

Delegated Report		Analysis sheet		Expiry Date:		21/06/2023	
		N/A / attached		Consultation Expiry Date:		11/06/2023	
Officer				Application Number(s)			
Jennifer Dawson				2023/1715/P			
Application Address				Drawing Numbers			
7 Well Road London Camden NW3 1LH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 2 (approved plans) of planning permission 2021/6013/P dated 27/04/2022 (for: Demolition of the first floor extension to the rear bay window and restoration of the bay with new railings; erection of 2 rear and side extensions to the lower ground floor; replacement of existing rooflights, replacement of windows with timber double glazed windows; and various associated alterations), namely to alter the first floor rear balustrade from metal to glass.							
Recommendation(s):		Refuse variation of condition					
Application Type:		Variation of condition					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining occupiers and/or local residents/groups		No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:		No comment					
CAAC groups comments:		No comment					
Neighbourhood forum:		No comment					
Site Description							
The site at 7 Well Road forms one of a number of semi-detached pairs of houses at the Christchurch Hill end of Well Road built around 1880.							
The site sits within the Hampstead Conservation Area. The site is listed as making a positive contribution to the character of the conservation area. The site is not listed							

Relevant History

2021/6013/P: Demolition of the first floor extension to the rear bay window and restoration of the bay with new railings; erection of 2 rear and side extensions to the lower ground floor; replacement of existing rooflights, replacement of windows with timber double glazed windows; and various associated alterations (Granted 27/04/2022).

Relevant Policies

The National Planning Policy Framework (NPPF) 2021

London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Hampstead Neighbourhood Plan 2018

Policy DH1: Design

Policy DH2: Conservation areas and listed buildings

Camden Planning Guidance

CPG Amenity (2021)

CPG Home Improvements (2021)

CPG Design (2021)

Hampstead Conservation Area Management Strategy 2001

Assessment

1. Design and Heritage

- 1.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 1.2. Camden CPG Home Improvements states that 'For traditional buildings, metal railings are preferred as they integrate well with the building's character, are more resilient, require low maintenance, support plants growth; Glass balustrades could be appropriate for modern buildings'.
- 1.3. This building is not modern, it is a traditional red brick semi-detached Victorian house. The approved rear extension is of contemporary design however, it is a sensitive design that retains many traditional features, including the railings. A glass balustrade will be incongruous with the style of the building and at odds with this part of the conservation area. The conservation area's significance in part derives from the traditional features, detailing, and materials of the buildings in

the area. The introduction of the glass balustrade in this location would harm this significance, and the character of the building.

- 1.4. The original proposal was revised to remove the glass balustrade to replace it with metal as it is more in keeping with the character of the conservation area and preserves the traditional style of the host building. This was done to ensure no harm to the character of the building or the significance of the conservation area.



Figure. The existing metal railing shown

- 1.5. The harm to the character of the building, which makes a positive contribution to the conservation area, is unacceptable in the planning balance. The harm to the significance of the conservation area, although less than substantial, must be given considerable weight and importance. There are no public benefits that would outweigh this harm. The proposal does not meet policies D1 and D2 of the Camden Local Plan 2017 or DH1 or DH2 the Hampstead Neighbourhood Plan.

Impact on amenity

The visual amenity of occupiers is the quality of their surrounding environment which may be impacted by the quality, scale and character of the built environment.

No amenity issues are created

Summary and conclusion

The application should be refused for the following reason:

The change from a metal to a glass balustrade would harm the significance of the conservation area, and the traditional style of the host building, contrary to policies D1 and D2 of the Camden Local Plan 2017 and DH1 and DH2 the Hampstead Neighbourhood Plan 2018.

Recommendation: Refuse variation of condition

