

Delegated Report		Analysis sheet	Expiry Date:	18/09/2013
		N/A / attached	Consultation Expiry Date:	05/09/2013
Officer			Application Number(s)	
John Nicholls			2013/4714/P and 2013/4758/L	
Application Address			Drawing Numbers	
Jack Straws Castle North End Way London NW3 7ES			See decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Addition of copper sheet capping to cornice around roof terrace, and installation of guardrail at roof level between tower and chimney stack to residential units (Class C3)				
Recommendation(s):		Grant Planning Permission and Listed Building consent		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	15	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed on 09/08/2013 and a press notice on 15/08/2013. No responses have been received.					
CAAC/Local groups* comments: *Please Specify	The Hampstead CAAC has No Objection.					

Site Description

The site is a large landmark building in style of 19thC coaching inn at the brow of the hill near Whitestone Pond; listed Grade 2, built in 1962 and designed by Raymond Erith; located in Hampstead Conservation Area and adjoining Hampstead Heath. Originally built as a public house with function rooms.

Relevant History

None relevant

Relevant policies

LDF Core Strategy and Development Policies

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (as amended)

Hampstead Conservation Area Statement 2001

NPPF – 2012

London Plan 2011

Assessment

Proposal

The proposal seeks the installation of a painted timber roof level safety guardrail and copper flashing laid around the roof terrace cornice in order to weather proof this and repairs to the existing timber where it is rotten.

Amendments

Officers have requested a section of the copper flashing to ensure it overlaps the edge of the cornice and prevent water ingress into the cornice causing further damage.

Design

Guardrails

The proposed guardrails are located on the north eastern corner of the roof of the property. The proposal seeks to fit two 50mm square timber rails fitted between the chimney stack and the crenulated tower in the north eastern corner of the roof. This will provide safer access for maintenance to the roof.

Due to the size of the building the location of the guardrails will be relatively discreet and would only be seen from glimpsed views from North End Way or Heath brow to the north. The timber material finished in paint is also acceptable.

Copper flashing

Copper flashing is proposed to be located along the existing timber cornice on the edge of the terrace at the north western corner of the building at 3rd floor level. The existing cornice is plywood and is in a poor state of repair. This will be repaired and the copper flashing added to further protect this from the weather. The proposal has been designed to slightly overlap the edge of the cornice which means water would run off and over the edge and not down in through the exposed edge.

Both proposals are considered acceptable as they do not cause harm the special architectural or historic interest of the property, or the character and appearance of the Hampstead Conservation Area and therefore are considered compliant with policies DP24 and DP25 of the LDF 2010.

Amenity

No amenity issues are created by the proposals. Compliant with policy DP26.

Recommendation: Grant Planning Permission and Listed Building Consent