

**3 HAMPSTEAD HILL GARDENS,  
LONDON NW3 2PH**

**Householder Planning & Listed Building Consent  
Applications for the conversion of an integral garage  
with mezzanine to provide a Utility Room and Store  
Room with storage over and associated alteration  
works; plus replacement wiring & new internal &  
external lighting throughout dwelling**

**Design & Access Statement with Listed  
Building Appraisal**

**November 2013**



**Alistair Grills Associates  
4 Chisholm Road  
Richmond  
Surrey  
TW10 6JH  
Tel: 020 8940 2284**

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### Design & Access Statement with Listed Building Appraisal

#### Table of Contents

|     |                                                                                            |    |
|-----|--------------------------------------------------------------------------------------------|----|
| 1.0 | Introduction                                                                               | 2  |
| 2.0 | Description & Assessment of Existing Heritage Asset                                        | 3  |
| 3.0 | Planning History                                                                           | 5  |
| 4.0 | Planning Policy Framework                                                                  | 7  |
| 5.0 | Description of Proposals requiring Householder Planning Approval & Listed Building Consent | 13 |
| 6.0 | Evaluation of Proposals & Assessment of Impact on Heritage Asset                           | 15 |
| 7.0 | Flood Risk Assessment                                                                      | 18 |
| 8.0 | Access                                                                                     | 18 |
| 9.0 | Conclusions                                                                                | 18 |

Appendix A - Exterior & interior photographs showing existing garage, off-street car parking space and light fittings

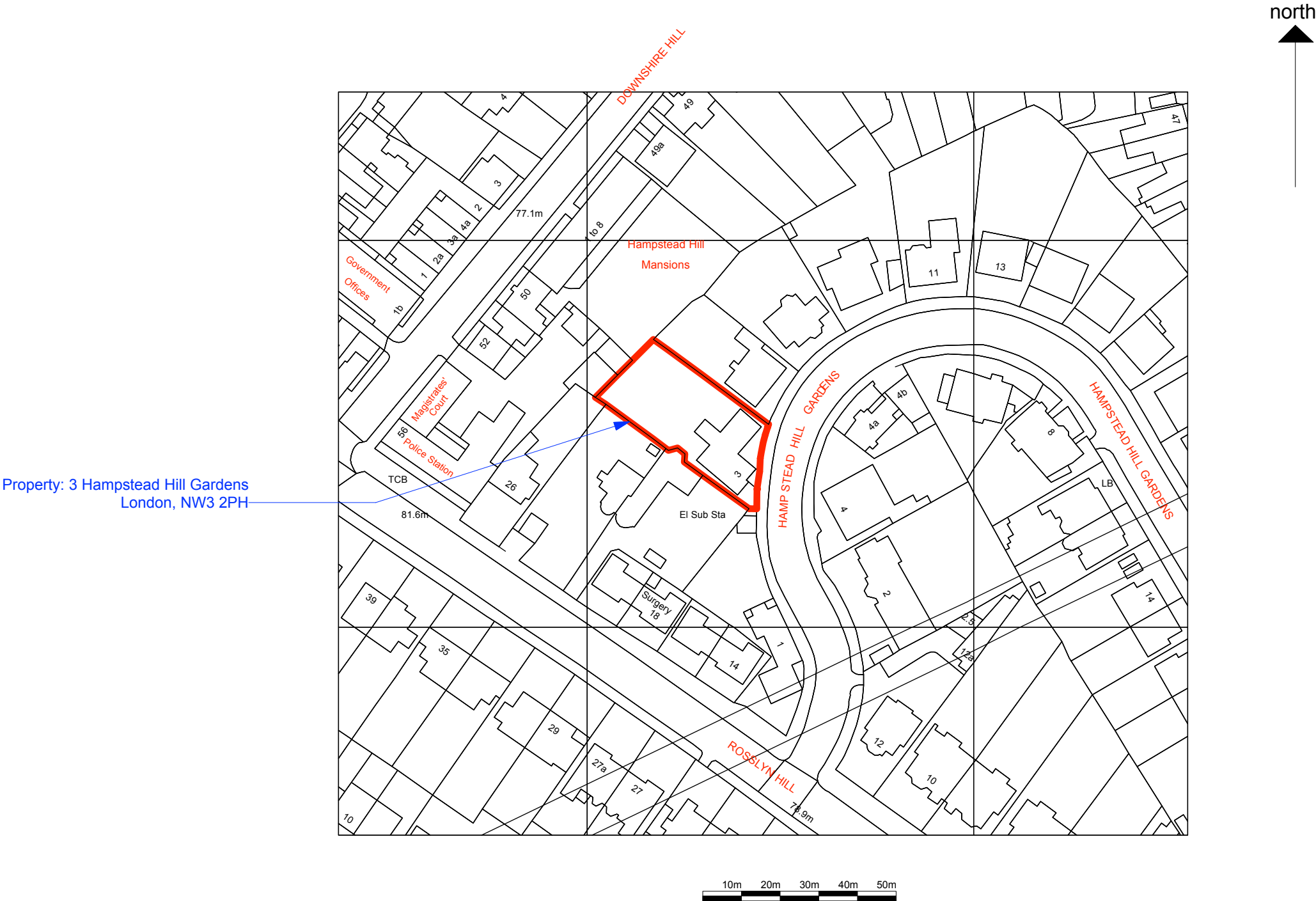
## 1.0 Introduction

1.1 In June 2013, Alistair Grills Associates received instructions from Todd & Liz Berman, the freehold owners of 3 Hampstead Hill Gardens, to assist their interior designers, Callender Howarth (CH), to gain Householder Planning Approval & Listed Building Consent for the conversion of an unused integral garage with mezzanine at the Grade II listed property to a utility room and store room with further storage over.

1.2 In summary, the alterations associated with the conversion involve:

- the removal and replacement of the “up and over” garage doors comprising timber on a steel frame with a set of timber double doors to match the existing in appearance;
- the insertion of a partition wall with central door within the former garage space to separate the proposed Utility Room and Store Room and installation of a pull down ladder to provide access to mezzanine storage;
- the introduction of tile on metal frame steps to facilitate access to the house;
- the boxing in of existing pipes with access retained to valves;
- the fixing and plumbing in of a sink relocated from the kitchen, a washing machine and a radiator;
- the installation of shelving to one wall;
- the introduction of Dual Core Concrete tile splashbacks above the relocated sink and laundry units;
- the laying of 600mm x 600mm Dual Core Concrete tiles to the floor; and
- replacement lighting & wiring throughout dwelling plus additional external lighting at ground & first floor level

1.3 This Design & Access Statement with Listed Building Appraisal assesses the value of the affected parts of the existing Heritage Asset, sets out the site’s planning history & the planning policy context for the proposals; provides a detailed description of the proposals; evaluates the proposals in terms of current planning policy & assesses their impact on the historic fabric of the Heritage Asset; considers any implications in terms of flood risk and access; and draws a set of conclusions.



1 SITUATION PLAN  
Scale: 1:1250

| ISSUE: | DATE:    | COMMENT:              |
|--------|----------|-----------------------|
| -      | 07.10.13 | ISSUE FOR INFORMATION |

|                          |  |                                                 |       |                                                                    |  |
|--------------------------|--|-------------------------------------------------|-------|--------------------------------------------------------------------|--|
| Callender <b>Howorth</b> |  | Morelands<br>5-23 Old Street<br>London EC1V 9HL |       | T: 020 7336 8560<br>F: 020 7549 2152<br>W:www.callenderhoworth.com |  |
| Job no.                  |  | Job title                                       |       |                                                                    |  |
| <b>1159</b>              |  | 3 Hampstead Hill Gardens,<br>London NW3 2PH     |       |                                                                    |  |
| Drawing no.              |  | Drawing title                                   |       |                                                                    |  |
| <b>200</b>               |  | LOCATION PLAN                                   |       |                                                                    |  |
| Scale                    |  | Size                                            | Drawn | Revision                                                           |  |
| 1:1250                   |  | A3                                              | MS    | ■                                                                  |  |

## 2.0 Description and Assessment of Existing Heritage Asset

- 2.1 3 Hampstead Hill Gardens (also known as Charlecote) is a grand, detached, mid-late 19<sup>th</sup> Century, Grade II listed residence located within the Hampstead Conservation Area (see CH's OS Extract). Nos 1-11 Hampstead Hill Gardens form a group of detached buildings similar in nature, scale and character. The massing of the five bedroom dwelling comprises 2 No two storey with attic blocks arranged corner to corner with one and two storey appendages to the rear. The whole is constructed in red brick under a substantial tiled roof with coved cornicing at eaves and tall brick slab chimneys.
- 2.2 The listing entry on English Heritage's Statutory Register provides the following description of the property, which refers largely to the exterior:

*TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/763 Nos.3 AND 3A 14/05/74 (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))*

*GV II*

*Detached studio house, now sub-divided. 1877-8 right hand portion, extended 1881 to left. All by Batterbury & Huxley. For the illustrator Charles Green. Red brick with plain 1st floor band. Tiled hipped roofs with segmental pedimented dormers, very tall slab chimney-stacks and coved eaves cornice.*

*EXTERIOR: 2 storeys and attics. Irregular front 2 windows to each portion. Right hand portion built as a studio with chambers beneath. Round-arched rubbed brick entrance with Ionic pilasters supporting a pediment; panelled door with fanlight. To right, slightly projecting bay with Venetian type transom and mullion windows in rubbed brick cases to ground and 1st floor; 1st floor window having a festooned frieze and pediment; to right a narrow window. Pedimented dormer with oculus supported by scrolled consoles. Above entrance, a rubbed brick plaque dated 1877. Left hand bay projects, base of right hand bay converted to a garage. Gauged brick flat arches to transom and mullion casements, those to 1st floor with undulating brick aprons. All windows with small leaded panes.*

*INTERIOR: not inspected at time of survey but noted to have a fine contemporary staircase. HISTORICAL NOTE: Charles Green was an illustrator for 'The Graphic' and 'Once a Week'.*

*Listing NGR: TQ2693785548*

- 2.3 The garage with mezzanine storage space, which is the subject of part of this application, is located immediately adjacent to Hampstead Hill Gardens and was designed as an integral part of the house (see CH's Context Plan). The exterior of the garage is in red brick with a vertical boarded timber "up and over" door in a natural finish (see CH's Existing External Elevation). The bare interior walls have been plastered and painted throughout, although not to a high standard and some of the walls clearly show later structural/alteration work, particularly in the vicinity of the garage door (see CH's Existing Plan & Internal Elevations). There is a 630mm drop in level between the ground floor of the main house and the garage floor but currently no steps exist to bridge the drop.
- 2.4 With regard to the ceilings, walls and floors affected by the proposals to re-wire and introduce a new lighting scheme throughout the property, the presence of several lathe and plaster ceilings, plastered walls with substantial moulded timber skirting boards and timber boarded floors is noted and great care should be taken to minimise any impact on this historic fabric when undertaking replacement or new works.
- 2.5 Overall, AGA considers that the current status of the interior is such that there is little in listed building terms to prevent the sub-division and fitting out of the garage space or the installation of the replacement wiring and proposed new lighting scheme provided such work is undertaken sensitively.

### 3.0 Planning History

3.1 A search of LBC's current planning application database reveals the following entries:

- LBC App Ref PWX0202144 Approved 16.4.02  
Full Planning Permission for demolition of pre-cast concrete garage and timber tool shed and erection of a timber framed structure to be used as a gym and a replacement garden shed.
- LBC App Ref CWX0202145 Approved 16.4.02  
Conservation Area Consent for demolition of pre-cast concrete garage and timber tool shed and erection of a timber framed structure to be used as a gym and a replacement garden shed.
- LBC App Ref PWX0102126 Approved 23.4.02  
Full Planning Permission for demolition of existing conservatory at first floor rear; alterations to the rear elevation including new French doors, erection of a new ground floor rear conservatory and timber loggia with roof terrace over, installation of roof lantern on side extension and erection of new chimney; Alterations to the front elevation comprising new garage door and front boundary treatment; and associated internal alterations.
- LBC App Ref LWX0102127 Approved 23.4.02  
Listed Building Consent for demolition of existing conservatory at first floor rear; alterations to the rear elevation including new French doors, erection of a new ground floor rear conservatory and timber loggia with roof terrace over, installation of roof lantern on side extension and erection of new chimney; Alterations to the front elevation comprising new garage door and front boundary treatment; and associated internal alterations.
- LBC App Ref LWX0202440 Approved 8.07.02  
Approval of Details (Listed Building) for conservatory; loggia including balcony and balustrade; new French doors and fanlight; brick samples for conservatory, loggia and front wall; samples of front railings including finial; pursuant to additional condition 03 of listed building consent (Ref. LWX0102127/R1) granted 23/04/02, for demolition of existing conservatory and erection of new extensions and various external and internal alterations

- LBC App Ref LWX0202854 Refused 27.2.03  
Listed Building Consent for retention of stainless steel flue to first floor rear wall and stainless steel gas cowls to rear chimney.
- LBC App Ref PWX0202566 Approved 26.3.03  
Approval of details of elevations & facing materials, pursuant to additional condition 01 of Planning Permission (Ref.No. PWX0102126/R1) dated 23/04/02,
- LBC App Ref LWX0302301/L Approved 26.3.03  
Listed Building Consent for the removal of the existing gas flue on the side elevation and its rerouting through an existing chimney stack, and the removal of the existing stainless steel gas cowl on the front chimney stack and its replacement by a terracotta terminal.



#### 4.0 Planning Policy Context

- 4.1 Development proposals within LB Camden are judged against the prevailing development plan, which comprises the Mayor of London's London Plan (July 2011) and LBC's Local Development Framework. The latter consists of the Core Strategy, Camden's Development Policies 2010-2025 and various Supplementary Planning Documents. All lower tier planning policy documents are required to be aligned with the National Planning Policy Framework adopted by central government.
- 4.2 The policies set out below are those which are relevant to the specific proposals involving a Grade II listed property within a Conservation Area.

##### London Plan

- 4.3 With regard to heritage assets, Policy 7.8 Heritage assets and archaeology advises:

##### *Strategic*

*A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

##### *Planning decisions*

*C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

*E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial*

*cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

#### Camden Core Strategy 2010-15

- 4.4 LBC Core Strategy Policy CS14 – Promoting high quality places and conserving our heritage advises:

*The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*

*a) requiring development of the highest standard of design that respects local context and character;*

*b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*

*c) promoting high quality landscaping and works to streets and public spaces;*

*d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*

*e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

#### Camden Development Policies 2010-25

- 4.5 A number of Camden Development Policies are relevant when assessing the appropriateness of the proposed works:

- DP18 Parking standards and limiting the availability of car parking
- Appendix 2 Parking standards
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

- 4.6 Camden Development Policy DP18 Parking standards and limiting the availability of car parking states:

*The Council will seek to ensure that developments provide the minimum necessary car parking provision. The Council will expect development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road/Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport. Development should comply with the Council's parking standards, as set out in Appendix 2 to this document. Where the Council accepts the need for car parking provision, development should not exceed the maximum standard for the area in which it is located (excluding spaces designated for disabled people). Developments in areas of on-street parking stress should be 'car capped'. For car free and car capped developments, the Council will:*

- a) limit on-site car parking to:
  - spaces designated for disabled people,
  - any operational or servicing needs, and
  - spaces designated for the occupiers of development specified as car capped;*
- b) not issue on-street parking permits; and*
- c) use a legal agreement to ensure that future occupants are aware they are not entitled to on-street parking permits.*

*Developments will also be expected to meet the Council's minimum standards for cycle parking set out in Appendix 2.*

*The Council will:*

- d) strongly encourage contributions to car clubs and pool car schemes in place of private parking in new developments across the borough; and*
- e) seek the provision of electric charging points as part of any car parking provision.*

- 4.7 Appendix 2 Parking Standards within the Camden Development Policies 2010-2025 document advises that the required/permitted car parking standards for C3 Residential use are:

*General car parking:*

*Low parking provision areas: maximum of 0.5 spaces per dwelling.*

*Rest of borough: maximum of 1 space per dwelling.*

4.8 Turning to design matters, DP24 Securing high quality design states:

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

4.9 With regard to conservation issues, DP25 Conserving Camden's heritage states, *inter alia*:

*Conservation areas*

*In order to maintain the character of Camden's conservation areas, the Council will:*

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*

*c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*

*d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*

*e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

#### *Listed buildings*

*To preserve or enhance the borough's listed buildings, the Council will:*

*e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*

*f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*

*g) not permit development that it considers would cause harm to the setting of a listed building.*

- 4.10 AGA notes the property is located within the Hampstead Conservation Area, where an Article 4 Direction limiting Permitted Development rights is in effect. The Article 4 description reads as follows:

#### *Hampstead Conservation Area 19/10/76*

*In order to preserve the diversity of age and style of listed buildings in the conservation area, including the variety of colours and textures used, of which the contrast between brick-faced and painted stucco properties is a key element, an article 4 direction was made that removed the permitted development right of painting the brickwork on the exterior of named listed buildings in the conservation area.*

- 4.11 Finally, DP26 Managing the impact of development on occupiers and neighbours makes it clear that:

*The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) microclimate;*
- g) the inclusion of appropriate attenuation measures.*

*We will also require developments to provide:*

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) facilities for the storage, recycling and disposal of waste;*
- j) facilities for bicycle storage; and*
- k) outdoor space for private or communal amenity space, wherever practical.*

#### Supplementary Planning Document: Conservation Area Statement 2: Hampstead

- 4.12 In October 2002, LBC produced Conservation Area Statement 2: Hampstead. This useful document splits the Conservation Area into 8 sub-areas, with Hampstead Hill Gardens lying within Sub Area 3 – the Hampstead Hill Gardens Area. The CAS confirms the date and the architects involved with the property and the immediate neighbours and provides useful context.

## **5.0 Description of Proposals requiring Householder Planning Approval & Listed Building Consent**

5.1 The aspects of the proposals which trigger the requirement for a Householder planning application are the loss of the existing single garage space to other ancillary residential uses, namely a utility room and store room and the addition/replacement of a small number of external light fittings. With regard to the loss of the garage space, however, it is noted that a further off street car parking space exists within the site boundary and is accessible directly off Hampstead Hill Gardens (see CH's Context Plan and Existing Parking Area drawing).

5.2 The physical ramifications of the proposed conversion of the garage and the replacement wiring & new interior lighting scheme, i.e. the mainly internal alterations to part of the listed building, fall to be considered as part of the Listed Building Consent application. In detail, the alterations include:

- removal and replacement of the "up and over" garage doors, which comprise vertical timber boards with a clear finish on a steel frame, with a set of timber double doors to match the existing in appearance (see CH's External Elevation drawings);
- insertion of a timber and plasterboard partition wall with centrally located timber door and architrave within the former garage space to separate the proposed Utility Room and Store Room (see CH's Proposed Plan);
- installation of a pull down ladder to provide access to the mezzanine storage area (see CH's Proposed Plan);
- the introduction of steps in the form of Dual Core Concrete tiles on a steel frame to address the current 630mm difference between the garage floor level and the ground level in the main body of the house (see CH's Proposed Plan and New Laundry Room Elevation B);
- the boxing in of existing pipes using plasterboard, whilst retaining access to valves (see CH's Proposed Plan);
- the fixing and plumbing in of a sink relocated from the kitchen, a washing machine and a radiator, with associated pipework to avoid penetrating existing walls wherever possible (see CH's Proposed Plan & New Laundry Room Elevations A & B);

- the fixing of 3 No melamine shelves on brackets to one wall, with the brackets screwed to timber backing pieces, and the backing piece then screwed to the wall to minimise the number of fixing points (see CH's Proposed Plan, Laundry Room Elevation B & Detailed Section);
- the introduction of Dual Core Concrete tile splashbacks above the relocated sink and laundry units with the tiling above the laundry units being laid on a new plasterboard insert to address the uneven wall surface (see CH's Proposed Plan & New Laundry Room Elevations A & B);
- the laying of 600mm x 600mm Dual Core Concrete tiles to the floor (see CH's Proposed Plan); and
- replacement wiring & new internal & external lighting scheme throughout the dwelling (see CH's comprehensive drawing package accompanying application, particularly Dwgs No 1159-290, 1159-291 & 1159-292 summarising proposals and method of installation to minimise impact on historic fabric).

5.3 Externally, the appearance of the garage from Hampstead Hill Gardens will remain unchanged as the existing "up and over" garage door will be replaced by an identical-looking door (albeit in the form of a set of double doors) in vertical timber boarding.

5.4 As to the external lighting proposals, at ground floor level these comprise 2 No exterior wash lights to backlight one set of stained glass windows to the front and the addition of 2 No wall mounted lights to the rear (to replace 2 No existing wall lights on an adjoining wall). At first floor level, it is proposed to introduce 4 No exterior wash lights to backlight a major stained glass window to the drawing room at the front; to install 1 No exterior wash light to backlight a smaller stained glass window to a barhroom to the side; and to replace 2 No existing external wall lights on the rear elevation with new fittings (see Proposed First Floor Lighting Plan; p23 of The Lighting Corporation's Lighting Specification; CH's Proposed Ground & First Floor Works Plans and CH's Front, Side & Back Terrace Elevational drawings).



## **6.0 Policy Evaluation of Proposals & Assessment of Impact on Heritage Asset**

- 6.1 Further to Sections 2.0 and 5.0 of this Statement, AGA has undertaken a policy evaluation & listed building assessment of the proposed conversion of the existing garage to utility room & store room and the associated alteration works, plus the proposed wiring & internal/external lighting scheme, and the findings are set out below:

### Loss of Garage Car Parking

- 6.2 The proposal to convert the garage will result in the loss of 1 No car parking space. However this still leaves one off street car parking space within the site perimeter. Camden Development Policy DP18 - Parking standards and limiting the availability of car parking and Appendix 2 of that document indicate that the remaining space means 3 Hampstead Hill Gardens would still meet the Council's current parking standards for a large dwelling within a CPZ and the applicant would be pleased to discuss any other aspects with the LPA.

### Amount of Building

- 6.3 The footprint of the building is unaffected by the proposals.

### Layout

- 6.4 The only change to the layout of the dwelling is the conversion and sub-division of the garage to create the utility room and store room, the sub-division work being clearly reversible at a future date.

### Scale

- 6.5 The scale of the proposals which involve the replacement of a garage door, the sub-division of the garage space and the fitting out of the sub-divided space for laundry & storage use is very modest. Re-wiring and lighting installation occurs throughout the house, but the impact is very localised and CH has sought to minimise such impacts (see CH's Proposed Works drawings to Ground, First & Second Floors)

### Appearance

- 6.6 Camden Development Policy DP25 Conserving Camden's heritage makes clear that development proposals are required to enhance or preserve the character of the Conservation Area and not cause harm to the setting of a listed building. The proposed garage alterations will have no impact on the external appearance of the dwelling and the proposed external

lighting, introduced to make the most of the building's stained glass assets, will only have a very minor impact on the wider exterior. On balance, we consider the objective set out in Policy DP25 is achieved.

- 6.7 Part f) of Policy DP25 also confirms the LPA will only grant consent for a change of use or alterations to a listed building where it considers the works would not cause harm to the special interest of the building. Internally, the bare-walled garage space will be wholly transformed to provide much-needed utility and storage space, but the conversion of the garage has little impact on the key interior spaces within the Grade II listed building. As to the proposed external lighting, the 7 No proposed exterior linear wash lights are designed to illuminate the various existing stained glass windows at night, accentuating one of the listed buildings main assets. These lights will be focused specifically on the windows and the resulting light beam tailored to ensure there is no unwanted light loss, reflection or bounce which could affect the Conservation Area setting or neighbours. Consequently, we conclude that the building's special interest is not affected in any negative way by the proposed external works or the garage works.
- 6.8 With regard to the re-wiring and proposed internal lighting scheme, clearly this has an impact throughout the house. However, the overall intention is to provide a more appropriate lighting scheme which will illuminate existing artwork and reflect the use of each room. Where historic fabric exists, every effort will be made to re-use existing service runs and socket/lighting positions, where possible, although this is not always achievable in respect of ceiling lighting. Nevertheless, access to ceiling/floor voids to allow installation of wiring and fittings has been arranged so as to minimise impact on historic ceilings; and where floorboards have to be lifted, the same boards will be re-laid as before.

#### Accessibility and Inclusivity

- 6.8 Accessibility and inclusivity are improved by the proposed alterations through the addition of new steps linking the disparate floor levels between the garage and the main body of the house.

#### Demolition of Historic Fabric

- 6.9 Externally, no historic fabric is to be demolished in relation to the garage conversion works. Additionally, there is only the limited screw fixing of 7 No exterior wash lights and 2 No wall lights to the external walls. A further 2 No wall lights are replacements and will utilise the same fixing points. Internally, with regard to the garage conversion, the only impact on historic fabric will be the screw fixing of units to walls and a small amount of drilling to accommodate pipework associated with the sink & washing

machine, which needs to connect to external drains or the proposed radiator. In line with para 6.6 above, we conclude that the proposals for the conversion of the garage cause minimal damage to the historic fabric of the building and are, therefore, acceptable.

- 6.10 Internally, in respect of the proposed re-wiring and new lighting, the only permanent impact on the historic fabric is the opening up of new holes in the ceilings to several rooms to receive new light fittings. Existing holes no longer in use will be repaired in an appropriate manner. The removal of sections of later plasterboard ceiling to gain access will involve “like for like” replacement. As to the 5 amp circuit and associated sockets fitted throughout the house, again, this will re-use existing conduits in floors and walls wherever possible. Fortunately, many sockets are surface mounted on skirting boards, which allows easy replacement or relocation without chasing into walls.

#### Assessment of Overall Impact on the Heritage Asset

- 6.11 Overall, the impact on the Heritage Asset as a result of the proposed alterations is assessed as minimal. We consider that the applicants’ proposals are well-considered and respond sympathetically to the listed nature of 3 Hampstead Hill Gardens and its Hampstead Conservation Area setting by having minimal impact on the external appearance of the dwelling; avoiding demolition; respecting the original layout of the house; and proposing only minor incisions into its original fabric in the form of necessary screw fixings and pipe/cabling runs.

## **7.0 Flood Risk Assessment**

- 7.1 OS Map coverage indicates the application site lies at a high elevation of approx +80.0m AOD, and the Environment Agency's Flood Risk Mapping confirms the does not lie within an area of flood risk. Additionally, the proposed change of use of the garage to utility room and store room does not raise any issues in respect of flood risk.

## **8.0 Access**

- 8.1 The proposed change of use of the garage to utility room and store room detailed in these HOT & LBC applications has no access implications in terms of the Disability Discrimination Act (DDA) or Equality Act.

## **9.0 Conclusions**

- 9.1 AGA considers the applicants' modest proposals for the conversion of the unused garage; re-wiring; and an exterior & interior lighting upgrade at 3 Hampstead Hill Gardens preserve the character, special interest and historic fabric of the Grade II listed building and have no impact on the character of the Hampstead Conservation Area. Moreover, whilst one car parking space is lost to the utility room and store room, the proposals leave a further off-street parking space untouched, which ensures they still meet the Council's latest parking guidelines. Finally, the proposals raise no issues in terms of flood risk or access.
- 9.2 For the reasons set out above, we would respectfully request LBC officers and members to approve this modest conversion. We would be happy to provide additional information and/or attend a site meeting with LBC's Planning and/or Conservation Officer to discuss the proposals insitu if this was helpful.

**Appendix A - Exterior & interior photographs showing existing  
garage, off-street car parking space and light fittings**

## APPENDIX A



Photo 1 - Charlecote external elevation



Photo 2 - Charlecote garage internal view

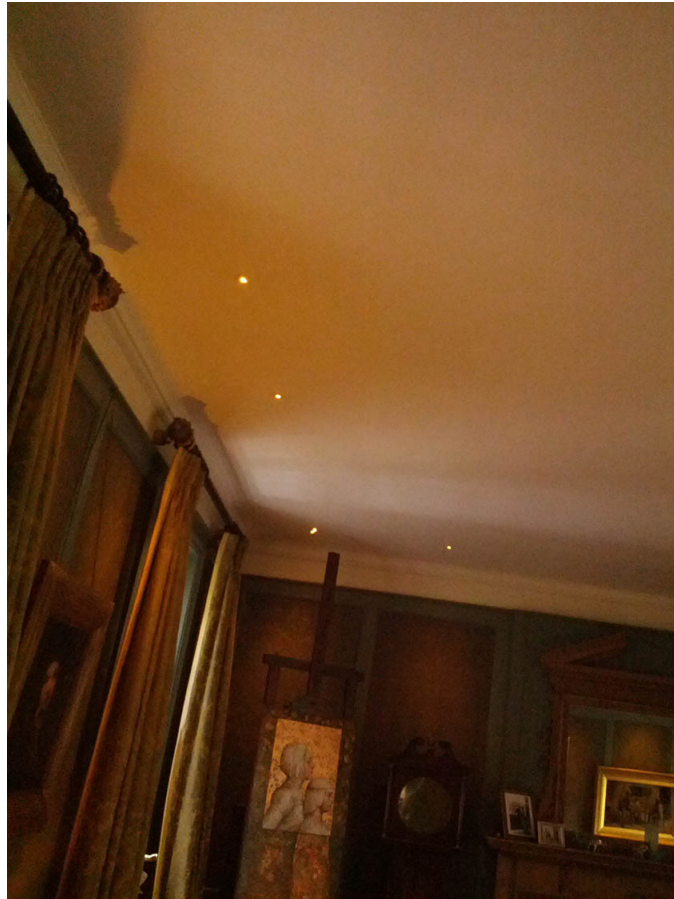


Photo 3 - Charlecote reception room spot lights



Photo 4 - Charlecote ground floor guest bedroom chandelier





Photo 5 - Charlecote dining room spot light



Photo 6 - Charlecote first floor hall way chandelier