

08/03/2023.

For the attention of Fred Guttfield,

Please see below, pre-app advice in relation to proposals for alterations to the property at 33 Willoughby Road, initially received 24/08/2021, and with the latest revised drawing received 24/11/2022.

1. Pre-application reference:

2021/4089/PRE

2. Site Address:

33 Willoughby Road

London

NW3 1RT

3. Proposed development:

Relocation of the front door, replacement glazing and external refurbishment of the house.

4. Site description:

- 4.1 The host property is a three storey (including loft space) semidetached early 20th century single family dwelling house with pitched roof and front dormer. Pedestrian access to the site is provided by a gate between a pillared opening in the dwarf wall. This is lined up with the existing front door, which is located to the right-hand side of the front elevation within a curved arched entrance.
- 4.2 The front boundary also benefits from mature hedging to the left side and low metal railings to the right. The left side of the house frontage is dominated by a double height projecting rectangular bay window; serving living space at ground floor and bedroom accommodation at first floor. Further accommodation is provided within the loft space served by front dormer.
- 4.3 The main elevations of the house are clad in white render, with a smoother finish at ground floor front and rougher cast render to the first floor. The fenestration is characterised by black framed windows with finer glazing bar detailing. The main door is not original, but is a plain white later addition positioned between two curved side-lights within the entrance arch.

- 4.4 To the right/ north side of the house is a narrow passage connecting the front garden area to the small rear courtyard space. The building has a small projection to the side at ground floor which has black metal railings enclosing the parapet above, however this is not accessible.
- 4.5 The building is located on the west side of Willoughby Road towards the junction with Willow Road. The house is more modest in scale in comparison to its semi-detached neighbour and has elements of the arts and crafts style. The property is not listed but is adjacent to a row of listed buildings (Willow Cottages) fronting Willow Road to the north of the site. It is noted historic several lamp posts in the vicinity are locally listed and the property is also within both the Hampstead Conservation Area and the Hampstead Neighbourhood Plan Boundaries.
- 4.6 There are a variety of architectural styles within this part of the conservation area and the host property sits well within its setting being of modest scale and traditional appearance. The building is considered to positively contribute to the character and appearance of the Hampstead Conservation Area.

5. Planning history:

9293091 - *Pruning of Laurel at rear and reduce branches of a Buddleia in neighbours garden.* Agreed 08/07/1992.

2016/6733/P - *Creation of basement under the footprint of the existing dwelling house (Class C3).* Withdrawn 19/01/2017.

6. Policy context:

National Planning Policy Framework 2021

London Plan 2021

Camden Plan 2017

Hampstead Neighbourhood Plan 2018

Camden Planning Guidance:

Amenity (2021), Design (2021), Home improvements (2021)

Hampstead Conservation Area Statement (2001)

7. Comments on the proposals:

- 7.1 The stated purpose of the proposals is regarding changes to the windows and doors to the single family dwelling. However it may also be noted the intentions would include re-

configuration of the boundary entrance to enable better use of the limited outdoor amenity space provided by the site. The pedestrian access would be re-located in front of the proposed door within the existing bay window. This is also shown to include new planted hedging to the boundary and rationalisation of pipework which would be welcomed.

7.2 The proposed relocating the entrance with existing gateway fill-in and dwarf wall made good is accepted. New gate pillars proposed should match the existing in scale and appearance. The existing gate should be re-installed as part of the works. The indicative gate as shown on the proposed drawings within the D&A statement is not considered appropriate.

7.3 The proposed planting to the boundary would be welcomed and would help balance the overall appearance of the site frontage, and matching the existing hedging already in place. It is noted that some of the existing hedge would be removed to facilitate the new gated entrance. The existing hedge should be retained where possible and the new planting will help mitigate any loss of this feature.

7.4 Initially, two options were provided as proposed alterations to windows and doors, Options A and B. Both of these were considered inappropriate with a negative impact on the appearance of the host building, street scene and wider conservation area. For the avoidance of doubt the existing and both proposed options are provided below:



Image 1. Applicant D&A statement page 12: (Left to right) Existing, Proposed Option A and Proposed Option B.

7.5 The host site is a slight anomaly in the street scene, but has detailing considered worthy of preserving. Proposed Options A and B would unacceptably alter the character and appearance of the host building.

7.6 A site visit was undertaken, 28/07/2022, with discussions taking place at the host property along with the Council Conservation Manager. Following this meeting, a revised design was submitted 16/08/2022.

7.7 The revised design was accepted as an improvement on the initial submission options with retention of the existing curved arch and adjustment to the glazing bar arrangements,

however concerns were raised with regards to the extent of glazing to the front elevation, particularly to the bay window with loss of render. For the avoidance of doubt, the revised design is provided below:



Image 2. Applicant Revised Pre-app Design page 3 (16/08/2022).

7.8 To address the concerns regarding excessive glazing the applicant provided an adjusted version of the revised design, 09/09/2022. For the avoidance of doubt, this is shown below:



Image 3. Applicant adjusted revised design SK1 (09/09/2022) [& EL1 (24/11/2022)]

7.9 Although the reduction in glazing was welcomed, Officers considered the treatment of the bay window to be inappropriate. Further advice was provided to retain the character of the existing bay by proposing render to surround the windows as per the existing arrangement.

7.10 The applicant provided 3 further drawings EL1, EL2 and EL3 for comparison, 24/11/2022. EL1 is the previous adjusted revised design as shown in image 3. EL2 broadly follows Officer advice with regards to retention of the character of the bay and inclusion of white render, however it is noted this is not shown at first floor as would be desirable, to match the existing. For the avoidance of doubt EL2 is provided below, with front and part side elevation given:



Image 4. Applicant revision EL2. Front and part side elevation.

7.11 The revised drawing EL2 is close to being acceptable, but would require adjustment to the surround of the upper bay to retain the character of this architectural element of the host building, i.e.) it should also be white rendered. A minor intervention to the appearance of the double height bay window and retention of the curved arch feature would be fundamental to the acceptability of the proposed alterations.

7.12 For completeness, a copy of EL3 is provided below showing front and part side elevation:



Image 5. Applicant revision EL3. Front and part side elevation.

7.13 For the avoidance of doubt, the bay window detailing of EL3 is not supported.

8. Pre-app Advice:

- 8.1 The proposed adjustment to the entrance including re-positioning of the main doorway within the existing bay window and adjustment to the front boundary are acceptable subject to detailed design.
- 8.2 The proposed alterations to the fenestration will cause some harm to the character and appearance of the Conservation Area through the loss of historic windows. This harm can be mitigated through specifying replacements of an appropriate style, detailing and material for the building.
- 8.3 Although a fully acceptable design has not been produced, the applicant's drawing EL2 is close to being acceptable. The existing front elevation and proposed elevation EL2 are provided below, these are for comparison and not at equal scale here:



Image 6. (Left) Existing elevation, (Right) Proposed elevation EL2.

8.4 The remaining issue with EL2 relates to the upper bay window which is shown with a dark grey material surrounding the black window frames. As per the lower part of the bay and the existing arrangement, this area would also benefit from white render. This detail can also be seen on the part side elevation and google street view imagery provided below:

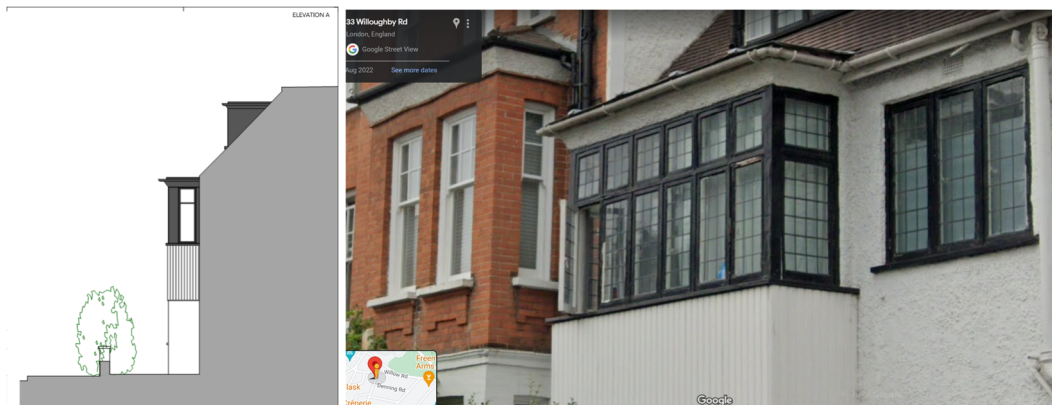


Image 7. (Left) Part side elevation EL2, (Right) Google street view close up of upper bay.

8.5 Also to note, the proposed alteration to the front roof dormer cheeks has been designed to match the proposed upper bay, as shown in EL2; however given the issue with regards to the upper bay described in para 8.4 above, this element may also need some revision. For the avoidance of doubt it would be preferable to match the existing dormer design arrangement as closely as possible.

8.6 It is noted that existing and proposed elevations shown above provide an image of the main roof in different colour shades, however it is understood there would be no change to the main roof material other than repair and replacement. Likewise, with regards the area

between ground floor and 1st floor bay windows, although shown in greater detail on the proposed drawing EL2, this is in fact as per the existing arrangement (see google street view above in image 7) and would remain as is subject to like for like repair and replacement.

8.7 In summary, any approved alterations within a conservation area are required to preserve or enhance the character and appearance of the conservation area. Proposals should respect the historic interest of the host building and wider context in which it sits, particularly with regards to the setting of nearby listed buildings.

8.8 With regards to the host site, the existing curved arch to the main entrance is considered part of the distinct character of the building and worthy of preserving. The acceptability of relocating the boundary entrance would be based on matching existing detailing, reinstating the existing gate, retaining the existing hedge where possible and re-planting along the boundary to achieve a balanced street frontage. As discussed on site, the whole property would benefit from new render to provide a consistent external finish. Given the poor state of repair of the existing windows and variations in styles, suitable replacements would be acceptable provided they were in keeping with the character of the arts and crafts style of the host building.

Please note that the information contained in this advice represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

Matthew Dempsey

Planning Officer

London Borough of Camden