# 72 Heath Street

## Planing Design and Access Statement

FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION

AUGUST 2024

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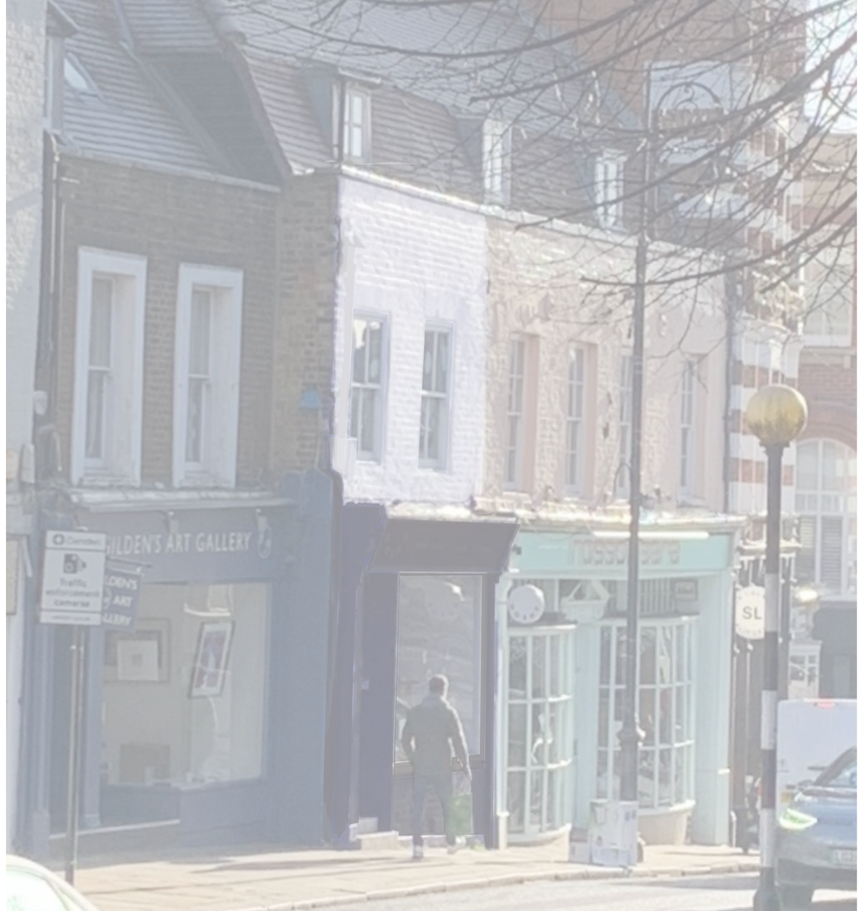




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# 1. INTRODUCTION

## SUMMARY

1.1 The project involves replacing a dilapidated rear conservatory structure in a Grade II listed property at 72 Heath Street with a more suitable design that matches the historic character of the pre-nineteenth-century village of Hampstead. The plan includes extending the existing ground-floor dwelling to the rear, minimizing height, and raising the standard of accommodation. The project also incorporates a green roof, a living wall, and a sustainable urban drainage scheme.

1.2 The Proposal relates solely to the ground-floor studio flat to the rear with no alterations to the street frontage or at roof level.

1.3 The host property forms part of a nationally listed group (Nos. 70-76). A full Planning and Listed building application is necessary. The proposals also involve the demolition of a conservation area (the existing 24-year-old conservatory).

1.4 The proposed changes aim to enhance the property without altering the existing ground—and lower-ground-floor shop or the upper-floor flat, which will remain unaffected.

1.5 The proposed extension steps down in height to the rear, breaking the mass into three distinct volumes that narrow in stages. This preserves an acceptable garden area and creates a harmonious junction with the historic structure.

1.6 Options for refurbishment without external alterations, such as a lower ground floor (basement) extension and a two-story extension, were explored. However, these were rejected due to their potential impact on the listed building, including significant loss of historic fabric and negative effects on the viability of the shop, which forms part of a protected shopping frontage.

1.7 Rebuilding the existing conservatory without expanding the floor area would provide only a negligible improvement in residential quality and amenities for future occupants of the studio flat. Additionally, this option is not economically viable, as the unit size falls significantly below the standard 30-square-metre mortgage eligibility criteria, and the works could not be funded.

1.8 Measures have been taken to safeguard daylight in a neighbouring garage window.

1.9 Privacy and overlooking concerns do not arise because the extension is single-storey and surrounded by ground-floor commercial uses.

1.10 Proposed materials include brick matching the existing listed building, high-quality panel glazing, and low-profile conservation-type rooflights.

1.11 The project maintains and enhances the appearance and reinstates lost features of the listed building's rear elevation to preserve and enhance its character.


**Figure 1.** The Application Property in 2023 (formerly painted blue and white) lies on the east side of Heath Street within a row of low-rise buildings between the Horse and Groom Public House (left) and the Baptist Church (right).


**Figure 2.** Context (Google Earth)

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# 2. SITE AND CONTEXT

## PLANNING HISTORY

2.1 In 1999, planning and listed building consent was granted for a full-width rear ground-floor conservatory. Originally part of the ground floor and basement shop, it was later used as a separate, self-contained office with a toilet, kitchenette, and shower.

2.2 The office was thereafter used as a self-contained apartment and has continued in that use for over a decade, making it lawful. Council tax records confirm this fact.

2.3 No alterations were required for the conversion from shop/office to residential, and no alterations to the layout, loss, or changes to the historic fabric necessitated listed building consent.

2.4 The upper floor flat on the first and second floors does not form part of this application except for the proposed replacement rear sash windows.

## SITE

### Existing

2.5 The Application Property lies on the east side of Heath Street within a row of low-rise buildings between Kingswell Centre and to the north by the Baptist Church.

2.6 The effect of the Proposal is solely confined to the rear ground floor level plus first floor rear windows.

2.7 The Property is Listed as Grade II and sits within the Hampstead Conservation Area. A seperate heritage assessment is submitted with the application.

### Use

2.8 The property is used as a ground and lower ground-floor shop with residential accommodation to the rear and above.

2.9 The ground floor residential unit comprises a studio flat and the upper floor flat comprises a two bedroom unit. The rear yard is solely for the use of and solely accessed from the dwelling.

### Height

2.10 The Application property rises to two storeys plus basement and attic.

2.11 The existing rear conservatory extension is raised up above rear garden level with a void beneath.

### Front

2.12 The Property is in brick with square-headed brick lintels to the front inset with timber sashes ('two over two'). The shopfront has been altered with a wide area of glazing but retains a fascia above, a corbel bracket to the left.

2.13 The basement is largely hidden except for pavement lights.

### Roof

2.14 The Property has a hipped 'gambrel' roof - where each side has a shallower slope above. The roof is set behind a brick parapet with stone coping to the front and rear.

2.15 There are small lead-covered dormer windows to the front and rear with painted timber casement windows.

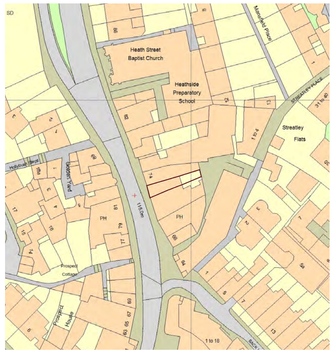



Figure 3. Site Location Plan

### Rear

2.16 To the rear is a modern timber conservatory at raised ground floor level above a backyard area. The backyard is surrounded on three sides by the rear outbuildings of the surrounding commercial uses: a garage to the north, the garden of the 'Goucho Club', which is used as a pub garden, and the kitchens of the Pizza Restaurant to the south.

2.17 There is a considerable amount of ventilation extractors and other plant on the sides and roofs of the surrounding outbuildings.


Figure 4. Urban context (Google Earth)

1. Application Property
2. The Horse and Groom Public House
3. Baptist Church
4. Groucho Club
5. Groucho Club rear building and beer garden
6. Streatley Place
7. Mansfield Place
8. Kingswell Centre

**Figure 5.** The backyard is surrounded by the rear outbuildings of surrounding commercial uses with side and rooftop extractors and other plant.

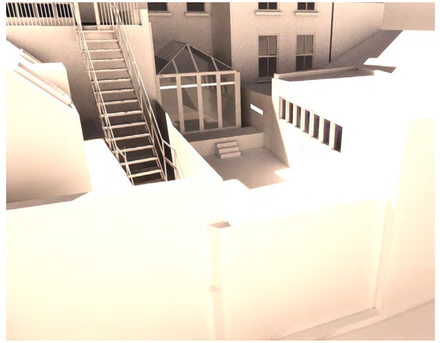
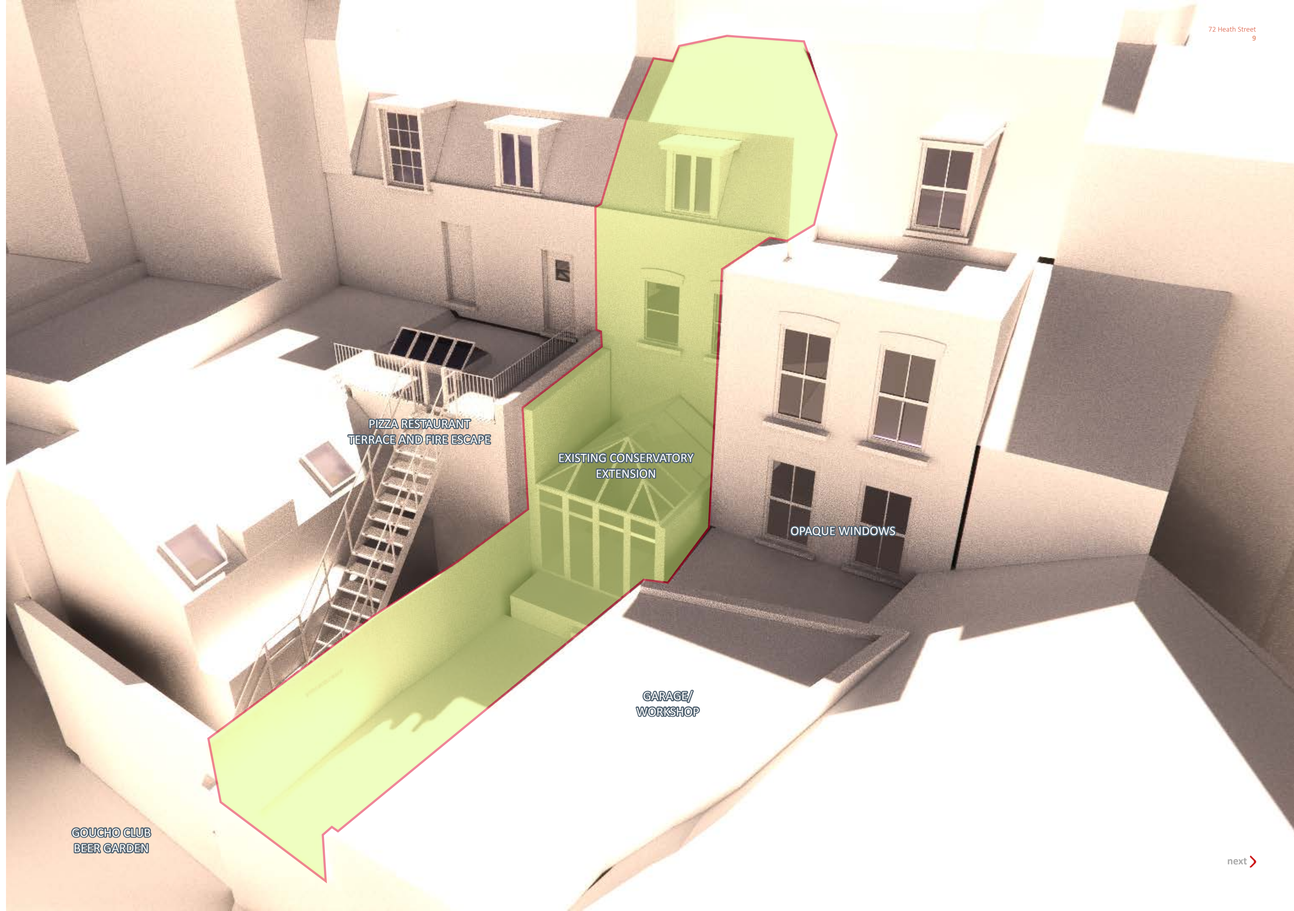



**Figure 9.** The Groucho Club pub garden immediately adjoins the rear of the Application Property.

**Figure 7.** There is a garage/workshop with opaque-glazed side window on the north side of the backyard. The Scheme has been designed to ensure a good level of sunlight and daylight continues to reach these windows.

**Figure 8.** Roof-top plant to Groucho Club pub garden immediately adjoins the rear of the Application Property.

**Figure 6.** Rear first-floor windows to the North (No 74 Heath Street) are opaque-glazed.

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# 3. DESIGN APPROACH

## OVERALL APPROACH

3.1 In summary, the overall design approach is to:

- Replace unsatisfactory conservatory to offer a more appropriate design
- Extend the existing ground floor dwelling to the rear.
- Respect the heritage significance of the host and harmonize with original.
- Avoid/minimize structural alterations to the host building.
- Minimize overall height.
- Upgrade internal residential accommodation to meet contemporary standards.
- Protect privacy and limit overlooking
- Implement a green roof, living wall, and rain garden to enhance residents' amenity, support ecology/biodiversity.
- Provide sustainable urban drainage.
- Enhance the existing rear elevation with various improvements.
- Avoiding internal modifications to the tenanted ground and lower ground floor shop or first and second floor flat currently on a long lease.
- Improved energy, insulation and sustainability performance.
- Avoid visual impacts on surrounding streets and public spaces.

**Conservatory replacement**

3.2 Replace the conservatory to offer a more appropriate design and better energy/insulation performance.

**Minimize overall height.**

3.3 The height and mass of the proposed extension where it meets the rear wall of the original building matches that of the existing conservatory.

3.4 The proposed extension's height ensures no loss of light or aspect from neighbouring upper-level residential uses.

3.5 The proposal utilises an existing void below the raised conservatory floor to set the rear extension lower overall**.**

**Extend the existing ground floor dwelling to the rear.**

3.6 The existing dwelling falls far below the London Plan minimum dwelling size and layout standards. We have, therefore, explored how the unit can be reconfigured and extended to come as close as practicable to the standard while retaining a sufficient garden area and ensuring the proportions of the footprint of the new extension remain subordinate to the footprint of the main building.

**Respect the heritage significance of the host and harmonize with original.**

3.7 The proposed extension matches the height and roof profile of the existing conservatory with progressive steps down in height to the rear ensuring an appropriate junction with the historic fabric and subordinate massing.

**Avoid/minimize structural alterations to the host building.**

3.8 We have considered altering the layout of that part of the existing dwelling within the original building envelope. However, this would necessitate structural alterations, which have been rejected on the basis this involve alterations to the original layout and potential loss of historic fabric, which can be avoided by extending further to the rear, as proposed. Structural alterations will also affect the existing tenanted shop and upper floor flat.

**Upgrade internal residential accommodation to meet contemporary standards.**

3.9 We have set out to come as close as practicable to the minimum national and London Plan floorspace standard for the extended studio flat.

3.10 Any further extension in floorspace to match the London Plan minimum standards (37 sq m) would result in too great a loss and enclosure of the rear courtyard garden.

**Implement a green roof, living wall, and rain garden to enhance residents' amenity, support ecology/biodiversity.**

3.11 Efforts are made to provide a sufficient area of garden amenity space. This is less than the existing rear yard, which is mosrlty hard-paved and impermeable, but considered sufficient for the extended studio flat.

3.12 The position and configuration of the courtyard garden has been partly determined by the need to retain an open aspect to the windows of the adjacent garage.

**Enhance the existing rear elevation**

3.13 Various improvements are proposed including replacement timber box sash windows and reinstatement of lost/altered features such as cast-iron rainwater goods.

**Internal modifications**

3.14 The proposed approach avoids internal modifications to the tenanted ground and lower ground floor shop or the flat at first and second floor flat, both currently let on a long leases. This approach also minimises or avoids alteration or loss of historic fabric

**Protect privacy and limit overlooking**

3.15 The property is surrounded by ground floor commercial units and a noisy private members club garden to the rear.

3.16 Privacy concerns are addressed through thoughtful design and consideration of surroundings with an inward-looking scheme focused on the courtyard garden.

3.17 The flats above the adjacent pizza restaurant have a higher-level roof terrace and rear fire escape giving access to the flats. This means the existing rear yard of the Application Site is overlooked from the south side.

3.18 A garage to the north has a side window at the property boundary. Whilst this is not a sensitive use in the sense that it lights a habitable room, the scheme has been designed around the need to safeguard this window and allow the use therein to continue unimpeded by any material reduction in daylight levels.

**Provide sustainable urban drainage.**

3.19 In addition to the green roof, the scheme will incorporate sustainable urban drainage measures including a rain garden.

**Energy, insulation and sustainability.**

3.20 The existing rear conservatory is poorly insulated and ventilated and difficult to keep weatherproof- giving rise to condensation, mould and damp.

3.21 The proposal is to replace the conservatory with a conventional brick-built extension meeting the latest energy and ventilation requirements.

**Minimise visual impact on surrounding streets and public spaces.**

3.22 The property is not overlooked and the proposed development will not be visible from the surrounding footpaths and streets (Streatley Street, Lutton Terrace, Mansfield Place).

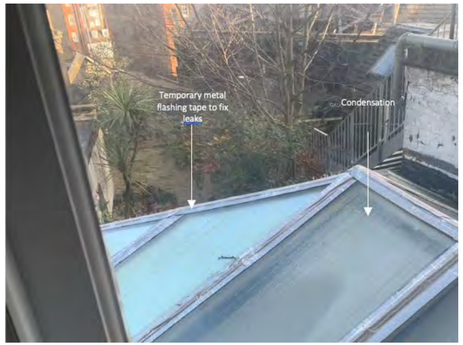


**Figure 10.** .The existing rear conservatory is poorly insulated and ventilated and difficult to keep weatherproof (see temporary flashing tape) giving rise to condensation, mould and damp.

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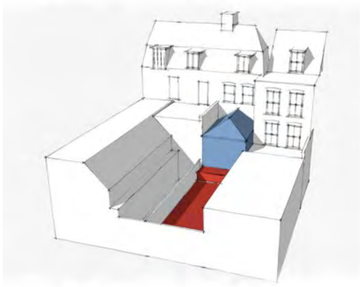
# 4. INITIAL OPTIONS

4.1 We have considered five main options:

- Option One: Refurbish the existing accommodation.
- Option Two: Rebuild on the existing footprint.
- Option Three: Build up one storey.
- Option Four: Basement development.
- Option Five: Single-storey ground floor extension out to the rear.

4.2 The preferred option is Option Five- a single-storey rear extension. This keeps the height as low as possible, extends the existing studio to meet minimum floor area standards, avoids or minimises listed building impacts through alteration or loss of historic fabric, and safeguards a private outdoor amenity space to serve the extended dwelling.

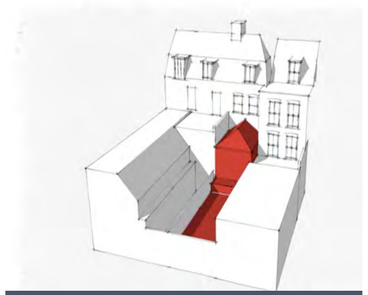


## Option One: Refurbishing the existing accommodation.

Refurbishing the existing accommodation will involve retaining the UPCV conservatory. This is unsatisfactory in terms of the quality of the accommodation. Insulation standards cannot be met. Issues with condensation and damp will continue.

Refurbishment could possibly involve reconfiguring and reducing the floor area of the shop to provide a larger residential unit. Reducing the area of the shop and ancillary accommodation will conflict with policies on the local plan and Hampstead Neighbourhood plan that seek to protect shop floor space in the town centre.

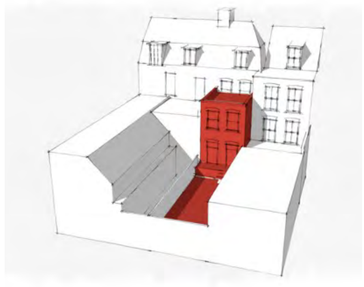
Reconfiguring the internal layout require structural alterations to the listed building and loss of historic fabric.



## Option Two: Rebuild on the existing footprint.

We have considered rebuilding on the existing footprint replacing the conservatory with a brick extension with either a tiled apex roof or flat roof with parapet. The existing studio footprint will remain far below minimum standards. This approach will not meet contemporary and future needs and fails to provide improved small rented accommodation in the Hamstead area - which the neighbourhood Plan seeks to provide

We considered altering the layout of that part of the existing dwelling within the original building envelope to create a better arrangement and 'flow' through the unit. However, this would necessitate structural alterations, which have been rejected on the basis this involve alterations to the original layout and potential loss of historic fabric, which can be avoided by extending further to the rear, as proposed.We also considered shrinking the area of the shop to provide a larger residential unit. This would conflict with policies to protect small retail unts and ancillary space in the Hampstead Town projected shopping area. Again, this would involve structural alteration and loss of historic fabric.

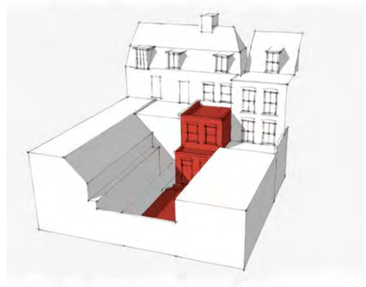


## Option Three: Build up one storey.

We have explored the option of a two-storey rear extension. A two-storey extension will block the first-floor rear windows and generally mask the historic building. Whilst there are similar extensions on either side, and there are no views from streets or public footpaths from the rear, this was considered to result in harm to the listed building and its setting.

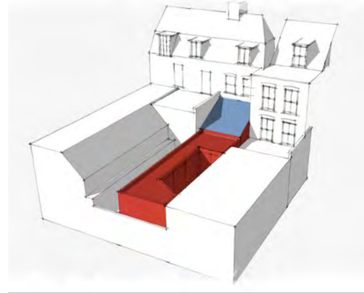
A two-storey rear extension would involve a new internal staircase that would use up a proportion of the new floorspace created resulting in a very small upper floor bedroom.

A two-storey extension would need to rise higher than the rear extensions on either side, resulting in greater impacts to neighbours. Building out further to the rear at first floor level (to increase the accommodation at first-floor level) would increase the mass and impact upon the amenity of neighbours in the upper floor flats on either side.



## Option Four - Basement development.

As noted above, a two-storey extension needs to be set below the level of the existing first floor windows. This necessitates sinking the extension into the ground below rear garden level-triggering basement impact assessment. Whilst this approach has not been completely ruled out, and policy on basements -Camden Planning Guidance on basement and policies in the Neighbourhood Plan strongly suggest basement development should be considered only after other viable options have been exhausted.



## Option Five: Build out to the rear.

Building a single-storey extension to the rear is considered the most appropriate option.

Whilst this would encroach on the back yard (solely used by the existing studio unit) it would also offer the significant planning benefit of bringing the studio unit up to floorspace standard.

A single-store extension could step down in height to the rear minimising bulk and visual impact.

A smaller courtyard garden would be safeguarded. Positioning this at the northern (flank) side of the garden will protect light hitting an adjacent (opaque) garage window and screen some of the noise and smoke rising from the pub/club garden to the rear.

A sloping glazed roof would provide an elegant junction with the rear face of the listed building, set below the first-floor windows, and quickly step down in height to the rear minimising bulk and maximising outlook from neighbour's windows.

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# 5. SCHEME DEVELOPMENT

**A. Initial Pre-Application Scheme**

- Featured a low-rise, flat-roofed extension (Volume 2) with a green roof wrapping around a garden courtyard and a glass-roofed link extension (Volume 1) connecting to the historic building.
- Pre-application advice recommended reducing the scale to ensure the extension was subordinate to the host building and increasing the garden area.

**B. Revised Volume 2 and Retained Glazed Link**

- Volume 2 was reduced in area, with a much smaller projection into the garden. The glazed link block (Volume 1) was retained.
- This option partly obscures the opaque-glazed window of the neighbouring garage.

**C. Extension with Three Decreasing Volumes**

- The extension was divided into three volumes of decreasing scale, height, and width.
- Volume 1 mirrors the height and apex roof form of the existing conservatory.
- Volumes 2 and 3 have varying sloping and flat roof forms.

**D. Mono-Pitch Roof Variation**

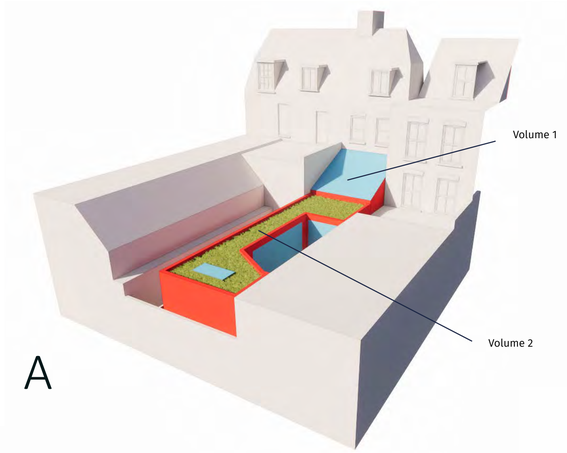
- Similar to Option C, but with a mono-pitch roof leaning against the existing party boundary wall.

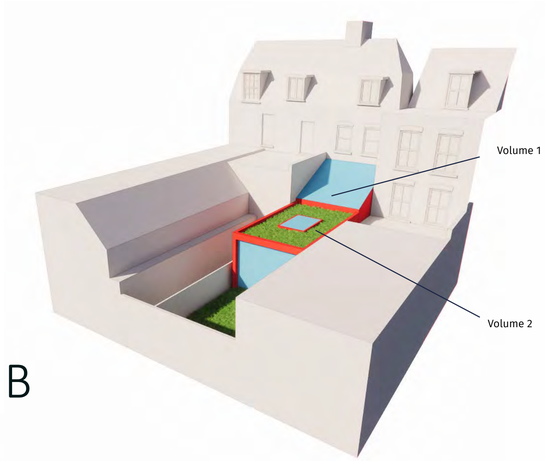
**E. Partially Aligned Roof Slopes**

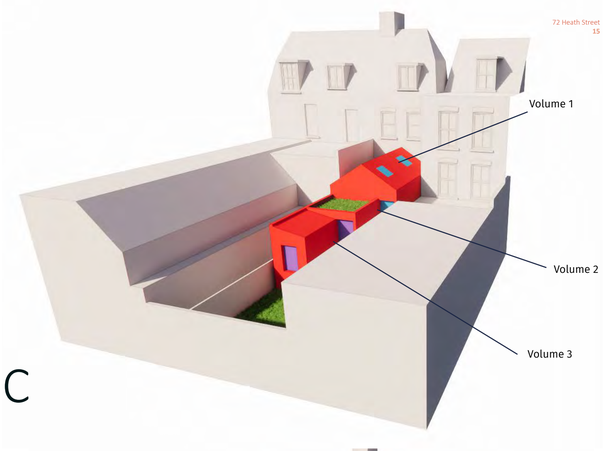
- The roof slopes of Volumes 1 and 2 are partly aligned for simpler construction.
- The distinction between the three volumes is reduced, making the perceived mass less broken down.
- The extra height of Volume 2 compared to Volume 1 allows for a clerestory window in the gable end.

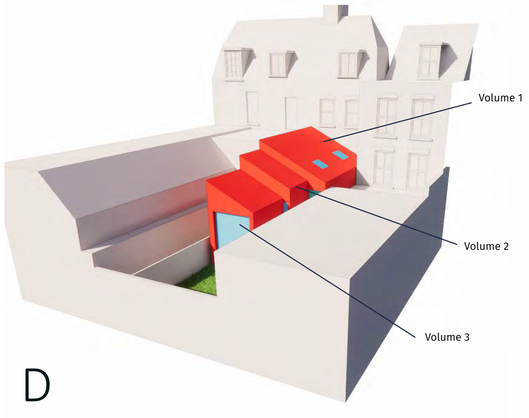
**F. Fully Distinguished Volumes**

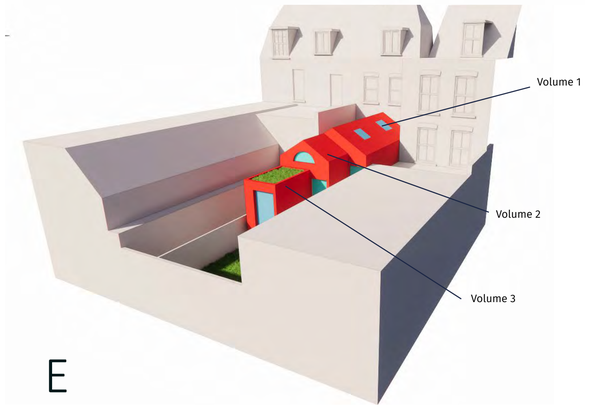
- The three volumes are fully distinguished from one another in height, width, and form.
- The overall mass of each volume is kept as low as possible while reflecting traditional roof forms.
- This approach maximizes the distinction and reduces the visual impact of the extension

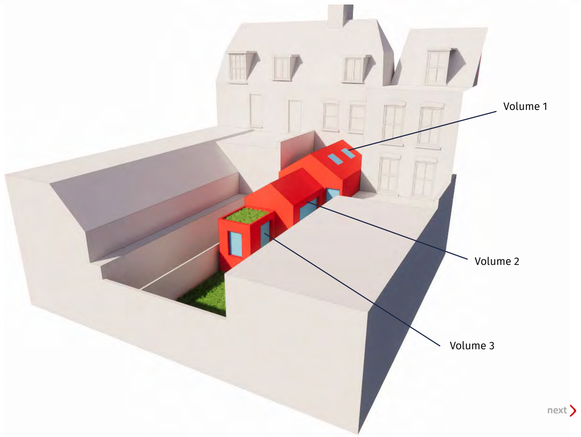
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# 6. SCHEME

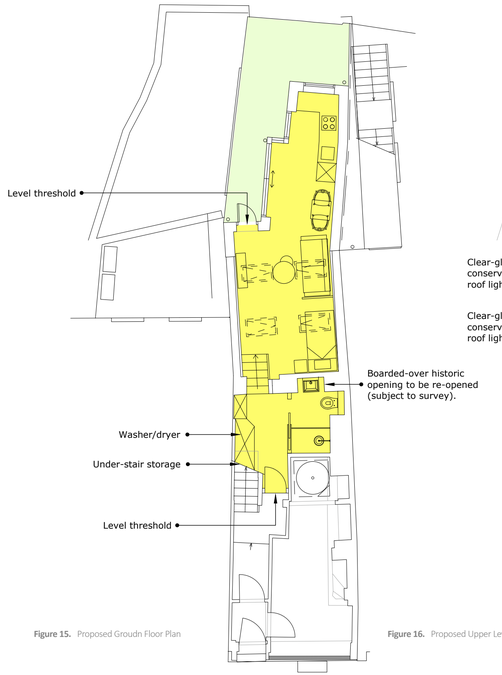



Figure 15. Proposed Groudn Floor Plan

PROPOSED GROUND FLOOR PLAN

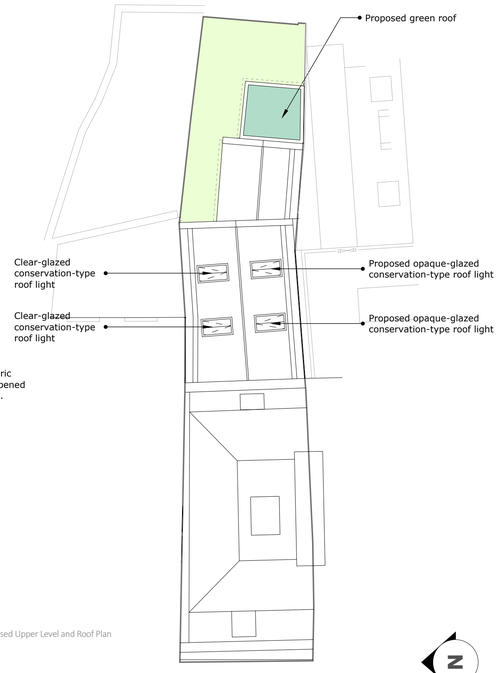
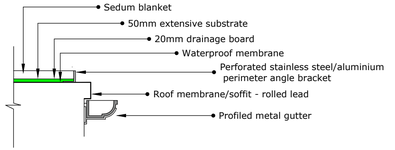


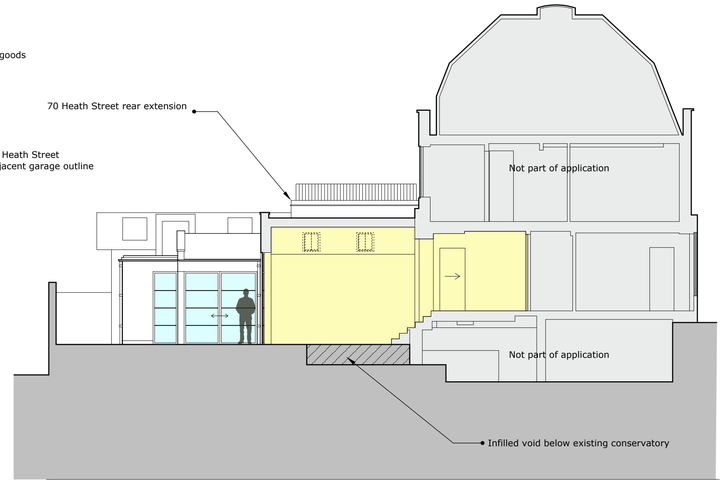

Figure 16. Proposed Upper Level and Roof Plan

PROPOSED ROOF PLAN




GREEN ROOF DETAIL (1:20)


PROPOSED REAR (EAST) ELEVATION/SECTION




PROPOSED SIDE (NORTH) ELEVATION/SECTION

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Figure 17. Proposed Section Elevational Section C-C

**Figure 18.** Proposed Section A-A

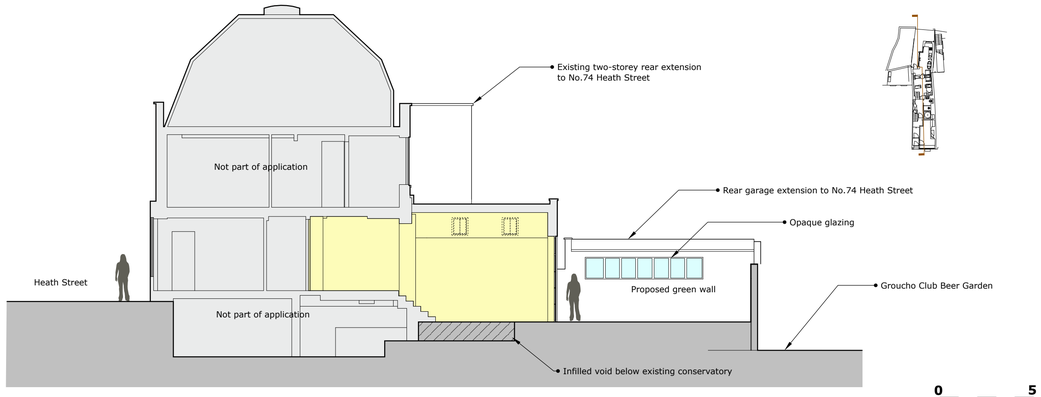
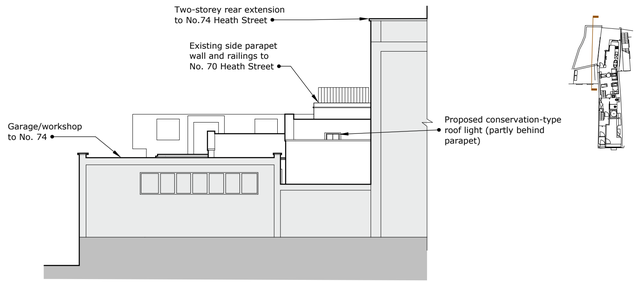
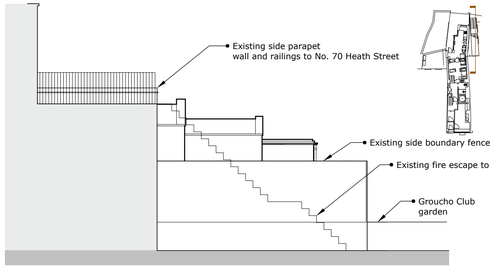



**Figure 19.** Proposed Section B-B




PROPOSED FLANK ELEVATION/SECTION THROUGH NO.74 HEATH STREET




PROPOSED FLANK (SOUTH) ELEVATION/SECTION THROUGH 70 HEATH STREET

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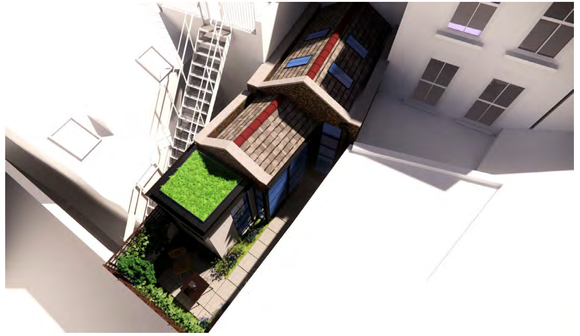

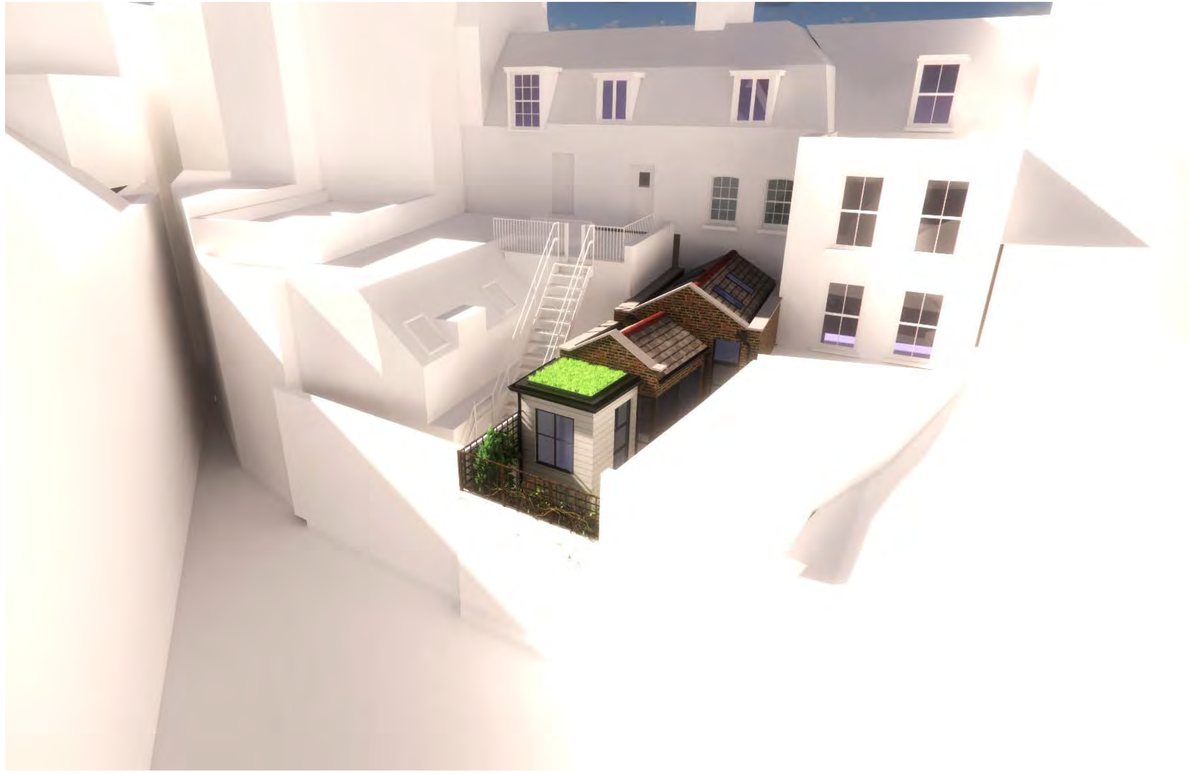

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# 7. MATERIALS AND DETAILS

## MATERIALS

7.1 The proposed materials follow from the original host building including matching stock brick metal windows and low-profile conservation-type rooflights.

7.2 Traditional natural timber feathered cladding/ weatherboarding has been applied to the rearmost extension, reflecting this the traditional use of this material in Hampstead village and on the host property.

**Figure 20.** Traditional natural timber feathered cladding/ weatherboarding (Image: Google Earth)

**Figure 22.** London weathered yellow stock facing brick.

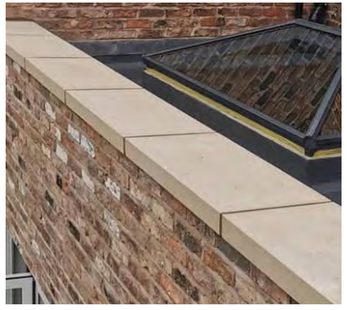

**Figure 21.** Parapet detail with stone coping

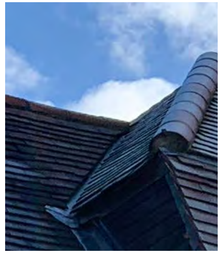

**Figure 23.** Existing plain tile roof with half-roudn clay ridge tiles and timber weatherboarding to the front flank elevation.

**Figure 24.** Plain tile roof to match existing

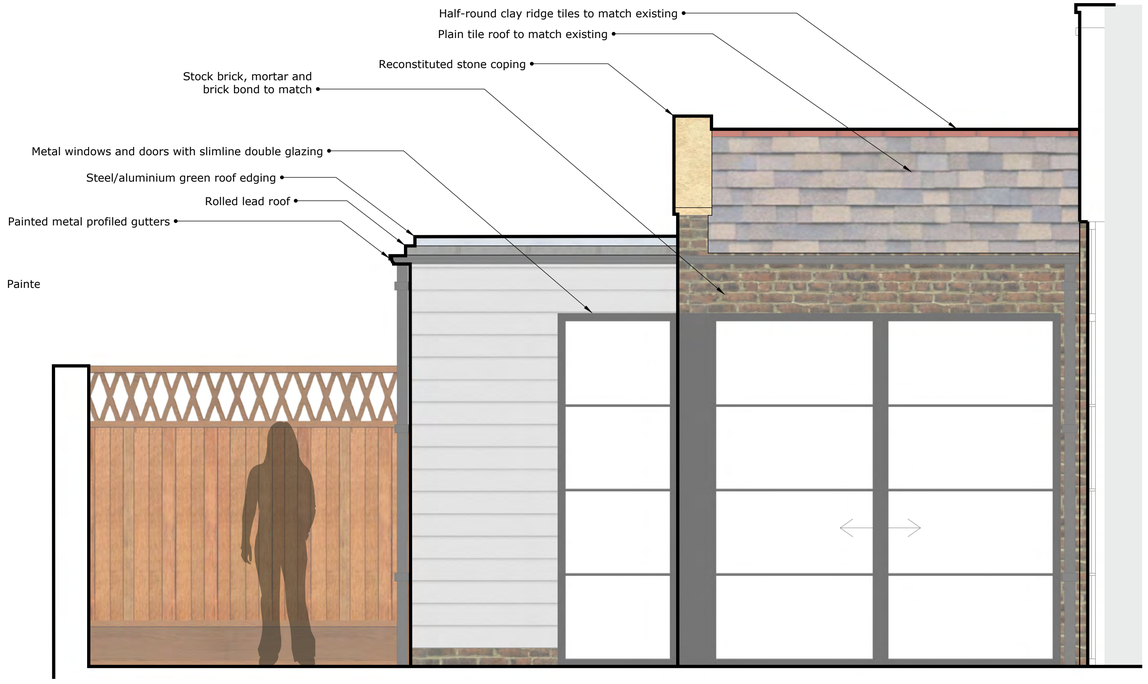


**Figure 25.** Illustrative elevation showing materials

# 8. HERITAGE ENHANCEMENTS

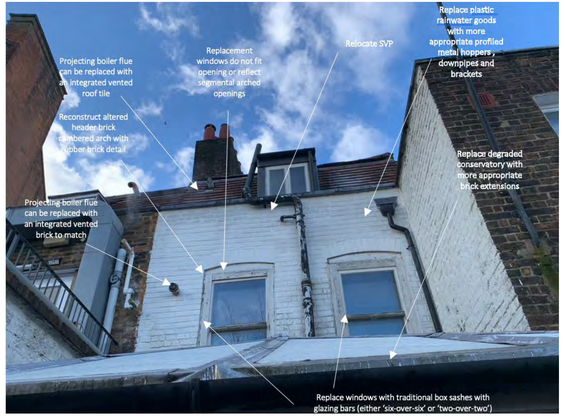


**Figure 26.** Proposed enhancement to the rear elevation

**Figure 27.** Proposed all-metal rainwater goods.

8.1 The Application Property forms part of a nationally listed group (Nos. 70-76). The property lies within the Hampstead Town Conservation Area.

8.2 A separate Heritage Statement is submitted in support of the application.

## Enhancements

8.3 The existing rear elevation has been subjected to incremental alterations and repairs over the years.

8.4 Whilst the propsoals relate to the groudn floor rear of the property, the opportunity for several enhancements to the rear elevation avove are also included in the proposals.

## Windows

8.5 Important details and essential character will be preserved and enhanced with the proposed replacement of first-floor rear timber box sash windows. Windows and doors are critical features in any building's character.

8.6 Retention and restoration of historic windows, particularly on the rear elevation, are seen as improvement a that will enhance the host building and the conservation area. This aligns with Conservation Area Appraisals and Management Strategies.

8.7 Three options for the windows have been devised. Guidance from the Local Planning Authority is sought for appropriate window designs- to be controlled by a proposed revising condition.

## Rainwater goods

8.8 Plastic guttering and downpipes to be replaced with metal pipes and cast metal hoppers.

8.9 Gutters and downpipes to propsoed extension to be metal.

**Figure 28.** Options for the proposed replacement rear first floor sash windows.

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# 9. LANDSCAPE

9.1 The existing backyard is largely paved and lacks permeability. The proposed extension will occupy a portion of the yard. To counter the reduction in open area and enhance drainage and biodiversity, the proposals include three landscape features: a courtyard garden/ rain garden, a green roof, and a living wall.

## RAIN WATER GARDEN/COURTYARD GARDEN

9.2 A rain water gardens are designed to absorb rainwater that runs off from surface such as a paved patio or roof. They are shallow depressions planted with flowers and vegetation designed to absorb surface runoff. They capture water, slowing the rate at which it enters the drainage system, significantly reducing the risk of flooding.

9.3 Rainwater gardens were first developed in the United States in the 1990s. The concept has become popular in helping flood prevention. In their simplest form “they are a shallow permeable planted bed that is designed to receive run-off from a paved area or roof

9.4 Rainwater will enter the rain water garden via downpipes and gutters. Excess water will infiltrate and gradually flow to the ground water or watercourses.

9.5 The rain water garden will incorporate an overflow linked to the proposed underground attenuation tank.

9.6 The garden has been positioned so that it will receive direct sunlight.

9.7 Gravel and stones will be used in the base to assist with drainage to a depth of 50mm.

9.8 The rain gardens will offer very diverse range of species. Suggested plan mix includes Rudbeckias, Irises, Miscanthus Grasses and Euphorbias.

**Figure 30.** Example of Rain water garden planting (Wikipedia)

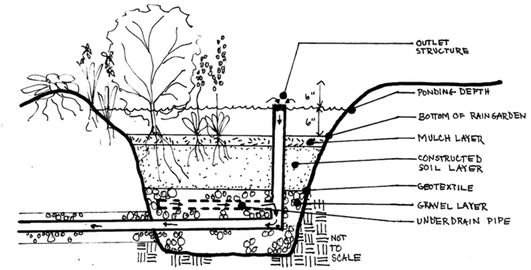
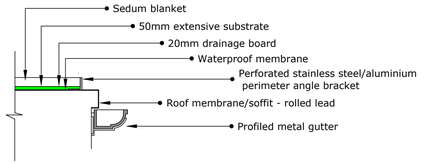



**Figure 29.** Example of a rain water garden cross section




GREEN ROOF DETAIL (1:20)

**Figure 32.** 24 Living Wall System example (Biotech Bio-Panel)

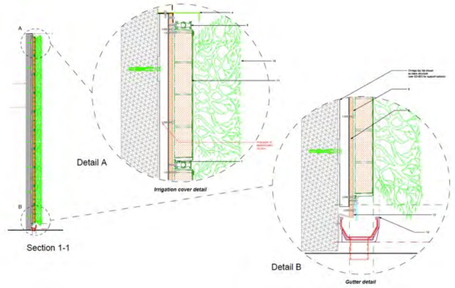



**Figure 31.** Typical Living Wall section details

## LIVING WALL

9.9 A Living wall system is proposed (LWS) along the north side of the courtyard.

9.10 This will use plants grown in cells (planter boxes, bags or felt) containing compost or other growing media. This will be connected to drip irrigation using harvested rainwater from gutters.

9.11 Plants for intensive green roofs are frequently suitable for these systems. A wider possible plant mix may include:

- Heuchera
- Thyme
- Sedum
- Carex
- Ajuga
- Hedera
- Hebe

**Figure 33.** Carex vegetate (living wall)

**Figure 34.** Thyme serpyllum (living wall)

**Figure 35.** Heuchera ‘Wild Rose’ (living wall)

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## GREEN ROOF

9.12 A green roof is specified for the following reasons:

- Maximise rainwater attenuation - reduce the run off from a roof by approximately 50%
- Support wildlife and biodiversity.
- To improve the general appearance and views towards and across the Property.
- Offer additional energy savings.

9.13 Thsi will be anxtensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) meeting the requirements of GRO Code 2014.

9.14 Load capacity of the roof - The structural design of the extension has been developed with consideration of the demands placed on it by the green roof.

- Height of perimeter parapet walls - The minimum required upstand height for the waterproofing at abutments, parapets, or pipe work penetrations etc., is 150mm above the completed landscape surface. An alternative perimeter kerb detail may b specified above the patio doors leading onto the courtyard garden.
- Safe access for maintenance -internal access proposed via an oepnign rooflight.
- Specification of the appropriate waterproofing system and root barrier
- Drainage layer to allow excess water to be shed quickly from the roof surface.
- Vegetation - depth of substrate required by plants, drought and shade tolerance of plants, habitat creation.

9.15 The proposed type of green roof is a Sedum and wildflower blanket made up of the following layers (upper to lower):

- SB and WB Blanket.
- 80mm Extensive/Biodiverse substrate.
- Filter fleece
- Drainage layer - DSE 20 or 40.
- FSM 600 or Eco Mat.

9.16 The green roof requires regular maintenance- particularly in the first two to thee years. The Applicant is willing to be bound by a condition requiring submission and agreement of a maintenance plan and accordance with the agreed plan.

## URBAN GREENING FACTOR

9.17 The London Plan's Urban Greening Factor is 0.34. The garden incorporates a rain garden, vegetated sustainable drainage elements, flower-rich perennial and groundcover planting, and permeable paving.

## TREES

9.18 A coumnar standard tree is proposed in a connected tree pit with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.

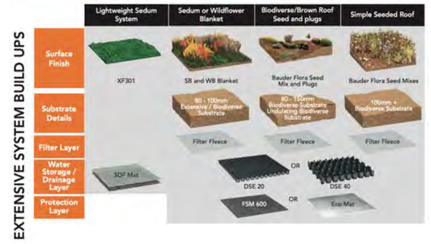


Figure 36. Poposed green roof build-up.

Figure 37. Green roof system with wild flower mix

| Urban Greening Factor Calculator | | | | |
|---|---|---|---|---|
| **Surface Cover Type** | **Factor** | **Area (m²)** | **Contribution** | **Notes** |
| Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site. | 1 | | 0 | |
| Wetland or open water (semi-natural; not chlorinated) maintained or established on site. | 1 | | 0 | |
| Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm. | 0.8 | | 0 | |
| Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree. | 0.8 | 2 | 1.6 | |
| Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014. | 0.7 | 3.5 | 2.45 | |
| Flower-rich perennial planting. | 0.7 | 6 | 4.2 | |
| Rain gardens and other vegetated sustainable drainage elements. | 0.7 | 12 | 8.4 | |
| Hedges (line of mature shrubs one or two shrubs wide). | 0.6 | 2 | 1.2 | |
| Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree. | 0.6 | | 0 | |
| Green wall –modular system or climbers rooted in soil. | 0.6 | 4 | 2.4 | |
| Groundcover planting. | 0.5 | 6 | 3 | |
| Amenity grassland (species-poor, regularly mown lawn). | 0.4 | | 0 | |
| Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014. | 0.3 | 0 | 0 | |
| Water features (chlorinated) or unplanted detention basins. | 0.2 | | 0 | |
| Permeable paving. | 0.1 | 6 | 0.6 | |
| Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone). | 0 | 0 | 0 | |
| **Total contribution** | | | **23.85** | |
| **Total site area (m²)** | | | 70 | |
| **Urban Greening Factor** | | | **0.340714286** | |

Figure 38. Urban greening factor calculation

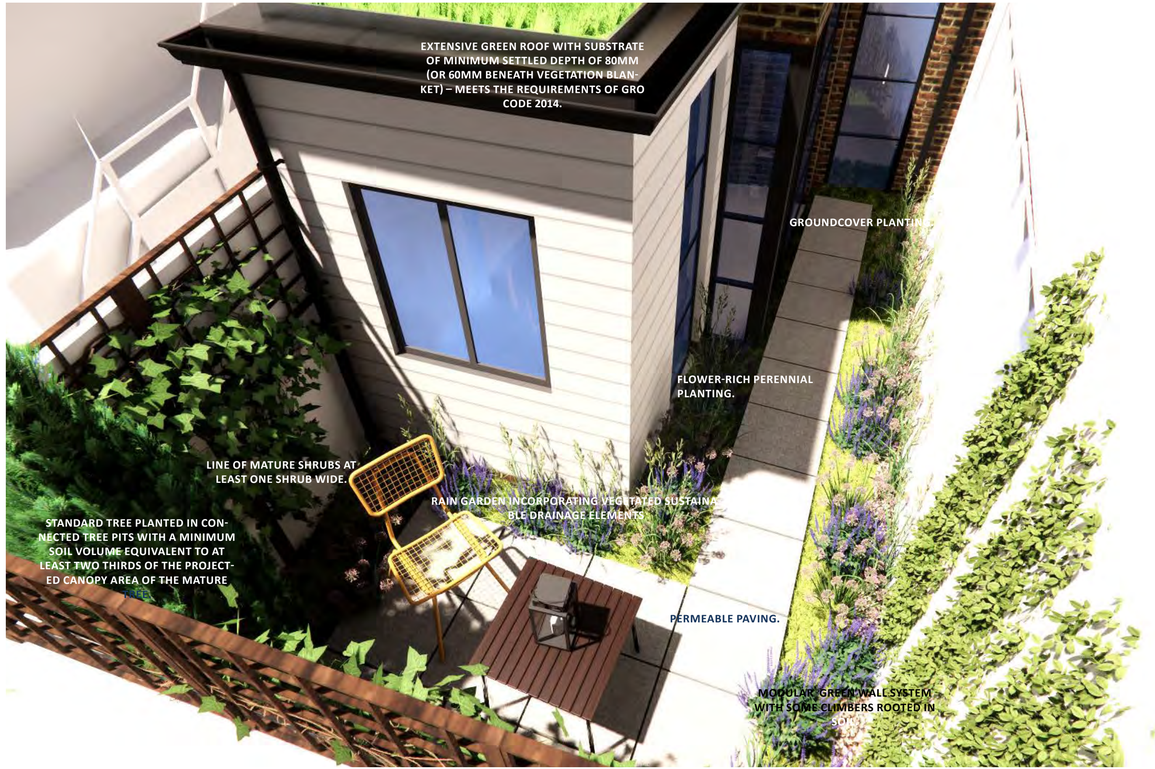


Figure 39. Artist's impression of proposed features

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# 10. VISUAL IMPACT

10.1 Analysis confirms the extension will not be visible from the surrounding streets, spaces and alleyways and will minimally affect the immediate surroundings.


**Figure 40.** The Property and the proposed extension will not be visible from Mansfield Place. (View looking southeast towards the Application Site)

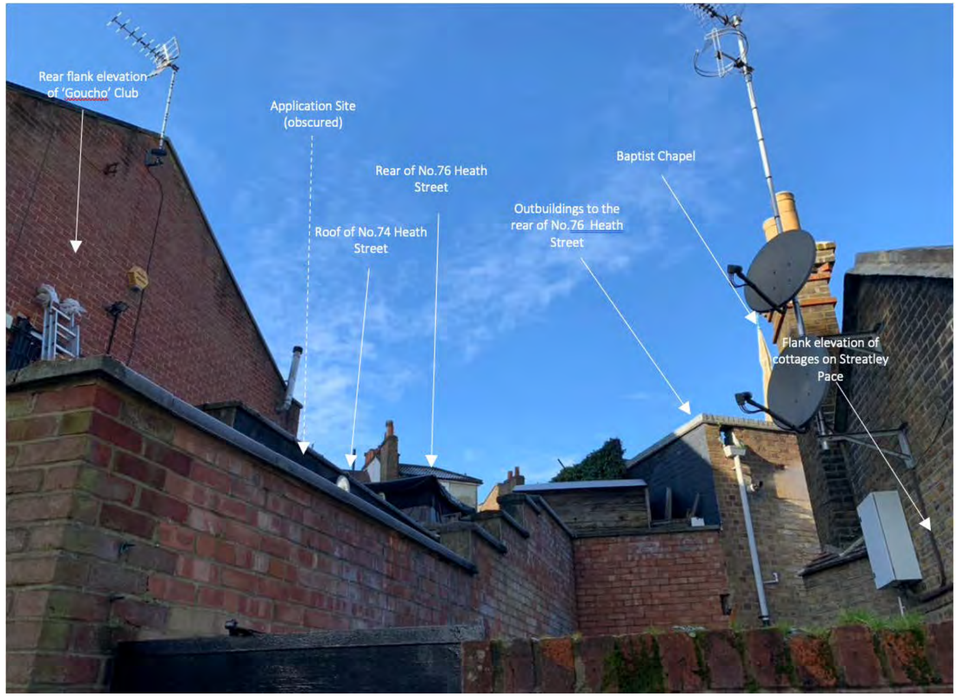


**Figure 41.** The Property and the proposed extension will not be visible from Streatley Place. (View looking southeast towards the Application Site)

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# 11. PLANNING POLICY

## LOCAL PLAN 2017

### Housing

11.1 Policy H3 is designed to safeguard all housing floorspace utilized for long-term residential purposes, including self-contained flats. The current proposal aligns with this policy, aiming to protect, extend and enhance an existing self-contained flat.

11.2 Policy H6 focuses on achieving a diverse housing mix that caters to the specific requirements of individuals with mobility challenges, wheelchair users, service families, and those interested in constructing their own homes. The proposed extension will transform an inadequate studio flat into a one-bedroom apartment, contributing to Camden's housing objectives by offering more versatile accommodation to meet a broader spectrum of needs.

11.3 Under H6(a), there is an emphasis on designing housing that provides functional, adaptable, and accessible spaces. The proposal significantly improves upon the existing studio flat in this regard, delivering a more functional, adaptable, and accessible living space. The current flat, characterized by its small size, poor layout, and insufficient insulation, will be replaced by a larger, well-designed, and adequately insulated residence built to modern energy efficiency standards.

11.4 H6(b) mandates compliance with nationally described and London Mayor's space standards for all new-build and converted self-contained homes. Recognizing the challenges posed by the conversion of existing structures, especially listed buildings and heritage assets, the Council has committed to applying the space standard flexibly. The current studio flat falls significantly below these prescribed floorspace standards, while the proposed extension will meet these benchmarks.

11.5 Policy H7 addresses the size of homes (number of bedrooms) required for various household compositions (large and small families with children, single people, couples, and other types of households). The proposal replaces a very small studio flat with a one-bedroom apartment, accommodating a broader range of household sizes.

11.6 The explanatory text to Policy H7 (Para. 3.169) emphasises the significance of improving the quality of accommodation in the private rented sector. The proposal aligns with this objective, contributing to the enhancement of private rented accommodation by providing a more suitable and better-designed living space and supporting the Council's work to improve the quality of accommodation in the private rented sector.

## HAMPSTEAD NEIGHBOURHOOD PLAN 2018-2033

### Housing mix

11.7 NP (para.8.6) notes Hampstead is well served by large family dwellings but poorly served by smaller, lower cost units for those who do not own, or do not wish to own property. The Proposals support the Neighbourhood Plan by retaining and improving a smaller, lower cost dwelling for rent for those who do not wish to own their own property.

11.8 The proposals safeguard a small self-contained studio dwelling that contributes to mix of housing needed within the Neighbourhood Plan area. NP Policy HC1 - Housing mix places a focus on smaller dwellings, including (d) the provision of small units as intermediate affordable housing. Housing proposals which would result in the loss of small self-contained dwellings, either studio or 1 or 2 bedrooms will not be supported.

11.9 The NP also notes (para. 8.8) that older accommodation may not meet contemporary and future needs for living space. The Proposals adapt and extends existing older accommodation to meet contemporary and future needs.

### Economy

11.10 NP Policy EC1 supports development that enhances the vitality and viability of Hampstead Town Centre with a healthy retail mix and seeks to preserve small shop and retail premises that enhance the character and vibrancy of the area. NP Paragraph 7.18 seeks to preserve ancillary space, such as storage and workrooms, because this is important to the long-term viability of primary and secondary frontage buildings.

11.11 The Site lies within Hampstead Town Centre. The proposals preserve the small shop - including ancillary space to the rear and at basement level by extend the existing residential unit to the rear.

### Design

11.12 NP Policy DH1: Design emphasises the need for development proposals to align with and enhance the character and history of the area, ensuring sensitivity to existing structures, access, privacy, and views.

11.13 In accordance with NP Policy DH1(3), this Design and access Statement provides additional information on how the proposal conserves and enhances the Character Area 1- the Village Core.

### Conservation Areas and Listed Buildings

11.14 NP Policy DH2: Conservation areas and listed buildings requires that new development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.

11.15 The proposals include a series of enhancement of the rear elevation of the host building including reinstatement of appropriate timber box sash windows.

11.16 NP Policy DH2 (4) states development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.

11.17 The Proposals protect the listed building by:

- Minimising the need for internal alterations to the original building.
- Avoiding the need for structural alterations, including avoiding basement development.
- Replacing the inappropriate UPVC plastic conservatory keeping the height of the proposed replacement extension to a minimum.

# 12. RESPONSE TO PRE-APP. QUERIES

## 12.1 PURPOSE

12.1 The pre-application comments and advice primarily focused on design and heritage considerations.

12.2 These concerns have been carefully addressed in the revised scheme described earlier and the updated Heritage Statement.

12.3 In addition to the design and heritage-related issues, several other planning matters were raised during the pre-application process, which we will address in the following section.

12.4 By addressing both the heritage and broader planning concerns, the revised proposal aims to achieve a balanced and thoughtful development that respects the site's historical significance while delivering a functional and aesthetically pleasing outcome.

## 12.2 RESPONSES

### The lawfulness of the existing studio apartment

**Pre-app advice**

*"Further information on the lawful arrangement should be submitted in support of any future application."*

**Response**

12.1 The pre-app. advice asks for more details about this change of use and any associated changes.

12.2 Under the change of use 10-year rule, once the building has been used for the same purpose for ten years, the change of use automatically becomes legal.

12.3 The studio flat has been used as a separate planning unit for over ten years, and council tax is paid on that basis.

### Associated alterations and the potential need for listed building consent

**Pre-app advice**

*"It is also important to mention that, contrary to the comments in the supporting information, just because this arrangement has existed for 10 years, it would still be an unlawful arrangement considering the building is listed and enforcement rules do not apply in this instance."*

**Response**

12.4 The change of use from a rear office associated with the ground and basement level shop to a separate dwelling was done without any alterations and, therefore, did not require listed building consent. Thus, the officer's comments in the pre-app advice are not applicable.

12.5 Listed building consent is not required for a change of use. Consent is only needed for alterations or extensions that affect the character or appearance of a listed building of special architectural or historic interest.

12.6 The approved scheme in 2000 created a separate garden room to the rear with its door from the hallway/main staircase. Access from the associated shop to the garden room was via the hallway.

12.7 Correspondence from the agents dated 20th September 1999, associated with permission dated 8 February 2000 (Ref. PW9802931/R2), confirms that the submitted and approved plans included the existing spiral staircase connecting the ground floor shop to the basement storage area, avoiding the existing staircase that was to be incorporated into the rear office room/garden room:

*"The alterations to the main staircase were dictated by the need to retain the existing landing and staircase arrangement on the first floor. This was naturally a significant factor in the rearrangement of the staircase on the ground floor, including access to the garden room. The need to alter the present modern basement flight followed from these alterations, and the use of a spiral staircase offers a visually attractive and space-saving feature for the shop."*

### Existing planning unit

**Pre-app advice**

*"Within the proposals, it is not clear whether you are upgrading the existing unit. It appears that you are proposing to build a new unit."*

**Response**

12.8 The pre-app advice is unclear on the effect on the planning units within the property:

12.9 The proposal is to extend the existing studio flat to the rear, comprising an upgrade and extension, not a new dwelling unit.

### Conservatory

**Pre-app advice**

12.10 The pre-app submission mistakenly referred to the conservatory as constructed from UPVC.

**Response**

12.11 Permission was granted on 8 February 2000, and drawing 98007/17 was approved. It refers to 'Painted hardwood conservatory framing' with 'sealed double-glazed units'. This correctly describes the conservatory as constructed and as it is today. However, the appearance today is partly obscured by lengths of flashing tape applied to joints to prevent leaks.

12.13 Replacing the conservatory with a conventional building will improve insulation and cooling, eliminating issues of overheating and winter heat loss associated with the existing fully glazed conservatory.

12.14 The solid roof will provide shading, and the dual-aspect extension with rooflights will enhance cross-ventilation. The proposed extension maximizes passive ventilation benefits by offering various window opening options, enabling controlled ventilation through smaller openings and purge ventilation through larger windows and doors.

### Scale and extent

**Pre-app advice**

*"The original footprint of the ground floor is approximately 34 sq m, and the proposed extension covers a similar area and almost the entirety of the rear space. It would be dominant, and not subservient in scale to the host building. In fact, the main listed building, in terms of the ground floor residential use would read as subservient to the extension and be smaller in GIA. This would significantly alter the relationship between the main dwelling house and development in the rear garden area and the hierarchy which currently exists. It is considered that this would cause harm to the special character of the listed building but would also contribute to overdevelopment of the site as the whole rear garden would essentially become enclosed."*

**Response**

12.15 The proposed extension has been materially reduced in area.

12.16 The footprint of the original historic building is 30 sq m (GIA). The existing conservatory adds 12 sq m, totalling 42 sq m of existing internal area. The proposed extension adds 10.5 sq m, representing a 25% net increase in internal area, and is wholly subservient to the existing building and the original historic structure.

12.17 The scale and form of the revised proposed extension establishes an appropriate hierarchy, with the historic building being the tallest and largest volume. The extension consists of three volumes of diminishing height, volume, and width. The amended scheme brings the extension into proportion with the host building, maintaining the correct subsidiary relationship of extension to the host.

12.18 Regarding the adjacent buildings, the Heritage Appraisal provides significant insights into their development over time. It indicates that the full-width rear extension of No. 70 was constructed before 1866, which suggests that this modification was an early addition to the original structure.

12.19 The two-storey rear extension of No. 74 was added later, around 1900, marking a separate phase of development. This later addition to No. 74 aligns with architectural trends and urban development patterns of the late 19th and early 20th centuries, the commercial development of Heath Street and the change from mainly dwellings to shops. The timing of these extensions underscores the evolving nature of these properties and the different periods in which significant alterations were made, highlighting the historical layering of the buildings in this area. These extensions not only altered the physical footprint of the buildings but also reflect the changing use and occupation of these properties over time. The revised proposals for No.72 reflect these characteristics.

### The Basis to Assess the Current Application

**Pre-app advice**

*"While the existing conservatory may be a lawful use as residential, that is the choice of the occupant to live there."*

*"Also, these works are only required because the internal arrangement seems unlawful in the first place."*

**Response**

12.20 The decision maker should be guided by the adopted policy, which emphasizes the protection of existing residential floorspace, increasing the size of accommodation to meet national standards when feasible, and improving private rented sector quality.

12.21 The lawfulness of the studio flat is established. Therefore, the decision maker must consider policies that welcome opportunities to safeguard all residential accommodation, increase small dwellings to meet standards where practicable and improve the quality of rented housing overall.

12.22 In this context, Local Plan H3, which safeguards all housing floorspace used for long-term residential purposes, including self-contained flats, is significant. Policy H6(b) requires compliance with the national and London mayor's space standards for new and converted homes. Still, it acknowledges the challenges of converting existing structures, especially listed buildings and heritage assets. The Council has committed to applying these standards flexibly, striving to achieve national standards as closely as possible. Additionally, Policy H7 (Para. 3.169) emphasizes the importance of improving the quality of accommodation in the private rented sector.

### Existing height

**Pre-app advice**

*"The existing building is small in scale, being two storeys in height and topped with a mansard."*

**Response**

12.23 The building does appear modest from the street, with the basement set below pavement level and the attic storey set with a gambrel roof that slopes away from the street and is set behind a parapet.

12.24 However, while the building appears modest from the street, its full scale becomes apparent from the rear. The structure comprises four storeys, which are clearly visible from the rear garden. From this vantage point, the building rises to a height of 10.3 meters from the rear garden level to the ridge.

12.25 This is the immediate context for the proposed extension and cannot be accurately summarised as 'small in scale'.

### Rear window

**Pre-app advice**

*"Concern is also raised regarding the loss of the window opening from the rear elevation at ground floor level."*

**Response**

12.26 The pre-application advice misinterprets the current condition and proposed changes. There is no existing window opening, and no window will be lost. This is more fully addressed in the Heritage Statement.

### Outdoor amenity space

**Pre-app advice**

*"Moreover whilst the extension would include a green roof, it would build over almost all of the rear garden and so it is hard to see how this would improve ecology/biodiversity on site."*

**Response**

12.27 The proposed rear garden now provides step-free access to a garden area of 12 sq m. The minimum depth and width is 2 m.

12.28 The proposed garden area is 2.4 times the London Plan minimum standard of 5 sq m and exceeds the 1.5m minimum depth and width.

12.29 Applying the London Plan's standard of an additional 1 sq m for each extra bed space, the garden area is a sufficient minimum for an 8- bed-space dwelling.

12.30 In addition, the revised scheme retains an area of green roof and a modular green wall.

12.31 The London Plan's Urban Greening Factor is 0.3, and the garden incorporates a rain garden, vegetated sustainable drainage elements, flower-rich perennial and groundcover planting, and permeable paving.

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# 13. ACCESS AND PARKING

### ACCESSIBLE DWELLINGS

13.1 The proposal is for the adaptation and extension of an existing dwelling constrained by the fact this is listed building set on multiple levels in mixed commercial/residential use. Within these constraints, the scheme incorporates several measures that enable visitors and people who will live in the dwelling to gain access to buildings and use the facilities (Building Regulations Part M and Lifetimes Homes):

- Level entrance threshold and level access form street.
- Toilet and wash basin at entrance level.
- Living, kitchen and bedroom space all on one level.
- Level thresholds into the courtyard garden from the living, kitchen, and bedroom spaces.

### TRANSPORT ACCESSIBILITY

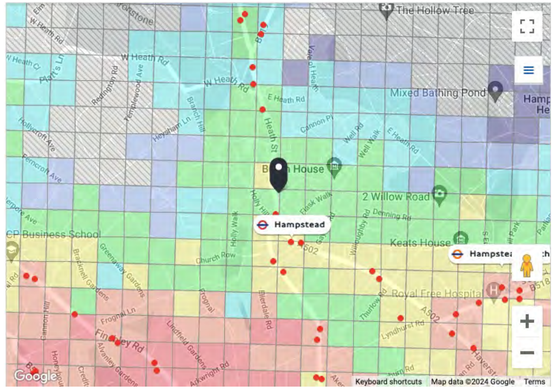
13.2 The post code has a relatively low PTAL score of 3 for the base year and the forecast for 2022 and 2031. This is surprising given the town centre location and the proximity of bus and tube services.

### VEHICLES AND PARKING

13.3 Heat Street narrows at this point with a zebra crossing nearby and zig zag lines prohibiting stopping vehicles immediately in front of the property. Double yellow lines extend beyond tis along the length of Heath Street to the north and south of the property. There are no resident parking bays in the immediate vicinity.

13.4 The Property lies Controlled parking Zone CA-H(b) Hampstead and Vale of Heath. The Controlled Hours are as follows:

- Monday to Friday: 09:00-20:00
- Saturday: 09:00-20:00
- Sunday: No controlled hours
- No charge on Paid for Bays after 18.00



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