

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		24/01/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		17/1/14	
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Baxter				2013/7697/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
36 Downshire Hill London NW3 1NU				LP301, 302 and 303			
<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 pursuant to condition 3b (doors & windows) of permission 2013/1475/L dated 15/07/2013 (single-storey rear extension and 2-storey side extension)							
<b>Recommendation(s):</b>		Grant approval of details					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<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
				No. electronic	00		
<b>Summary of consultation responses:</b>		Ham & High, 19/12/13-9/1/14 Site notice, 27/12/13-17/1/14					
<b>CAAC/Local groups* comments:</b> *Please Specify		NA					

## Site Description

A 4-storey, semi-detached, dwelling located on the south side of Downshire Hill, west of the junction with East Heat Road and west of Rosslyn Hill. The building is Grade II listed. It is within the Hampstead Conservation Area. The house comprises principally a Georgian house built c1830 with a side extension built c1925. There is a narrow, pre-fabricated garage built in the early 60's and a rear Conservatory built in the 1990's. The main house has a pitched slate roof and brickwork walls with stucco render finish. The 1920s portion of the rear elevation is in yellow stock brickwork.

## Relevant History

June 1997 – PP Granted - Erection of a conservatory at rear basement level; ref. PW9702283

June 1997 – LBC Granted - Erection of a conservatory at rear basement level; ref. LW9702284

May 1992 – PP Granted - Erection of a glazed conservatory at rear ground level together with the erection of a replacement garage to side of building; ref. 9101188/R1.

May 1992 – LBC Granted - Demolition of existing garage building; ref. 9170198

December 198 PP Granted - The erection of a private garage and tool store and the formation of a new means of access to the highway; ref. 10923

December 198 PP Granted - The erection of a prefabricated private garage and screen wall; ref. 14496

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 - Promoting high quality places and conserving our heritage

DP23 (Water)

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

**CPG1** - Sections 1- 5

**CPG4** – Sections 1-2

**Hampstead Conservation Area Appraisal and Management Strategy**

**London Plan 2011**

**NPPF 2012**

## Assessment

The applicant has submitted drawings showing a conventional timber garage door, a timber door, a glazed door and a sash window.

These elements are of traditional appearance and are generally in keeping and so will not harm the special interest of the listed building or the character and appearance of the conservation area and are therefore compliant with policies DP24 (Securing High-Quality Design), DP25 (Conserving Camden's Heritage) and CS14 (Promoting High-Quality Places and Conserving our Heritage).