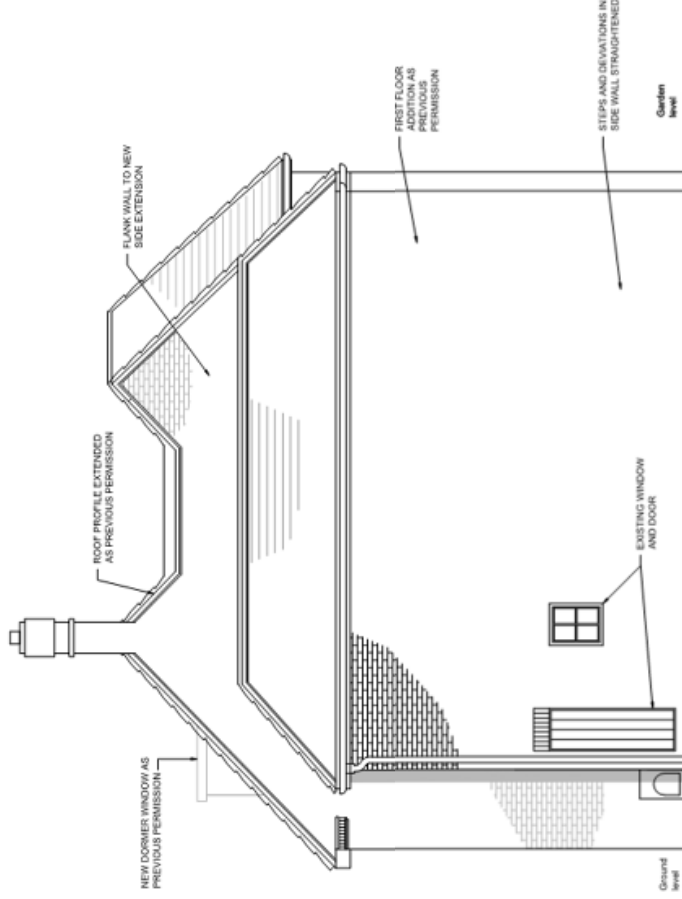
Existing side (west) elevation



19m

Drawing Title
Existing West Elevation

Proposed side (west) elevation



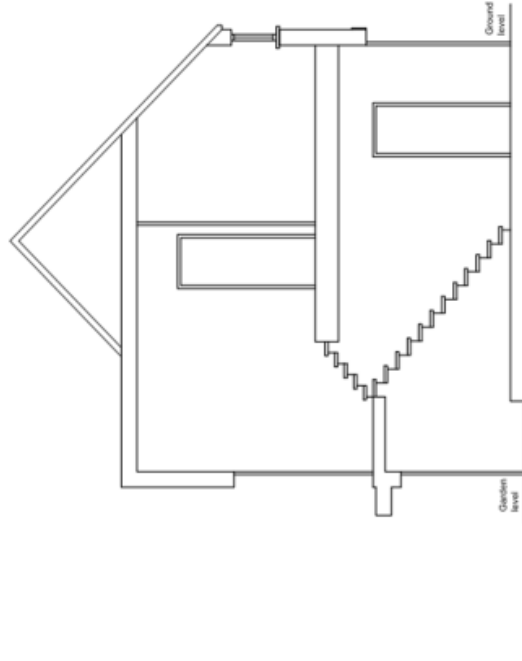
20m

Drawing Title
Proposed West Elevation

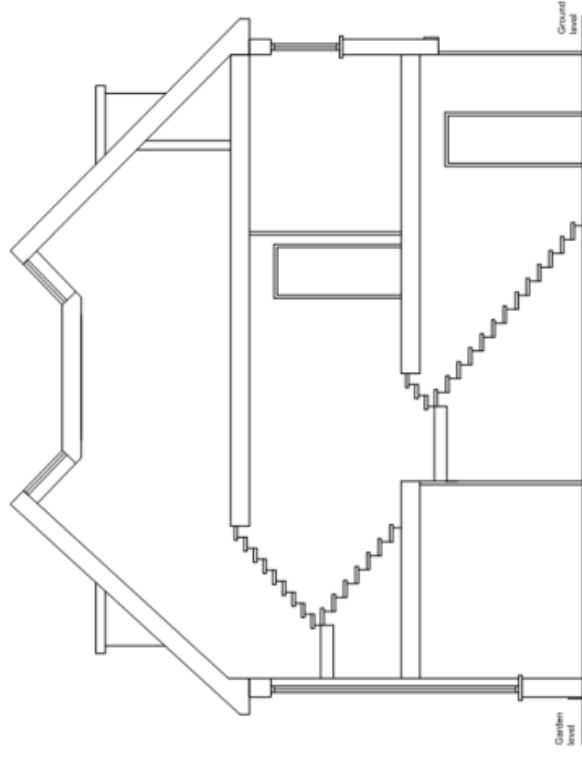
19m

Project
38 Froggall Lane, Han

Existing section AA



Proposed section AA



Existing street view

01/19/2019
12/19/2019
12/19/2019



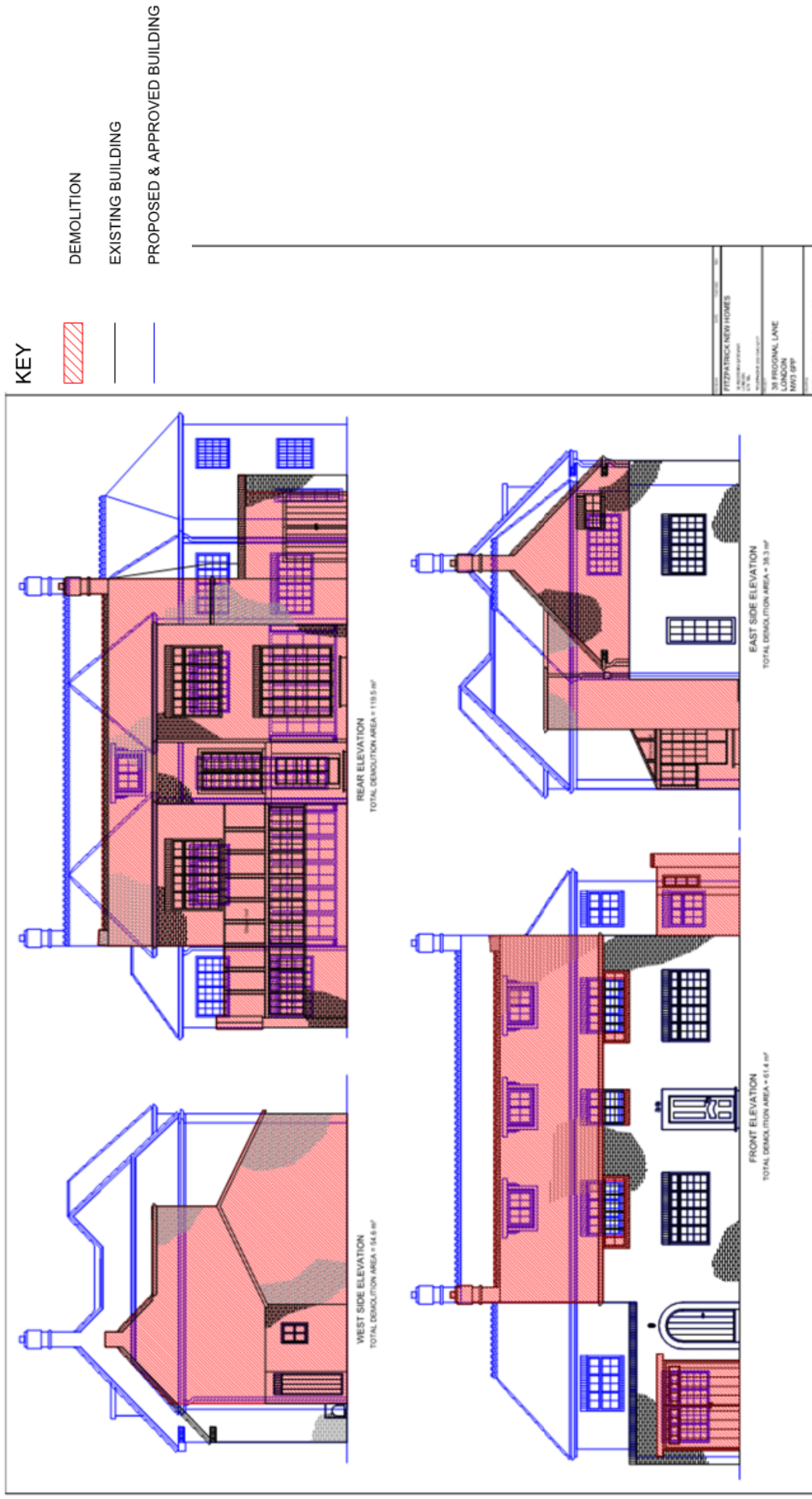
Proposed street view

Existing Street View Elevation



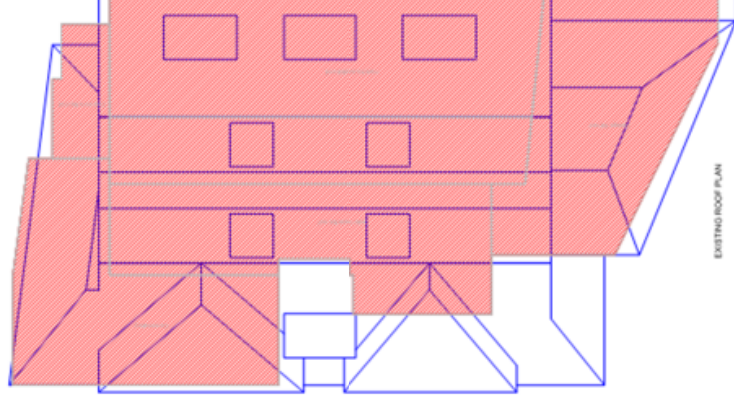
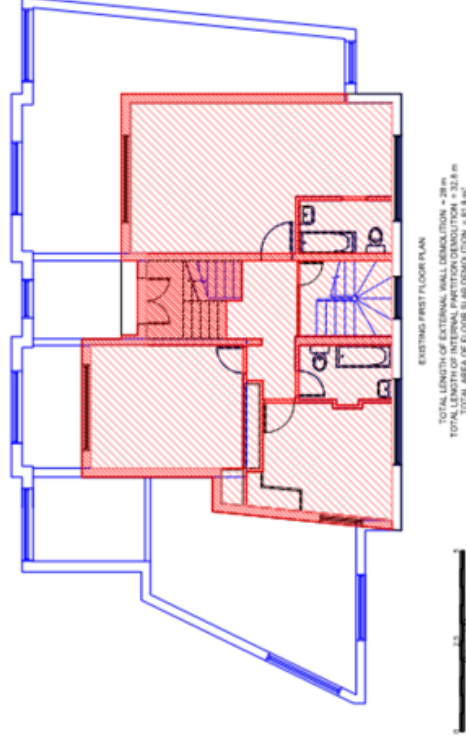
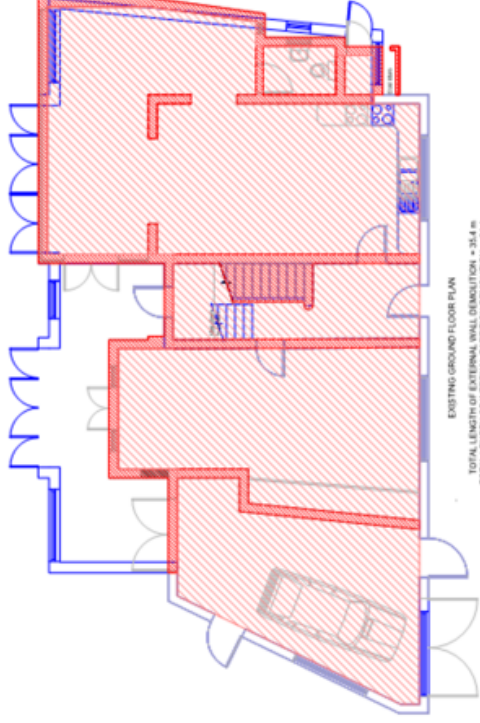
Proposed Street View Elevation

Demolition approved under 2018/5502/P



Demolition approved under 2018/5502/P

- KEY**
- DEMOLITION
 - EXISTING BUILDING
 - PROPOSED & APPROVED BUILDING



Proportion of existing building retained under previous consent 2018/5502/P

	Demolition External Brickwork Areas (m ²)	Existing External Brickwork Areas (m ²)	Retained External Brickwork Areas (m ²)	% of Elevation Retained
West Elevation	54.6	61.3	6.7	11%
Rear Elevation	119.5	121.4	1.9	2%
Front Elevation	61.4	124.5	63.1	51%
East Elevation	38.3	64.3	26	40%
	273.8	371.5	97.7	26%

	Demolition Floor Slab Areas (m ²)	Existing Floor Slab Areas (m ²)	Retained Floor Slab Areas (m ²)	% of Slabs Retained
Ground Floor Slab	143	143	0	0%
1st Floor Slab	81.8	81.8	0	0%
	224.8	224.8	0	0%

	Demolition Roof Area (m ²)	Existing Roof Area (m ²)	Retained Roof Area (m ²)	% of Roof Retained
Roof	189.1	189.1	0	0%

Total Gross Area of Existing	785.4
Total Gross Area of Demolition	687.7
Total Gross Area Retained	97.7
Overall % Retained Building	12%

12.00 L restricted parking

APPENDIX A LIST OF REMAINING BUILDINGS BY CHB QUENNEL

Notes:

The appendix documents all of the buildings designed by CHB Quennell identified during the course of this research. It does not include buildings that have been demolished, nor can it claim to be entirely definitive of his remaining buildings. The lack of existing complete records only serves to underline however, that the list below is the most exhaustive catalogue of Quennell's buildings compiled to date.

Abbreviations: LA – Local planning authority; Desig. – Protection Designation; II – Grade II Listed; Cat 1 – Category 1 Listed (Scotland); LL – Locally Listed; A4 – Article 4 Direction; CA – Conservation Area

Date	Name	No.	Street	Area	LA	Desig.
		1	Briardale Gardens	Hampstead	Camden	CA
		2	Briardale Gardens	Hampstead	Camden	CA
		3	Briardale Gardens	Hampstead	Camden	CA
		4	Briardale Gardens	Hampstead	Camden	CA
		5	Briardale Gardens	Hampstead	Camden	CA
		6	Briardale Gardens	Hampstead	Camden	CA
		7	Briardale Gardens	Hampstead	Camden	CA
		8	Briardale Gardens	Hampstead	Camden	CA
		9	Briardale Gardens	Hampstead	Camden	CA
		10	Briardale Gardens	Hampstead	Camden	CA
		11	Briardale Gardens	Hampstead	Camden	CA
		12	Briardale Gardens	Hampstead	Camden	CA
		13	Briardale Gardens	Hampstead	Camden	CA
		14	Briardale Gardens	Hampstead	Camden	CA
		15	Briardale Gardens	Hampstead	Camden	CA
		17	Briardale Gardens	Hampstead	Camden	CA
		19	Briardale Gardens	Hampstead	Camden	CA
		21	Briardale Gardens	Hampstead	Camden	CA
		23	Briardale Gardens	Hampstead	Camden	CA
		24	Briardale Gardens	Hampstead	Camden	CA
		27	Briardale Gardens	Hampstead	Camden	CA
		31	Briardale Gardens	Hampstead	Camden	CA
		33	Briardale Gardens	Hampstead	Camden	CA
		35	Briardale Gardens	Hampstead	Camden	CA
		5	Carew Road	Northwood	Hillingdon	
		9	Carew Road	Northwood	Hillingdon	
1918		1	Clockhouse Way	Braintree	Braintree	
1918		2	Clockhouse Way	Braintree	Braintree	
1918		3	Clockhouse Way	Braintree	Braintree	
1918		4	Clockhouse Way	Braintree	Braintree	

Date	Name	No.	Street	Area	LA	Desig.
1918		5	Clockhouse Way	Braintree	Braintree	
1918		6	Clockhouse Way	Braintree	Braintree	
1918		7	Clockhouse Way	Braintree	Braintree	
1918		8	Clockhouse Way	Braintree	Braintree	
1918		9	Clockhouse Way	Braintree	Braintree	
1918		10	Clockhouse Way	Braintree	Braintree	
1918		11	Clockhouse Way	Braintree	Braintree	
1918		12	Clockhouse Way	Braintree	Braintree	
1918		13	Clockhouse Way	Braintree	Braintree	
1918		14	Clockhouse Way	Braintree	Braintree	
1918		15	Clockhouse Way	Braintree	Braintree	
1918		16	Clockhouse Way	Braintree	Braintree	
1918		17	Clockhouse Way	Braintree	Braintree	
1918		18	Clockhouse Way	Braintree	Braintree	
1918		19	Clockhouse Way	Braintree	Braintree	
1918		20	Clockhouse Way	Braintree	Braintree	
1918		21	Clockhouse Way	Braintree	Braintree	II
1918		22	Clockhouse Way	Braintree	Braintree	II
1918		23	Clockhouse Way	Braintree	Braintree	
1918		24	Clockhouse Way	Braintree	Braintree	
1918		25	Clockhouse Way	Braintree	Braintree	
1918		26	Clockhouse Way	Braintree	Braintree	
1918		27	Clockhouse Way	Braintree	Braintree	
1918		28	Clockhouse Way	Braintree	Braintree	
1918		29	Clockhouse Way	Braintree	Braintree	
1918		30	Clockhouse Way	Braintree	Braintree	
1918		31	Clockhouse Way	Braintree	Braintree	
1918		32	Clockhouse Way	Braintree	Braintree	
1918		33	Clockhouse Way	Braintree	Braintree	
1918		34	Clockhouse Way	Braintree	Braintree	
1918		35	Clockhouse Way	Braintree	Braintree	
1918		36	Clockhouse Way	Braintree	Braintree	
1918		37	Clockhouse Way	Braintree	Braintree	
1918		38	Clockhouse Way	Braintree	Braintree	
1918		39	Clockhouse Way	Braintree	Braintree	
1918		40	Clockhouse Way	Braintree	Braintree	
1918		41	Clockhouse Way	Braintree	Braintree	
		12	Clorane Gardens	Hampstead	Camden	CA
		14	Clorane Gardens	Hampstead	Camden	CA
		16	Clorane Gardens	Hampstead	Camden	CA
		18	Clorane Gardens	Hampstead	Camden	CA
1925	Compton House		Compton Avenue	Hampstead	Haringey	CA <i>Highway</i>
1926	Oaklawn		Compton Avenue	Hampstead	Haringey	CA
1925	West Lodge		Compton Avenue	Hampstead	Haringey	CA
1925	Derwen		Compton Avenue	Hampstead	Haringey	CA

Date	Name	No.	Street	Area	LA	Desig.
1930	Courtenay House		Courtenay Avenue	Hampstead [↑]	Haringey	CA
1929	Guildens		Courtenay Avenue	Hampstead [↑] Highgate [↓]	Haringey	CA
1918		156	Cressing Road	Braintree	Braintree	II
1918		158	Cressing Road	Braintree	Braintree	II
1918		160	Cressing Road	Braintree	Braintree	
1918		162	Cressing Road	Braintree	Braintree	
1918		164	Cressing Road	Braintree	Braintree	
1918		168	Cressing Road	Braintree	Braintree	
1918		170	Cressing Road	Braintree	Braintree	
1918		172	Cressing Road	Braintree	Braintree	
1918		174	Cressing Road	Braintree	Braintree	
1918		176	Cressing Road	Braintree	Braintree	
1918		178	Cressing Road	Braintree	Braintree	
1918		180	Cressing Road	Braintree	Braintree	
1918		182	Cressing Road	Braintree	Braintree	
1918		184	Cressing Road	Braintree	Braintree	
1918		186	Cressing Road	Braintree	Braintree	
1918		188	Cressing Road	Braintree	Braintree	
1918		190	Cressing Road	Braintree	Braintree	
1918		192	Cressing Road	Braintree	Braintree	
1918		194	Cressing Road	Braintree	Braintree	
1918		196	Cressing Road	Braintree	Braintree	
1906		1	Denbridge Road	Bickley	Bromley	LL/CA
1906	Barnhawe	2	Denbridge Road	Bickley	Bromley	LL/CA
1906	Four Beeches	3	Denbridge Road	Bickley	Bromley	LL/CA
1906		8	Denbridge Road	Bickley	Bromley	LL/CA
1906		10	Denbridge Road	Bickley	Bromley	LL/CA
1906		12	Denbridge Road	Bickley	Bromley	LL/CA
2 1928	Greystead	20	Denewood Road	Hampstead	Haringey	CA Highgate
1912	Mowden School		Droeway	Brighton	Brighton & Hove	
1905	St John's Church		Dyson Road	Edmonton	Enfield	
		10	Eastbury Road	Northwood	Hillingdon	CA
		14	Eastbury Road	Northwood	Hillingdon	CA
		16	Eastbury Road	Northwood	Hillingdon	CA
		20	Eastbury Road	Northwood	Hillingdon	CA
		21	Eastbury Road	Northwood	Hillingdon	CA
		22	Eastbury Road	Northwood	Hillingdon	CA
		23	eastbury Road	Northwood	Hillingdon	CA
		24	Eastbury Road	Northwood	Hillingdon	CA
		25	Eastbury Road	Northwood	Hillingdon	CA
		26	Eastbury Road	Northwood	Hillingdon	CA
		28	Eastbury Road	Northwood	Hillingdon	CA
		33	Eastbury Road	Northwood	Hillingdon	CA

20 Denewood Rd split in 2 with new extension no. 18
 A renamed?

Date	Name	No.	Street	Area	LA	Desig.
1908	Ivor Newton House	10	Edward Road	Bromley	Bromley	LL
		1	Ferncroft Avenue	Hampstead	Camden	CA
		2	Ferncroft Avenue	Hampstead	Camden	CA
		3	Ferncroft Avenue	Hampstead	Camden	CA
		4	Ferncroft Avenue	Hampstead	Camden	CA
		5	Ferncroft Avenue	Hampstead	Camden	CA
1901		4-6	Ferncroft Avenue	Hampstead	Camden	II/CA
		5-7	Ferncroft Avenue	Hampstead	Camden	CA
1901		4-8	Ferncroft Avenue	Hampstead	Camden	II/CA
		4-9	Ferncroft Avenue	Hampstead	Camden	CA
		5-10	Ferncroft Avenue	Hampstead	Camden	CA
		11	Ferncroft Avenue	Hampstead	Camden	CA
1901-2		12	Ferncroft Avenue	Hampstead	Camden	II/CA
		13	Ferncroft Avenue	Hampstead	Camden	CA
1901-2		14	Ferncroft Avenue	Hampstead	Camden	II/CA
		15	Ferncroft Avenue	Hampstead	Camden	CA
		16	Ferncroft Avenue	Hampstead	Camden	CA
		17	Ferncroft Avenue	Hampstead	Camden	CA
		18	Ferncroft Avenue	Hampstead	Camden	CA
		19	Ferncroft Avenue	Hampstead	Camden	CA
		20	Ferncroft Avenue	Hampstead	Camden	CA
		21	Ferncroft Avenue	Hampstead	Camden	CA
		22	Ferncroft Avenue	Hampstead	Camden	CA
		23	Ferncroft Avenue	Hampstead	Camden	CA
		24	Ferncroft Avenue	Hampstead	Camden	CA
1898		6-26	Ferncroft Avenue	Hampstead	Camden	II/CA
1898		26A	Ferncroft Avenue	Hampstead	Camden	II/CA
		28	Ferncroft Avenue	Hampstead	Camden	CA
		29	Ferncroft Avenue	Hampstead	Camden	CA
		31	Ferncroft Avenue	Hampstead	Camden	CA
		32	Ferncroft Avenue	Hampstead	Camden	CA
1902		7-33	Ferncroft Avenue	Hampstead	Camden	II/CA
		34	Ferncroft Avenue	Hampstead	Camden	CA
1902		7-35	Ferncroft Avenue	Hampstead	Camden	II/CA
		36	Ferncroft Avenue	Hampstead	Camden	CA
		37	Ferncroft Avenue	Hampstead	Camden	CA
		38	Ferncroft Avenue	Hampstead	Camden	CA
1904		40	Ferncroft Avenue	Hampstead	Camden	II/CA
1904		42	Ferncroft Avenue	Hampstead	Camden	II/CA
1927	The Manors		Francis Way	Silver End	Braintree	CA A4
1920?	Crabtrees	13	Frognaul Way	Hampstead	Camden	
		16-7	Gravel Path	Berkhamsted	Dacorum	
		7	Hampstead Way	Hampstead Garden Suburb	Barnet	LL/A4/CA
		9	Hampstead Way	Hampstead Garden Suburb	Barnet	LL/A4/CA

14 record to service 13 in - number reverse should be 14

13 Frognaul Way

10 18 + 14 next - door - but one

Date	Name	No.	Street	Area	LA	Desig.
		19 10	Hampstead Way	Hampstead Garden Suburb	Barnet	LL/A4/CA
		19 12	Hampstead Way	Hampstead Garden Suburb	Barnet	LL/A4/CA
		15 11	Hampstead Way	Hampstead Garden Suburb	Barnet	LL/A4/CA
		4 14	Hampstead Way	Hampstead Garden Suburb	Barnet	LL/A4/CA
		15	Hampstead Way	Hampstead Garden Suburb	Barnet	LL/A4/CA
		17	Hampstead Way	Hampstead Garden Suburb	Barnet	A4 CA
1904	Campbell Mausoleum, St Mary's RC Cemetary		Harrow Road	Hammersmith	Hammersmith & Fulham	II
		22	Heath Drive	Hampstead	Camden	CA
		23	Heath Drive	Hampstead	Camden	CA
1907		24	Heath Drive	Hampstead	Camden	II/CA
		25	Heath Drive	Hampstead	Camden	CA
		26	Heath Drive	Hampstead	Camden	CA
		27	Heath Drive	Hampstead	Camden	CA
		9 28	Heath Drive	Hampstead	Camden	CA
		29	Heath Drive	Hampstead	Camden	CA
		10-30	Heath Drive	Hampstead	Camden	CA
1905		31	Heath Drive	Hampstead	Camden	II/CA
1905		32	Heath Drive	Hampstead	Camden	II/CA
1905		33	Heath Drive	Hampstead	Camden	II/CA
		6	Heathgate	Hampstead Garden Suburb	Barnet	II/A4/CA
		19	Holbrook Lane	Chislehurst	Bromley	CA
		21	Holbrook Lane	Chislehurst	Bromley	CA
1905		33	Hollycroft Avenue	Hampstead	Camden	CA
1905		13 35	Hollycroft Avenue	Hampstead	Camden	CA
1905		37	Hollycroft Avenue	Hampstead	Camden	CA
1905		39	Hollycroft Avenue	Hampstead	Camden	CA
1905		41	Hollycroft Avenue	Hampstead	Camden	CA
1905		43	Hollycroft Avenue	Hampstead	Camden	II/CA
1905		12 43A	Hollycroft Avenue	Hampstead	Camden	II/CA
1905		45	Hollycroft Avenue	Hampstead	Camden	II/CA
1905		11 47	Hollycroft Avenue	Hampstead	Camden	II/CA
1905		49	Hollycroft Avenue	Hampstead	Camden	II/CA
		9	Kidderpore Avenue	Hampstead	Camden	CA
		1	Kidderpore Gardens	Hampstead	Camden	CA
		3	Kidderpore Gardens	Hampstead	Camden	CA
		5	Kidderpore Gardens	Hampstead	Camden	CA
		7	Kidderpore Gardens	Hampstead	Camden	CA

Date	Name	No.	Street	Area	LA	Desig.
		9	Kidderpore Gardens	Hampstead	Camden	CA
		11	Kidderpore Gardens	Hampstead	Camden	CA
		13	Kidderpore Gardens	Hampstead	Camden	CA
		15	Kidderpore Gardens	Hampstead	Camden	CA
		17	Kidderpore Gardens	Hampstead	Camden	CA
		19	Kidderpore Gardens	Hampstead	Camden	CA
		21	Kidderpore Gardens	Hampstead	Camden	CA
1910	St Mark's Primary School	8	Masons Hill	Bromley	Bromley	LL
1911	Lynch Country House		Allerford	Minehead, Somerset	Exmoor National Park	CA
		4	Moorland Close	Hampstead Garden Suburb	Barnet	A4 CA
		5	Moorland Close	Hampstead Garden Suburb	Barnet	A4 CA
		6	Moorland Close	Hampstead Garden Suburb	Barnet	A4 CA
		7	Moorland Close	Hampstead Garden Suburb	Barnet	A4 CA
1912	Aultmore House		Nethy Bridge	Inverness	The Highland Council	Cat 1
1915	Hall and 3 cottages to Aultmore House		Nethy Bridge	Inverness	The Highland Council	Cat 1
1912	Lodge and gates to Aultmore House		Nethy Bridge	Inverness	The Highland Council	Cat 1
1912	Bridge over Allt Mor serving Aultmore House		Nethy Bridge	Inverness	The Highland Council	Cat 1
1908	Southborough House	2	New London Road	Chelmsford	Chelmsford	II
		4	Oakhill Avenue	Hampstead	Camden	CA
		5	Oakhill Avenue	Hampstead	Camden	CA
		6	Oakhill Avenue	Hampstead	Camden	CA
		7	Oakhill Avenue	Hampstead	Camden	CA
		8	Oakhill Avenue	Hampstead	Camden	CA
		9	Oakhill Avenue	Hampstead	Camden	CA
		11	Oakhill Avenue	Hampstead	Camden	CA
		12	Oakhill Avenue	Hampstead	Camden	CA
		14	Oakhill Avenue	Hampstead	Camden	CA
		15	Oakhill Avenue	Hampstead	Camden	CA
		17	Oakhill Avenue	Hampstead	Camden	CA

Date	Name	No.	Street	Area	LA	Desig.
		19	Oakhill Avenue	Hampstead	Camden	CA
1909		21	Oakhill Avenue	Hampstead	Camden	II/CA
1909		23	Oakhill Avenue	Hampstead	Camden	II/CA
1909		25	Oakhill Avenue	Hampstead	Camden	II/CA
1909		27	Oakhill Avenue	Hampstead	Camden	II/CA
		24	Pines Road	Bickley	Bromley	CA
		18	Platts Lane	Hampstead	Camden	CA
		20	Platts Lane	Hampstead	Camden	CA
		22	Platts Lane	Hampstead	Camden	CA
		24	Platts Lane	Hampstead	Camden	CA
1898		29	Platts Lane	Hampstead	Camden	CA
1898		31	Platts Lane	Hampstead	Camden	CA
1898		33	Platts Lane	Hampstead	Camden	CA
1898		35	Platts Lane	Hampstead	Camden	CA
1898		37	Platts Lane	Hampstead	Camden	CA
1898		39	Platts Lane	Hampstead	Camden	CA
1903		41	Platts Lane	Hampstead	Camden	CA
1903		43	Platts Lane	Hampstead	Camden	CA
1903		45	Platts Lane	Hampstead	Camden	CA
1903		47	Platts Lane	Hampstead	Camden	CA
		1	Redington Gardens	Hampstead	Camden	CA
		2	Redington Gardens	Hampstead	Camden	CA
		3	Redington Gardens	Hampstead	Camden	CA
		4	Redington Gardens	Hampstead	Camden	CA
	The Red Cottage	20	Redington Road	Hampstead	Camden	CA
1907		41	Redington Road	Hampstead	Camden	CA
1907		43	Redington Road	Hampstead	Camden	CA
1907		45	Redington Road	Hampstead	Camden	CA
1907		47	Redington Road	Hampstead	Camden	CA
1907		49	Redington Road	Hampstead	Camden	CA
1904		51	Redington Road	Hampstead	Camden	CA
1904		53	Redington Road	Hampstead	Camden	CA
1908-9		54	Redington Road	Hampstead	Camden	II/CA
1904		55	Redington Road	Hampstead	Camden	CA
1908-9		56	Redington Road	Hampstead	Camden	II/CA
1904		57	Redington Road	Hampstead	Camden	CA
1908		58	Redington Road	Hampstead	Camden	CA
1908		60	Redington Road	Hampstead	Camden	CA
1908		62	Redington Road	Hampstead	Camden	CA
1908		64	Redington Road	Hampstead	Camden	CA
1912		70	Redington Road	Hampstead	Camden	CA
1907		71	Redington Road	Hampstead	Camden	CA
1907		73	Redington Road	Hampstead	Camden	CA
1907		75	Redington Road	Hampstead	Camden	CA
1907		77	Redington Road	Hampstead	Camden	CA

Date	Name	No.	Street	Area	LA	Desig.
		3	Romney Close	Hampstead Garden Suburb	Barnet	A4 CA
1898-9	<i>Phyllis Court</i>	17	Rosecroft Avenue	Hampstead	Camden	II/CA
1898		18	Rosecroft Avenue	Hampstead	Camden	II/CA
1898		20	Rosecroft Avenue	Hampstead	Camden	II/CA
1923		1	Sheldon Avenue	Hampstead <i>Highgate</i>	Haringey	CA
1922		3	Sheldon Avenue	Hampstead	Haringey	CA
1922		4	Sheldon Avenue	Hampstead	Haringey	CA
1921		5	Sheldon Avenue	Hampstead	Haringey	CA
1920		6	Sheldon Avenue	Hampstead	Haringey	CA
1922		7	Sheldon Avenue	Hampstead	Haringey	CA
1920		8	Sheldon Avenue	Hampstead	Haringey	CA
8 <u>1923</u>		9	Sheldon Avenue	Hampstead	Haringey	CA
1921		12	Sheldon Avenue	Hampstead	Haringey	CA
13 <u>1924</u>		13	Sheldon Avenue	Hampstead	Haringey	CA
1923		14	Sheldon Avenue	Hampstead	Haringey	CA
1923		15	Sheldon Avenue	Hampstead	Haringey	CA
7 <u>1923</u>		16	Sheldon Avenue	Hampstead	Haringey	CA
1923		17	Sheldon Avenue	Hampstead	Haringey	CA
6 <u>1922</u>		18	Sheldon Avenue	Hampstead	Haringey	CA
1924		19	Sheldon Avenue	Hampstead	Haringey	CA
1923		20	Sheldon Avenue	Hampstead	Haringey	CA
1923	22	Sheldon Avenue	Hampstead	Haringey	CA	
1924	24	Sheldon Avenue	Hampstead	Haringey	CA	
1924	25	Sheldon Avenue	Hampstead	Haringey	CA	
3 <u>1925</u>	31	Sheldon Avenue	Hampstead	Haringey	CA	
1925	32	Sheldon Avenue	Hampstead	Haringey	CA	
1925	33	Sheldon Avenue	Hampstead	Haringey	CA	
1925	34	Sheldon Avenue	Hampstead	Haringey	CA	
1925	35	Sheldon Avenue	Hampstead	Haringey	CA	
1927	38	Sheldon Avenue	Hampstead	Haringey	CA	
4 <u>1926</u>	39	Sheldon Avenue	Hampstead	Haringey	CA	
1927	41	Sheldon Avenue	Hampstead	Haringey	CA	
5 <u>1927</u>	44	Sheldon Avenue	Hampstead <i>Highgate</i>	Haringey	CA	
1909	Minster House	19	St George's Road	Bickley	Bromley	LL/CA
1909	Bankdam	21	St George's Road	Bickley	Bromley	LL/CA
1907		22	St George's Road	Bickley	Bromley	LL/CA
1907		24	St George's Road	Bickley	Bromley	LL/CA
1914	Shanraj Nivas	22	Stormont Road	Hampstead	Haringey	CA
12 <u>1914</u>	Oak Tree House	24	Stormont Road	Hampstead <i>Highgate</i>	Haringey	CA
11 <u>1915</u>	Ruskin House	26	Stormont Road	Hampstead	Haringey	CA
10 <u>1915</u>	Ithaca	28	Stormont Road	Hampstead	Haringey	CA
9 <u>1915</u>	Turner House	30	Stormont Road	Hampstead	Haringey	CA

Date	Name	No.	Street	Area	LA	Desig.
1916	The White House	32	Stormont Road	Hampstead	Haringey	CA
1919	Linnell House	34	Stormont Road	Hampstead	Haringey	CA
1927		26	Temple Lane	Silver End	Braintree	A4 CA
1927		28	Temple Lane	Silver End	Braintree	A4 CA
1927		30	Temple Lane	Silver End	Braintree	A4 CA
1927		32	Temple Lane	Silver End	Braintree	A4 CA
1927		34	Temple Lane	Silver End	Braintree	A4 CA
1927		36	Temple Lane	Silver End	Braintree	A4 CA
1927		38	Temple Lane	Silver End	Braintree	A4 CA
1927		40	Temple Lane	Silver End	Braintree	A4 CA
1927		42	Temple Lane	Silver End	Braintree	A4 CA
1927		44	Temple Lane	Silver End	Braintree	A4 CA
1927		46	Temple Lane	Silver End	Braintree	A4 CA
1927		48	Temple Lane	Silver End	Braintree	A4 CA
1927		50	Temple Lane	Silver End	Braintree	A4 CA
1927		52	Temple Lane	Silver End	Braintree	A4 CA
1927		54	Temple Lane	Silver End	Braintree	A4 CA
1927		56	Temple Lane	Silver End	Braintree	A4 CA
1927		58	Temple Lane	Silver End	Braintree	A4 CA
1927		60	Temple Lane	Silver End	Braintree	A4 CA
		1	Templewood Avenue	Hampstead	Camden	CA
		2	Templewood Avenue	Hampstead	Camden	CA
		3	Templewood Avenue	Hampstead	Camden	CA
		4	Templewood Avenue	Hampstead	Camden	CA
		5	Templewood Avenue	Hampstead	Camden	CA
		6	Templewood Avenue	Hampstead	Camden	CA
		7	Templewood Avenue	Hampstead	Camden	CA
		8	Templewood Avenue	Hampstead	Camden	CA
		9	Templewood Avenue	Hampstead	Camden	CA
		10	Templewood Avenue	Hampstead	Camden	CA
		11	Templewood Avenue	Hampstead	Camden	CA
		12	Templewood Avenue	Hampstead	Camden	CA
1910-11		14	Templewood Avenue	Hampstead	Camden	II/CA
1905		15	Templewood Avenue	Hampstead	Camden	II/CA
		1	Templewood Gardens	Hampstead	Camden	CA
1908	Astleys	12	The Glade Turner Close	Letchworth Hampstead Garden Suburb	Letchworth Barnet	A4 CA II/A4/CA
		4	Turner Drive	Hampstead Garden Suburb	Barnet	II/A4/CA
1905	Vale Cottage		Vale Road	Bickley	Bromley	CA
1905	Burnt Oak		Vale Road	Bickley	Bromley	CA

Highgate

*Camden
Jackson
old Lo*

1930 16 Frongal Way Hampstead Camden

Date	Name	No.	Street	Area	LA	Desig.
1906		2	Wells Road	Bickley	Bromley	LL/CA
1913	Orchard house	5	Woodlands Road	Bickley	Bromley	LL/CA
1911	Hadlow	6	Woodlands Road	Bickley	Bromley	LL/CA
1912	Quennell Lodge	7	Woodlands Road	Bickley	Bromley	LL/CA
1912	Deerwood	7	Woodlands Road	Bickley	Bromley	LL/CA
1910	Englefield	8	Woodlands Road	Bickley	Bromley	LL/CA
1907		19	Woodlands Road	Bickley	Bromley	LL/CA

Plus 6 cottages from Elder Duncan, 1906

Sutton Verney Wilts

Farnborough, Hants

Canterbury, Surrey

Purley, Surrey

Northwood, Middx

Wickham Bishops, Essex

1931 Newlands Ave, Radlett

number unknown for

re C. Sanshill query