

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/03/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/04/2023	
<b>Officer</b>				<b>Application Number(s)</b>			
Miriam Baptist				2023/0208/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 Well Road London NW3 1LH				Refer to Draft Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
External alterations including installation of stone cladding to front and part of side elevations with roof-coping, a rooflight above garage, alterations to fenestration at rear ground floor level, new boundary treatment to frontage and landscaping works.							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	01	No. of objections	01
				No. electronic	01		
<b>Summary of consultation responses:</b>		<b>Site Notices</b> were displayed on 03/03/2023 expiring on the 27/03/2023.  A <b>Press Advert</b> was published on and 09/03/2023 and expired on 02/04/2023.  1 adjoining occupier objected on the proposal on the following grounds: <ul style="list-style-type: none"> <li>Boundary issues in terms of the cladding overhanging neighbour's land and increasing thickness of the external walls.</li> </ul>					
<b>Local group comments:</b>		No comments received from local groups.					

## Site Description

The site is a residential, three-storey detached house within a primarily residential context. In 2013, permission was granted for the demolition of the existing property and the erection of a new house (ref. 2013/0397/P). Although it is not a listed building it is identified as a neutral contributor within the Hampstead Conservation Area.

## Relevant History

**2013/4357/C** - Demolition of existing dwelling (Class C3). - *Approved 31 July 2014*

**2013/3998/P** - Erection of 3 storey dwelling (Class C3) following demolition of existing. – *Approved 29 July 2014.*

**2016/1207/P** - Removal of condition 7 (lifetime homes) and variation of condition 9 (approved plans) of planning permission ref: 2013/3998/P dated 29th July 2014 for the erection of a 3 storey dwelling, namely the requirement for the submission of Lifetime Homes and Code for Sustainable Homes Statement. – *Withdrawn 14 April 2016.*

**2016/3310/P** - Variation of condition 9 (approved plans) of planning permission ref 2013/3998/P (dated 29/07/2014) for the erection of 3 storey dwelling (Class C3) following demolition of existing; namely to allow a change of material of the left flank wall from painted render to brickwork and a changed treatment of the garage door at the front elevation. – *Granted subject to s106 agreement 29/12/2016*

**2019/3188/P** - Installation of artificial tree in front garden. – *Withdrawn 6 June 2020.*

## Relevant policies

### National Planning Policy Framework 2021

### London Plan 2021

### Camden Local Plan 2017

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

### Hampstead Neighbourhood Plan 2018- 2033

DH1 - Design

DH2 - Conservation areas and listed buildings

### Camden Planning Guidance

Design (2021)

Amenity (2021)

Home improvements (2021)

### Hampstead Conservation Area Appraisal 2011

## Assessment

### 1 Proposal

1. Planning permission is sought for external alterations including installation of stone cladding to front and part of side elevations with roof-coping, a rooflight above garage, new front boundary treatment and landscaping works, as well as fenestration alterations at rear ground floor level.
2. The cladding proposed comprises a mixed palette of a variety of different style. Stone finishes include jura beige limestone (Polished), Portland Stonehills Whitbed (Matt), Portland Fancy Beach Whitbed (Course), Jura Biege Limestone (Raked) and Irish Blue Limestone (Honed).

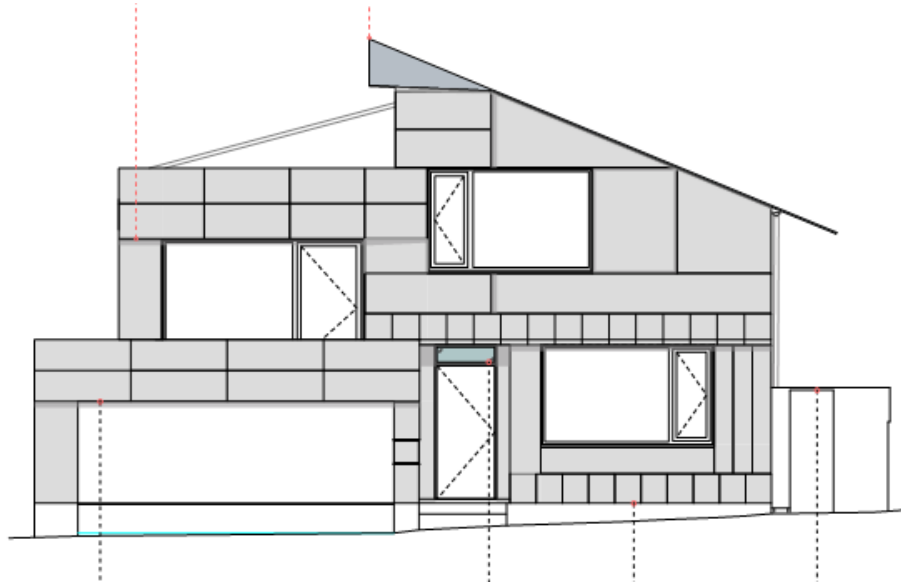
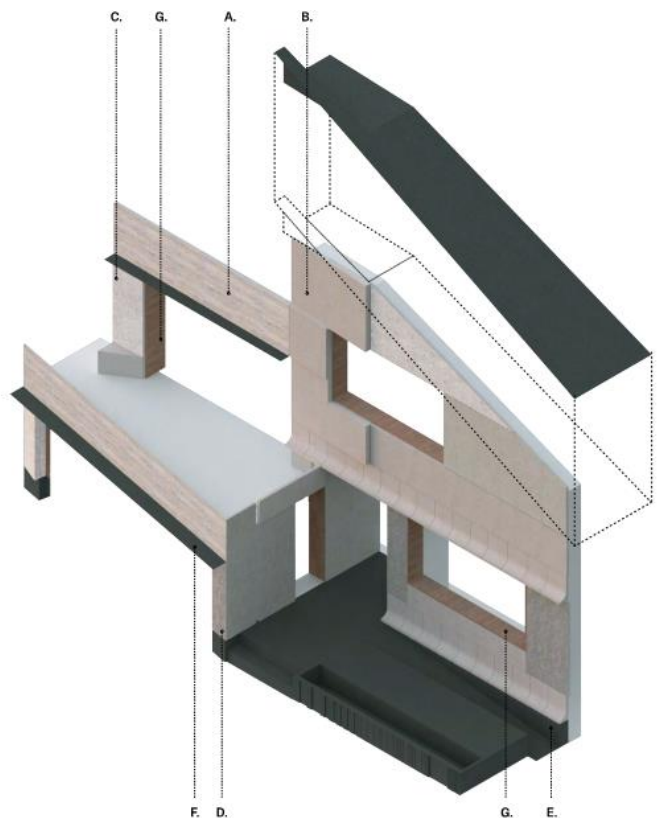
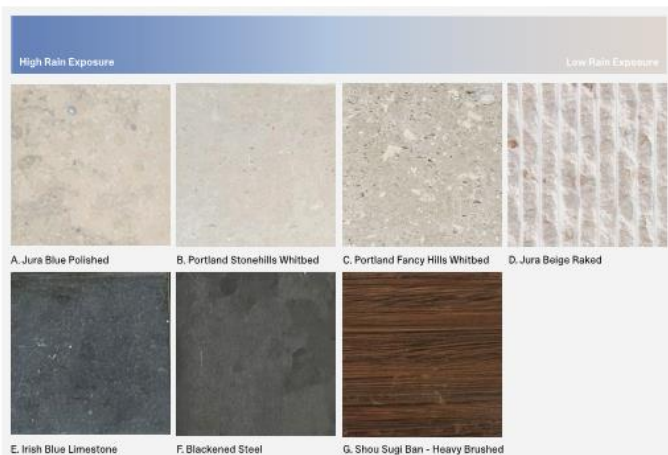


Figure A (above): Front Elevation showing placement of cladding units and coping

#### 5.1 Stone Cladding

The variety of stone textures are outlined below in relation to their weather resistance.

Areas around the windows are lined with Shou-Sugi Ban Heavy Brushed Accoya. This adds a warm tone to the general palette and bridges the area between the existing building and the new stone cladding.



D.02 - Diagram of Stonework, window reveals and bespoke coping's.

Figure B (above): Material palette and placement on facade

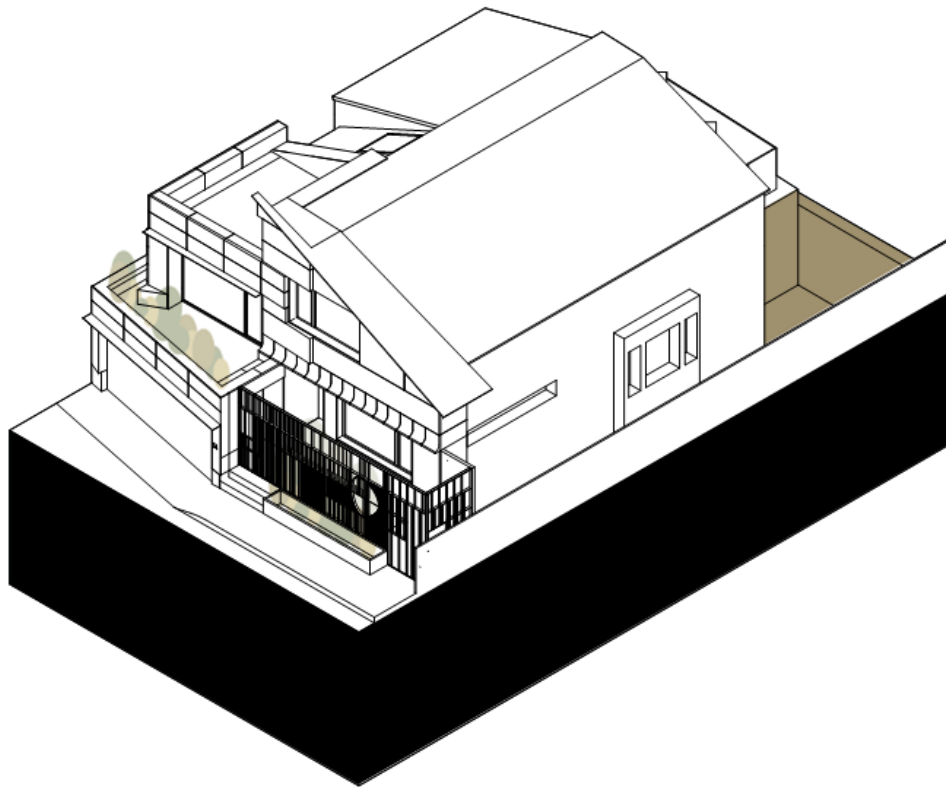


Figure C (above): Proposed stone cladding, new coping and high front boundary treatment

## 2 Assessment

- 2.1 The main considerations in relation to this proposal are:
- Design and Heritage (the of impact of the proposal on the character and appearance of the host building, the street of which it is part and wider Hampstead Conservation Area); and
  - Amenity (the impact of the proposal on the amenity of adjoining occupiers).

## 3 Design and Heritage

- 3.1 Policy D1 of the Local Plan requires proposals to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Through Policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.
- 3.2 Policy DH1 of the Hampstead Neighbourhood Plan states that development proposals should demonstrate how they *'respond and contribute positively to the distinctiveness and history of the character areas'* through design and landscaping. It also expects development to *'respect and enhance the character and local context'* by: *'Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges'* and *'Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.'*
- 3.3 Policy DH2 of the Hampstead Neighbourhood Plan outlines the need for planning applications with Conservation Areas to have regard to the guidelines in the relevant Conservation Area documents. It states that *'Development should maintain and enhance the historic street character of the immediate context through choice of façade materials, provision of setbacks, boundary conditions, building entrances and plantings (e.g. building to the edge of the plot line on a street where buildings are set behind walls or railings will not comply with this policy)*. It also states that whether of traditional or contemporary architecture, that *'all buildings should contribute positively to the public realm'*.

- 3.4 The application site is within the Christ Church/ Well Walk sub area, and the Well Wall/Well Road character zone. The Hampstead Conservation Area Appraisal describes the stretch between Christchurch Hill and East Heath Road, within which the application site falls, as *'a quiet residential street with mainly 1880s red brick houses (Nos.6-15 cons)'*.
- 3.5 Paragraph H10 of the Conservation Area Appraisal says: *'Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/ railings and planting. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls/railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of the buildings in the Conservation Area'*.
- 3.6 Paragraph H20 of the Conservation Area Appraisal notes *'where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.'* The Council's conservation team have been consulted on this application and deem the chosen material palette inappropriate and insensitive in this location. After receiving the officer feedback the applicant did offer to simplify the palette, however the Council did not consider this potential revision sufficient to make the proposal acceptable. The applicant has chosen to proceed to a refusal rather than revise substantially or withdraw.
- 3.7 The Hampstead Conservation Area Appraisal notes *'Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area.'*
- 3.8 CPG Design highlights the need for materials to be *'contextual'* and warns against an *'unsympathetic palette of materials'*. It states that development should *'respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas'*
- 3.9 CPG Design states in relation to front gardens that *'if new materials are to be introduced, they should be complementary to the setting'* and the works should *'preserve and enhance the existing qualities and context of the site and surrounding area'*. It also states that *'due to the prominence of the boundary treatments in the streetscene we will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene'*.
- 3.10 The Council's CPG on Design guidance states:
- 6.35 *Boundary walls, fences and railings form the built elements of boundary treatments. They should be considered together with the potential for elements of soft landscaping. For example, we encourage the combination of low brick boundary walls and hedges as a boundary treatment.*
- 6.36 *Due to the prominence of the boundary treatments in the streetscene we will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene.*
- 3.11 The existing building does not contribute positively to the character and appearance of the conservation area but is neutral; the fact that it is covered in a uniform render with a low boundary wall means it sits in the street with a degree of visual quietness.
- 3.12 There is no comparable stone cladding anywhere else in the road, and the prevailing materials are overwhelmingly brick and timber, as they tend to be on residential streets within the Hampstead Conservation Area more generally. While there is also very little render in the street beyond the subject site, render is noted as being a complementary material and often found in a Victorian suburb, which is the chief character of the street. The proposed alterations would result in a variety of stone claddings which are visually busy and draw more attention to a property which

is already at odds with the positive elements of the existing streetscene (chiefly the c.19<sup>th</sup> properties).

- 3.13 Although it is noted that nearby No 21 has an in-situ concrete/reconstituted stone finish, it is not considered a comparable precedent. No 21 is a standalone house of modern design and set back from the street behind a tall traditional brick wall, while No 14 Well Road is in a prominent position on the street (unlike other properties the garage comes right up to the pavement) in very close proximity to neighbouring properties. The adjacent c.19<sup>th</sup> properties at Nos 5-13 are a group of positive contributors. Although the application site is already contrasting in terms of materiality the current white render is considered to be plain and simple, not drawing any undue attention to itself.
- 3.14 As part of the façade works new coping is also proposed. The coping is presumably functional but also adds height to the property's front gable. Although the coping is not objected to as such, it is noted that the pinnacle feature does contribute to the overall cumulative effect of making the property more prominent on the street.
- 3.15 The existing boundary is low which likely does result in issues of privacy, but the choice was made to provide a large ground floor window to the property at the time of its design and nothing in the public realm has changed since the current property was built. Many of the Victorian houses in Hampstead feature large ground floor windows behind a low wall, and where privacy is sought the widespread solution has been a hedge of evergreens or interior design solutions to the window. There is no obvious reason why the same solutions would not work on the subject site, or why it should be subject to special consideration in a manner which would override the Council's guidance.
- 3.16 The property has a garage that abuts the pavement and a half-width front garden with a low-rise wall. The half-width front garden with a low-rise wall serves to soften the harsh contribution of the garage. The property's current low-rise boundary is also sympathetic to the gardens of the c.21<sup>st</sup> properties.
- 3.17 The design put forward for a new boundary is high, defensive, highly contemporary and some representations provided give it a cage-like appearance from the street. The proposed boundary appears to have Japanese architectural references and would be made of charred timber and blackened steel set behind a low Irish blue limestone planter.
- 3.18 Although there are high boundary treatments to the west of the site, these are traditional garden wooden fences with hedges behind/above. While the application site's garage sits beside the higher garden fences to the west, the part-width garden with low-rise boundary is sympathetic and aligned in terms of height to the traditional boundary treatments of the c.21<sup>st</sup> houses on the other side.
- 3.19 Neither the proposed boundary changes nor proposed façade works, are considered contextual or sympathetic to the surrounding conservation area.
- 3.20 The landscaping alterations proposed to the side passage are not opposed in principle and would not be highly visible from the street. There is no objection as such to the additional door giving access to the garage, the rooflight over the garage, the new bin store or the new glazed sliding doors to the rear of the site improving garden access. It is rather the impact of the façade works and boundary treatment on the streetscape and wider conservation area that is considered of concern.
- 3.21 Overall, the proposed works alter the existing building from a neutral contributor into a detractor and therefore fail to preserve or enhance the character and appearance of the conservation area. The proposal would have a detrimental impact, appearing incongruous in the context of the street and the wider conservation area. As a result, the proposal is considered an incongruous addition

resulting in harm to the character and appearance of the conservation area contrary to Policy D1 and D2 of Camden's Local Plan 2017, the Council's CPG Design, and the Hampstead Conservation Area Appraisal.

- 3.22 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.23 Local Plan policy D2, consistent with Section 16 (Conserving and enhancing the historic environment) of the NPPF 2019 which seeks to preserve and enhance heritage assets, states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The Council will not permit development that results in harm that is 'less than substantial' to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 3.24 Given the assessment outlined above, it is considered that the proposals would result in 'less than substantial' harm to the character and appearance of the Conservation Area. The proposed scheme would not provide any public benefit. Because the harm caused as a result of the development is not outweighed by any public benefit, the proposal is considered contrary to Section 16 of the NPPF which seeks to preserve heritage assets. The application is recommended for refusal on this basis.

#### **4 Amenity**

- 4.1 Policy A1 of the Local Plan seek 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.
- 4.2 Due to the nature of the alterations, the works are not expected to have any material impact on neighbours in terms of privacy, outlook, daylight or sunlight. As such, the proposed development is not considered to cause harm to the amenity of neighbouring residents.

#### **5 Conclusion**

- 5.1 The proposed new stone cladding to the front and part of the side elevations, new roof-coping and front boundary treatment are considered to be unsympathetic, incongruous and visibly harmful to the conservation area. The development would have a negative impact on the character and appearance of the street and the wider conservation area and therefore is contrary to Policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017, as well as DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan.

#### **6 Recommendation**

- 6.1 Refuse planning permission