

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/11/2023</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Matthew Dempsey				2023/4231/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Ames House 26 Netherhall Gardens London NW3 5TL				Please refer to 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>							
Details of condition 4 (detailed drawings) of planning permission 2022/4886/P dated 19/07/2023 (for Various alterations including replacement front entrance staircase with bike and bin stores below; new front gates; extension of rear lightwell and installation of upper ground floor rear balcony and staircase; installation of new and replacement windows and doors to front, rear and northern side elevations; and insertion of front and rear rooflights).							
<b>Recommendation(s):</b>		Refuse Approval of Details					
<b>Application Type:</b>		Approval of Details					
<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	00	No. of objections	00	
<b>Summary of consultation responses:</b>	n/a						
<b>CAAC/Local groups* comments:</b> *Please Specify	n/a						

## Site Description

The site is located on the east side of Netherhall Gardens and comprises a three-storey plus loft space property which has been split into flats. The lower ground floor is exposed to the front, following 20<sup>th</sup> century excavation and associated works to the front garden. Prominent front steps remain and provide access to the main front entrance. To the south side of the main house there is a two storey later addition which includes a garage with additional accommodation above. The property benefits from front garden with some on-site parking and planted rear garden.

The site is not listed but is located within the Fitzjohns/Netherhall Conservation Area and is identified as making a positive contribution to the character and appearance of the area.

## Relevant History

**2022/4886/P** - Various alterations including replacement front entrance staircase with bike and bin stores below; new front gates; extension of rear lightwell and installation of upper ground floor rear balcony and staircase; installation of new and replacement windows and doors to front, rear and northern side elevations; and insertion of front and rear rooflights. **Granted 19/07/2023**

## Relevant policies

**National Planning Policy Framework 2023**

**London Plan 2021**

**Camden Local Plan 2017**

D1 Design

D2 Heritage

**Camden Planning Guidance**

Design (2021)

**Fitzjohns/Netherhall Conservation Area Character Appraisal and Management Plan (2022)**

## **Assessment**

### **1.0 Proposal:**

- 1.1 Consent is sought to discharge Condition 4 of the associated application reference 2022/4886/P, dated 19/07/2023.
- 1.2 Condition 4 stipulates that before the relevant part of the works is begun detailed drawings or samples of materials shall be submitted to the local planning authority for approval in order to be in compliance with Local Plan Policies D1 (Design) and D2 (Heritage).
- 1.3 The condition is comprised of four parts requiring specific details of:
  - a) Windows, external doors and gates;
  - b) Balustrades;
  - c) External staircase, and;
  - d) Replacement front steps.
- 1.4 The applicant initially submitted a series of drawings with additional information relating to materials and finishes.
- 1.5 Following comments from the Council's Conservation Officer, the applicant submitted revised updated and additional information. All submitted details have been considered during the assessment of the application.

### **2.0 Notice of deemed discharge:**

- 2.1 The applicant has submitted a notice of deemed discharge, received 15/01/2024.
- 2.2 The stated date at which the deemed discharge would take effect is 30/01/2024.
- 2.3 Notwithstanding the notice of deemed discharge, the application has been assessed with regard to the merits of the details submitted.

### **3.0 Assessment:**

- 3.1 The main planning considerations in the determination of this application are:
  - Design and Heritage

### **4.0 Design and heritage:**

- 4.1 The Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 4.2 The application site is within the Fitzjohns/Netherhall Conservation Area, as such the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 4.3 Condition 4, part a) requires details of all windows, external doors and gates to be provided. The applicant has submitted typical window details without providing specific

details of each window. The Council's Conservation Officer raised concerns with the initial designs for the gates, which were considered out of keeping with the character of the host building street scene and wider Conservation Area. It is accepted that the revised and additional information provided by the applicant would be sufficient to meet the requirements relating to external doors and gates, however the lack of full window detailing is considered to be insufficient to enable discharge of part a).

4.4 Condition 4, part b) requires details of the proposed balustrades to the front steps and rear balcony. The Council's Conservation Officer raised concerns with some of the details initially submitted, highlighting the prominence of the front steps and the importance of a high-quality finish. However, the revised information provided by the applicant is considered broadly acceptable to discharge part b).

4.5 Condition 4, part c) requires details of new external staircases. The proposed details provided include use of concrete construction with brick slip cladding using a stretcher bond. The Council's Conservation Officer has objected to these proposals, which have not been adjusted through revised details submitted. Although the works relate to the rear of the property, it is considered that due to the host building's positive contributing status, it warrants a higher quality finish using traditional materials. Suitable traditional brick with a Flemish bond is considered more appropriate. As such the detail provided is considered inadequate to enable discharge of part c).

4.6 Condition 4, part d) requires details of the replacement front steps. The applicant provided detailed drawings along with further details within revised and updated information to demonstrate proposals for replacement of the front steps, specifying a York stone finish to all tread and risers. The Council's Conservation Officer has raised objection to these proposals, highlighting the importance of installing as close a match as possible to the existing historic structure. It is also noted that the proposed coping as shown on detailed drawings would be too thin and should be thicker. It is not considered that the applicant has demonstrated that a suitable replacement would be achieved based in the details submitted. As such the detail provided is considered inadequate to enable discharge of part d).

## **5.0 Conclusion:**

5.1 The details submitted are considered insufficient and inadequate to satisfactorily meet the requirements as set out in condition 4 parts a), c) and d) and as such would be contrary to the requirements of Local Plan Policies D1 (Design) and D2 (Heritage) of the Local Plan.

## **6.0 Recommendation:**

6.1 Refuse Approval of Details.