

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/09/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		22/08/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freaney				2013/4251/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 20 Hampstead Hill Gardens London NW3 2PL				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of balustrades to front and rear lightwells and reshaping of each lightwell within its existing envelope to remove steps and create a single level front and rear amenity space to lower ground floor flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>22</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press notice: 01/08/2013 – 22/08/2013 Site notice: 26/07/2013 – 16/08/2013					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Hampstead CAAC – Commented that the terrace length should be reduced to avoid overlooking. <i>Officer comment: It appears that the drawings have been misunderstood. The existing lightwells would see walls removed within them to enlarge the space at lower ground floor level. There would be no opportunity for overlooking as raised terraces are not being created.</i>					

## Site Description

The site is located on the west side of Hampstead Hill Gardens. It comprises a large semi detached property which is subdivided into flats. The site is not listed, but is within the Hampstead Conservation Area.

## Relevant History

2008/2224/P - Installation of a door at basement level to enclose vault area. *Granted 07/08/2008*

2006/1082/P - Retention of existing raised timber decking, plus modifications to part of its height, in rear garden area of basement flat. *Granted 15/05/2006*

## 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

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)**

**Hampstead Conservation Area Statement**

**NPPF**

## Assessment

### Proposal:

Permission is sought for the following:

- installation of balustrade above existing front boundary wall, reinstatement of end pier and removal of existing steps/walls within front lightwell
- part removal of wall surrounding rear lightwell at ground floor level, installation of railing above lightwell wall and removal of steps/walls within lightwell.

### Assessment:

The proposal is considered to be acceptable. Railings are a common feature on properties along Hampstead Hill Gardens and the proposed would be modest in size and appropriate in design – being constructed from painted metal.

The reinstatement of the pier is welcomed and complies with Camden Planning Guidance which encourages the reintroduction of traditional features which have been lost over time.

The alterations to the rear lightwell would not be overly visible from surrounding properties, as at the front, the railings will be appropriately designed and sited so as not to be dominant.

There would be no impact on the amenity of neighbours as any new terrace space created would be at lower ground floor level within the lightwells.

**Recommendation: Grant Planning Permission.**