

# RICHARD BELL ARCHITECTURE

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Front (South) Elevation

# 1.0 Application Particulars



1.0 Application Particulars

- 1.1

Site Address

22 Heath Hurst Road | London | NW3 2RX
- 1.2

Agent Details

Richard Bell RIBA  
Richard Bell Architecture Ltd.  
17 Highgate Spinney | Crescent Road | London  
N8 8AR
- 1.3

Local Authority

London Borough of Camden
- 1.4

Conservation Area

Hampstead Conservation Area
- 1.5

Listing

Not Listed
- 1.6

Flood Risk

The application site sits within Flood Zone 1 and the site area is of less than one hectare. As such, no flood risk assessment is required.
- 1.7

Description of Proposals as stated on application forms:

*"Consolidation of, and minor amendments to, recently granted planning permissions and certificates of lawfulness (proposed) concerning side and rear single storey extension, replacement windows and alterations to second floor terrace balustrading"*

*This document to be read in conjunction with the application forms and all drawings submitted with this application*



Front (South) Street Elevation

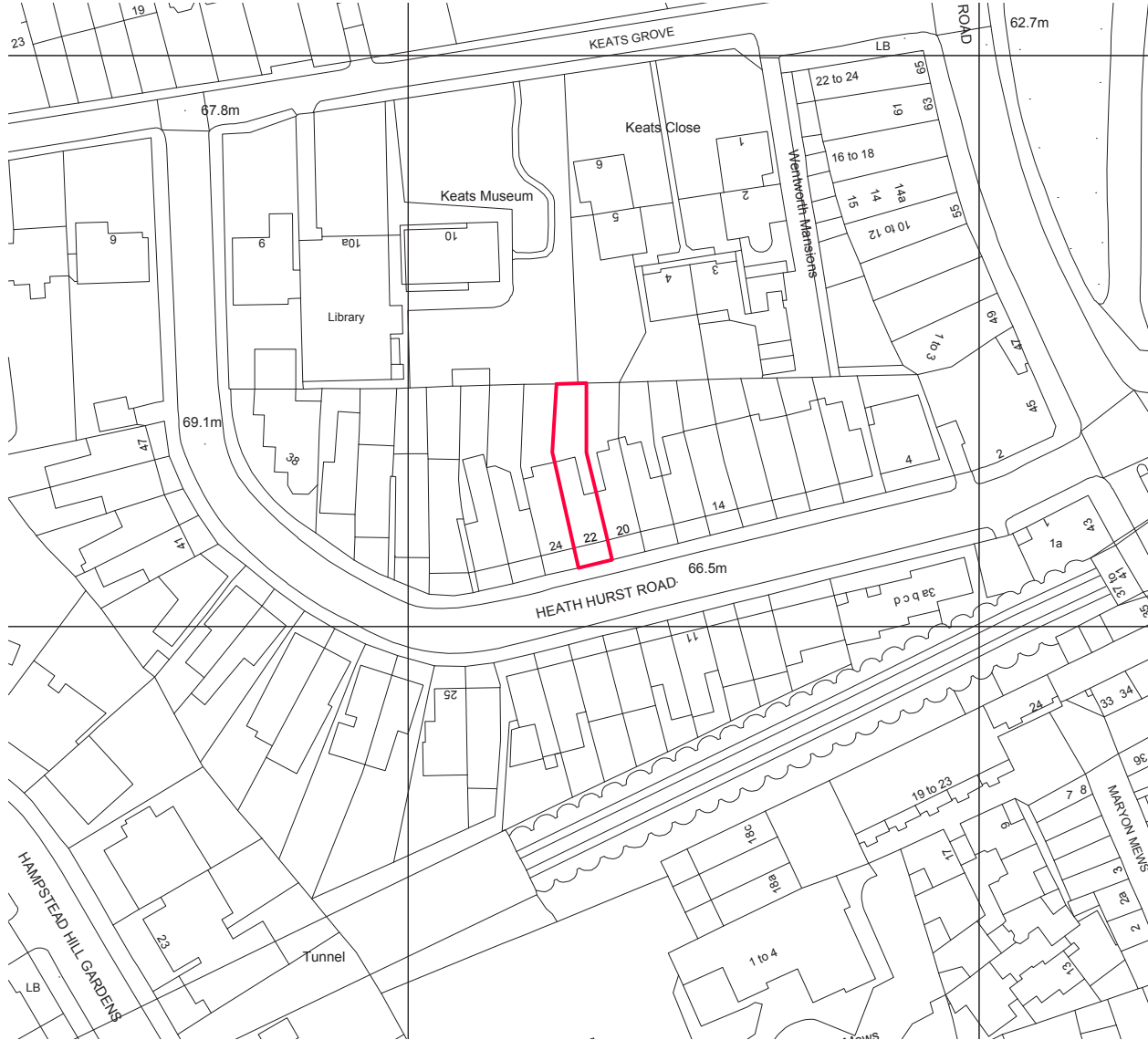
## 2.0 Site Location



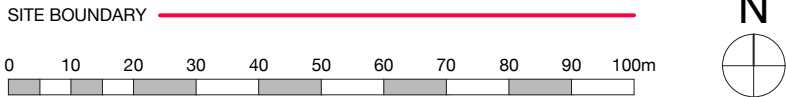
2.0 Site Location



Aerial Photograph



Site Location Plan



# 3.0 Site Photographs



3.1 Front (South) Street Elevation

Notes:

- None



Front (South) Street Elevation



3.2 Front (South) Elevation

Notes:

- None



Front (South) Elevation



Front doorway



3.3 Front Entrance

Notes:

- None



Entrance looking NW toward 24 Heath Hurst Road



Entrance



Entrance looking NE toward 20 Heath Hurst Road



3.4 Rear (North) Elevation

Notes:

- None



22 Heath Hurst Road - Boundary with 20 Heath Hurst Road at rear



22 Heath Hurst Road - Boundary with 24 Heath Hurst Road at rear



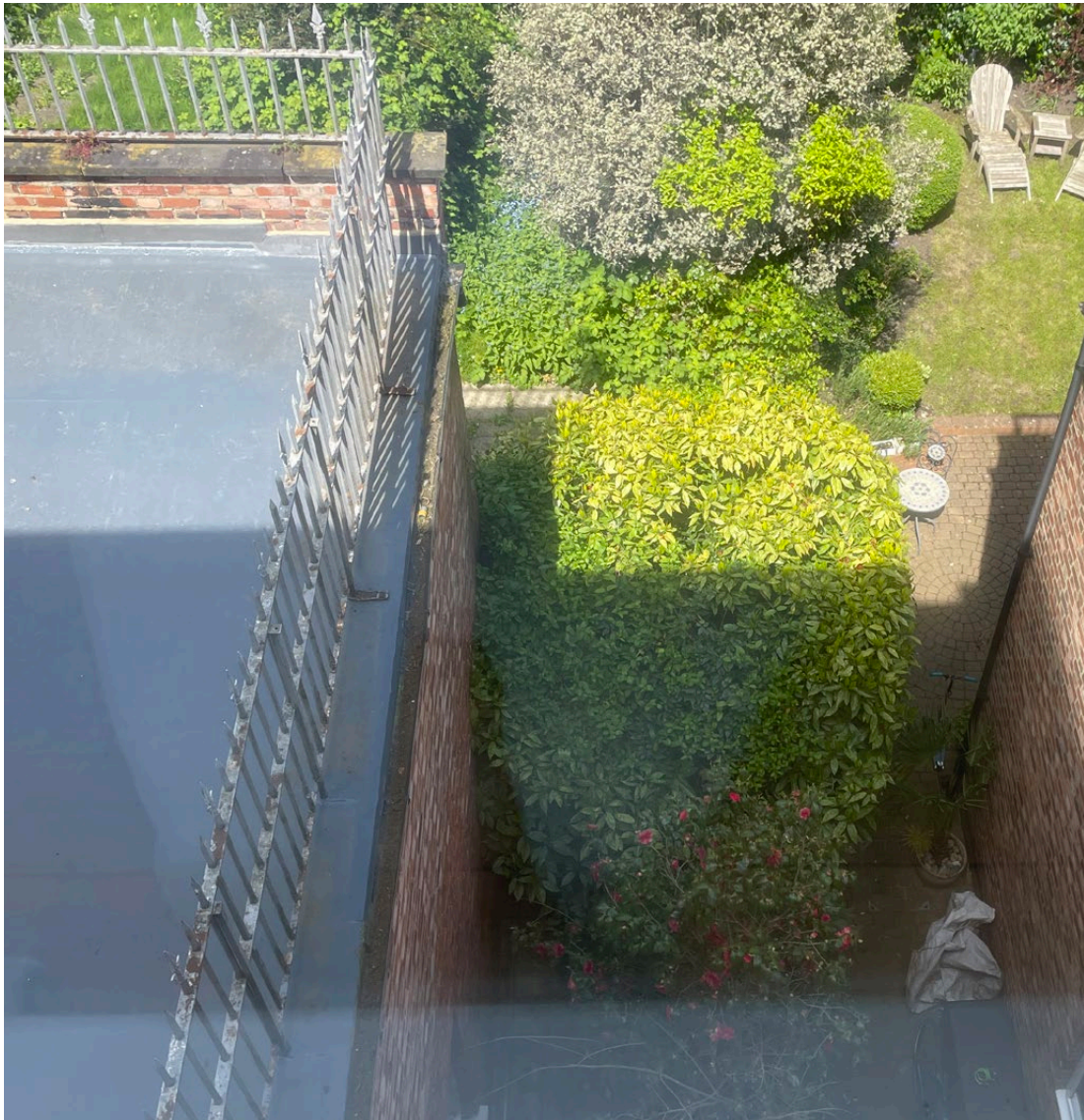
3.5 Rear Boundary with 20 Heath Hurst Road

Notes:

- None



22 Heath Hurst Road - Boundary with 20 Heath Hurst Road at rear



22 Heath Hurst Road - Boundary with 20 Heath Hurst Road at rear - Viewed from above



3.6 Rear Garden

- Note:
- Significantly overgrown



T1 Pittosporum to be removed



Rear garden looking North - Garden overgrown



3.7 Rear Elevation Viewed from Terrace

Notes:

- None



Rear elevation from terrace level looking SE toward 20 Heath Hurst Road



Rear elevation of 22 Heath Hurst Road from terrace level



Rear elevation from terrace level looking SW toward 24 Heath Hurst Road



# 4.0 Planning History

4.1 Planning History

Householder ApplicationRef: 2023/0773/P

*Replacement of all windows and door on the front elevation, installation of 4 roof lights (2 on the main roof and 2 on the extension), replacement of windows to the third floor rear elevation, replacement of metal balustrade and new screen and decking on the 2nd floor rear elevation.*

GRANTEDDecision Date: 08 | 08 | 2023

The applicant wishes to make minor amendments to each of these consents.

The agent has been in discussion with the case officer for application 2023/0929/P, Mr Daren Zuk, and it was agreed that the most straightforward way to deal with these amendments would be to make one consolidating householder application which consolidates the proposals listed here and includes the minor amendments to each.

The application drawings note those areas of the proposals which already have consent and highlight where there are proposed amendments to that which already has consent.

The following section of this Design and Access statement therefore focuses on the amendments - i.e. those areas of the proposals that do not already have consent via one of the applications listed here.

Certificate of Lawfulness (Proposed)Ref: 2023/0785/P

*Replacement of rear windows and windows on East elevation of first floor.*

GRANTEDDecision Date: 07 | 07 | 2023

Householder ApplicationRef: 2023/0929/P

*Erection of single-storey rear/side infill extension.*

GRANTEDDecision Date: 11 | 05 | 2023



# 5.0 Outline Description of Proposals

5.0 Outline Description of Proposals

The Proposals can be broken down as follows:

5.1 Minor amendment to that granted consent in Householder Application 2023/0929/P

Changes include:

- .1 Minor changes to rear glazing positions within ground floor rear extension.
- .2 Reduction in area of L-shaped roof glazing.
- .3 Quadrilateral roof light changed to smaller circular rooflight.

5.2 Minor amendment to that granted consent in Certificate of Lawfulness (Proposed) 2023/0785/P

Changes include:

- .1 Minor change to position of proposed two new windows at first floor level in rear (North) wall of existing closet wing.
- .2 Minor change to position of proposed two new windows at first floor level in flank (East) wall of existing closet wing.

5.3 Minor amendment to that granted consent in Householder Application 2023/0773/P

Changes include:

- .1 Minor change to consented position of flush rooflight within second floor terrace (roof of first floor closet wing).
- .2 Clarification of design intent for new balustrade around existing roof terrace over closet wing. **Refer to 6.1**
- .3 Third floor front (South) dormer glazing arrangement to remain as existing (as casement windows).
- .4 Rooflight at third floor level omitted.
- .5 Third floor rear (North) glazing arrangement adapted. **Refer to 6.2**

5.4 New Item

- .1 Existing double door onto existing second floor terrace over closet wing to be changed to single door. **Refer to 6.3**

In most cases the proposals and their justification, where required, will be self explanatory from the application drawings. Where further analysis/ justification is required this has been provided in Section 6 as referenced here in **bold type**.



# 6.0 Analysis of Proposals

6.1 Analysis of Proposals

Clarification of design intent for new balustrade around existing roof terrace over closet wing.

The proposals granted consent in Householder Application 2023/0773/P are somewhat unclear with regard to the design of the treatment of the balustrade along the flank (East) side of the terrace over the closet wing.

The proposal described in this application clarifies that the intent is to continue the low parapet wall present along the North edge of the terrace along the East edge with the new painted metal balustrade mounted atop this. This is intended to mirror and balance the same detail at No. 24 Heath Hurst Road - albeit with a simple black painted steel handrail similar to those used elsewhere in the terrace and also pictured here.



22 Heath Hurst Road - Boundary with 24 Heath Hurst Road at roof level over closet wing



Example of proposed balustrade atop parapet. This image taken of the railing at 10 and 12 Heath Hurst Road



6.2 Analysis of Proposals

Amendment to the third floor rear (North) glazing granted consent in Householder Application 2023/0773/P

It is proposed to replace the existing rear windows at third floor level. The opportunity is taken to make the windows a consistent height and align the widths to the format of the glazing below.

The windows to have dark grey, powder coated aluminium frames. Nearby examples of which are pictured on the following page.

The opportunity is also taken to tidy up the rear facade by removing untidy waste pipes.



Demonstration of proposed window alignment



6.2 Analysis of Proposals

Amendment to the third floor rear (North) glazing granted consent in Householder Application 2023/0773/P

It is proposed to replace the existing rear windows at third floor level.

The windows to have dark grey, powder coated aluminium frames. Nearby examples of which are pictured here.



10 Heath Hurst Road

Large format glazing with grey powder coated aluminium framing



26 Heath Hurst Road

Large format glazing with grey powder coated aluminium framing



64 Parliament Hill

Large format glazing with grey powder coated aluminium framing

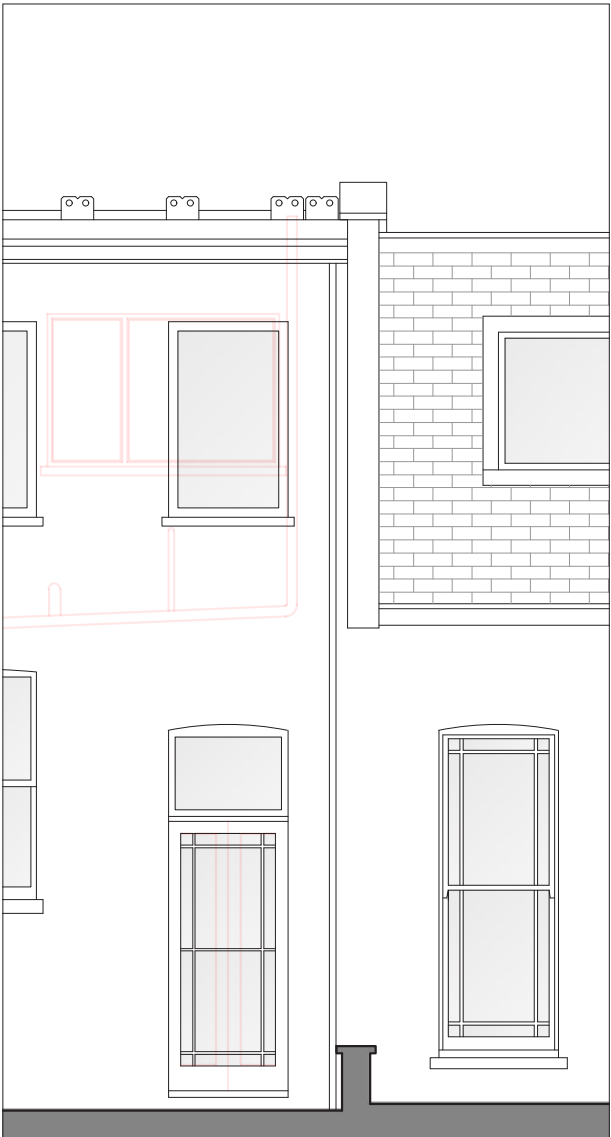


6.3 Analysis of Proposals

Existing double door onto existing second floor terrace over closet wing to be changed to single door.

The existing double doors giving access to the roof terrace and fanlight over have rotted and are in need of replacement. These to be replaced with a new single door with fanlight over. Design to be similar to that at 12 Heath Hurst Road which references the design of the existing sash windows in this location - as can be seen pictured here at 24 Heath Hurst Road.

New door to be white painted timber with slimline double glazed units.



Extract from application drawings



Existing Condition

Existing double doors at 22 Heath Hurst Road shown adjacent to existing sash window at 24 Heath Hurst Road



12 Heath Hurst Road

Example of proposed door detail at nearby property



# 7.0 Access Statement

## 8.0 Access Statement

**8.1 Pedestrian Access**  
Main entrance onto Heath Hurst Road remains unchanged.

**8.2 Vehicular Access**  
There is no vehicular access or off-street parking.  
This remains unchanged.



# 8.0 Heritage Statement

## 8.0 Heritage Statement

This Heritage Statement is brief in nature because, in large part this application is a consolidation of consents that have already been granted with just minor amendments to each.

Heath Hurst Road sits with in the Pond Street/South End Green area at the south-east tip of the Hampstead Conservation area.

The road loops between South End Road and Keats Grove, on a slight gradient up towards Keats Grove. It is a densely built group developed in 1900 and lined with four storey red brick terraced and semi-detached houses typical of the period.

No. 22 is typical of the terrace but is in a poor state of repair. The proposals outlined here and as previously granted consent seek to restore the house sensitively and sympathetically.



# 9.0 Summary



## 9.0 Summary

No. 22 Heath Hurst Road is currently uninhabited and in a poor state of repair but it has the capacity to be an elegant contributor to Heath Hurst Road and the wider conservation area.

The proposals seek to restore this house into a home in which the new owners can raise their young family.

This application is largely a consolidation of consents that have already been granted but with minor amendments to each to take account of various areas of design development.

The changes are largely de minimis in nature and could in most cases have been applied for using the non-material amendment process. However, rather than making multiple applications for non-material amendments, and after consulting the planning case officer, it was agreed that one consolidating application was the most expedient strategy for all involved.





