

MRS. NATALIE CHESTER

NO. 60 FROGNAL HAMPSTEAD NW36XG

PLANNING, DESIGN, ACCESS & SIGNIFICANCE APPRAISAL

MARCH 2013

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INTRODUCTION

1. This Planning, Design, Access and Significance Appraisal accompanies a full planning application for rear extensions over basement, ground, first and second floor levels and some internal reconfiguration to No. 60 Frognal in Hampstead.



2. It is accompanied by the following:

- A Lifetime Homes Statement;
- A BIA screening report prepared by McMichael Alexander Consulting engineers dated January 2013 (Document Reference: P1872/ IH/ Issue 1);
- A structural review of the basement proposals prepared by McMichael Alexander Consulting engineers dated 18 January 2013;
- The following application plans:

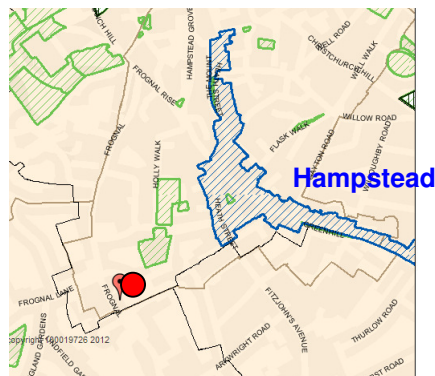
Drawing No	Drawing Title
1163/AP01	Proposed site plan
1163/AP02	Proposed plans
1163/AP03	Proposed elevations
1163/AP03	Proposed section A-A
1163/S01	Existing site plan
1163/S02	Existing floorplans
1163/S03	Existing elevations
1163/S04	Existing section A-A

3. It follows a previous withdrawn application (application ref. 2013/0383/P) that sought consent for a similar scheme with a larger rear extension. This application incorporates the changes requested by the previous Case Officer (Miheer Mehta). These requested changes were the aligning of the two rear gables and changing the modern French doors to traditional ones. **Annex 1** contains a copy of relevant correspondence with the Case Officer in support of this application.

SITE CONTEXT

General Location

4. The application site is located southwest of Fitzjohn's Avenue on Frognal, about 600m south west of Hampstead Village.

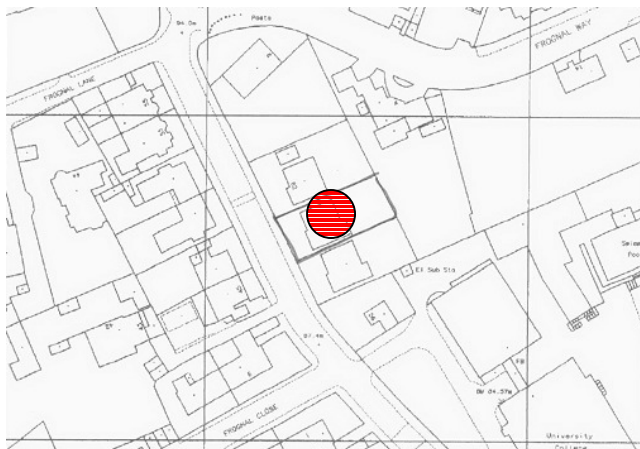


The Surrounding Area

5. The site is within sub area 5 (Frognal) of the Hampstead Conservation Area that was designated in 1968.
6. The properties in this sub area of the Conservation Area are diverse in scale and character, ranging from modest 18th century houses up to the 20th century. The north of the Conservation Area contains the oldest properties.
7. The detached and semi-detached two storey properties to the south adjoining the application site are 20th century and are predominantly neo-Georgian.
8. The application building is identified as making a neutral contribution to the character of the Conservation Area.

Application Site

9. No. 60 is a 1930s neo-Georgian 2-storey with attic and basement detached dwelling house on the east side of Frognal.



10. It is a red brick building with a tiled roof, with right hand part of façade forming a projection bay with parapet.
11. None of the rear elevation can be seen from any point of public access.

PLANNING HISTORY

12. The following planning history is relevant:

2006/0645/P

13. In February 2006 the Council issued a Certificate of Lawfulness for a proposed 'rear extension at upper ground floor level for the single family dwelling house.' This has been constructed.



Original

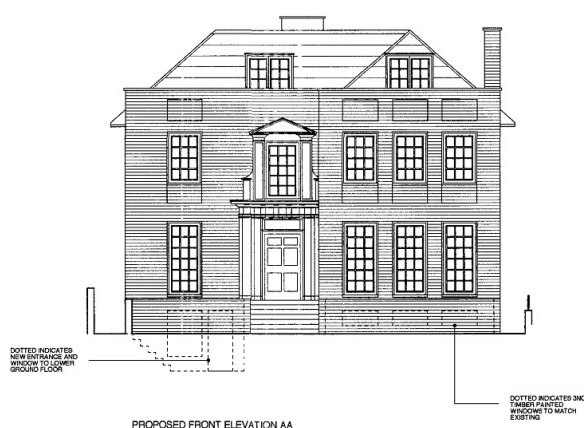


Constructed



2006/0644/P

14. In April 2006 full planning permission was granted for *'alterations to the residential dwellinghouse (Class C3), including the provision a front lightwell following the infilling of the existing sloping driveway and garage, new windows at basement level on the front elevation, modifications to the front steps, alterations to the front wall, and the formation of a new means of vehicular access to the highway.'*



THE PROPOSAL

15. There are two elements to the proposal:
- Rear extension above ground,
 - Basement extension to the rear.
16. The application does not seek to make any changes to the front elevation:

Rear Extension

17. Consent is sought to extend the right hand side of the rear façade. The proposal involves the creation of a bay to mirror the left hand side to create a more balanced and symmetrical rear elevation.



18. The rear elevation is extended at the north side by 1.4m, which gives a larger kitchen at ground floor level and improves the layout of the accommodation on the upper floors.
19. It will be built of brick to match existing with a clay tiled roof and has been designed to reflect the main window style and proportions and the roof pitch and materials of the original building. The proposed works are proportionate to the existing building and do not dominate it.
20. It does not extend deeper than the existing left hand side projection.

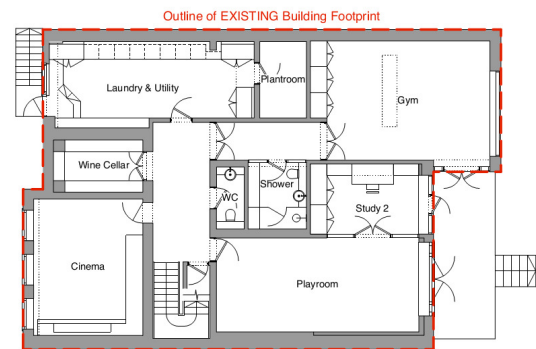
Basement Extension to the Rear

21. The existing basement is extended at the right (north) hand side in order to provide a more efficient layout suitable for modern day family living arrangements.
22. The basement extends a further 2.6m into the rear garden and is the same depth (2.7m) as the existing basement. It does not project above the footprint of the existing sitting out terrace at ground level.

23. The application is supported by a BIA screening report prepared by McMichael Alexander Consulting engineers dated January 2013 (Document Reference: P1872/ IH/ Issue 1). This confirms the proposal can be constructed without harm to the natural and built environment.



Existing Basement



Proposed Basement

RELEVANT PLANNING POLICY

24. Relevant policy is in the following documents that are briefly summarised below. They should be considered as a whole.

- Hampstead Conservation Area Statement (October 2002);
- Camden LDF Core Strategy and Development Policies (November 2010);
- Camden Planning Guidance Basements and Lightwells (2011);
- National Planning Policy Framework (2012).

Hampstead Conservation Area Statement

25. **Policy H21 (new development)** highlights new development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.
26. **Policy H22 (new development)** indicates that modern architectural design will not be resisted per se, but it should be considerate to its context.
27. **Policy H26 (rear extensions/conservatories)** recognises some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the

Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

28. **Policy H27 (rear extensions/conservatories)** requires extensions to be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.
29. **Policy H28 (rear extensions/conservatories)** states that rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

Camden LDF Core Strategy and Development Policies

30. The following policies are relevant in this application. It should be noted that none specifically preclude the proposal – all require judgement to be exercised by the decision-maker.
31. **Policy CS14 (Promoting high quality places and conserving our heritage)** highlights that Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
 - i. requiring development of the highest standard of design that respects local context and character.*
32. **Policy 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.*

33. The proposal is consistent with this as it represents an enhancement of the existing building.

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

highlights the Council will only grant permission for development that does not cause harm to amenity including:

- 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.

35. Policy DP27 (Basements and light wells) indicates the Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers are required to demonstrate by methodologies appropriate to the site that schemes:

- a) maintain the structural stability of the building and neighbouring properties;*
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
- c) avoid cumulative impacts upon structural stability or the water environment in the local area;*

and will consider whether schemes:

- d) harm the amenity of neighbours;*
- e) lead to the loss of open space or trees of townscape or amenity value;*
- f) provide satisfactory landscaping, including adequate soil depth;*
- g) harm the appearance or setting of the property or the established character of the surrounding area; and*
- h) protect important archaeological remains.*

In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;*
- j) the character and appearance of the surrounding area is harmed; and*
- k) the development results in the loss of more than 50% of the front garden or amenity area.*

Camden's CPG4

36. This indicates that proposals for basement development that take up the whole front and/or rear garden of a property are very unlikely to be acceptable. Sufficient margin should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally and that basement development should provide a

minimum of 0.5 metres of soil above basement development that extends beyond the footprint of the building, to enable garden planting.

- 37. The proposed basement does not extend into the rear garden.
- 38. The CPG confirms that Frogna1 is not at risk from surface water flooding.
- 39. The application is supported by a BIA screening report (prepared by McMichael Alexander Consulting engineers dated January 2013 (Document Reference: P1872/ IH/ Issue 1)) which confirms the proposal can be constructed without harm to ground stability and neighbouring properties.

NPPF

- 40. The NPPF does not change the status of Camden's LDF as the statutory starting point for planning decision-making but is a material consideration. Its presumption is in favour of sustainable development that meets its objectives.
- 41. **NPPF para 131** says Councils should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Consistent with this, **para 137** says that Councils should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 42. The work proposed makes sensitive use of building materials and techniques in a way that is in keeping with the area.
- 43. It will improve the appearance of the rear elevation by removing the unattractive sitting out terrace and remodelling the rear elevation to improve the utility and sustainability of the building. The rear elevation will be much more elegant, balanced and symmetrical.
- 44. The proposal will not have any adverse impacts on the designated heritage assets, including the listed buildings opposite and the Hampstead Conservation Area as a whole. The public face of the building will be unaffected by the proposal and the extension will not be visible from points of public access.

ACCESS

45. The proposal site's PTAL rating is 5. Hampstead Overground and Underground stations are both about 5 minutes walk away. The 46 and 603 buses pass close to the site on Fitzjohn's Avenue.

CONCLUSION

46. The Council is invited to permit the application. It represents a sustainable development adhering to the historic environment policies contained in the NPPF. Neither element of the proposal will alter the host buildings neutral significance in the Conservation Area and will not affect its character and appearance in any way.